

**CITY OF ROCK ISLAND
CITY COUNCIL MEETING**
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL

9/22/2025 - Minutes

1. Call to Order

Mayor Harris called the meeting to order at 5:45 p.m. and welcomed everyone.

2. Roll Call

Mayor Harris asked City Clerk Samantha Gange to call the roll.

Present: Alderpersons Glen Evans, Randy Hurt, Linda Barnes, Dylan Parker, Mark Poulos, Bill Healy and Mayor Ashley Harris.

Absent: Alderperson Jenni Swanson.

Staff: City Manager Todd Thompson, Attorney Leslie Day, City Clerk Samantha Gange, and other City Staff.

3. Pledge of Allegiance

Mayor Harris led in the reciting of the Pledge of Allegiance.

4. Moment of Silence

Mayor Harris requested a moment of silence. A moment of silence was observed.

5. Special Presentations

a. Presentation from Community Home Partners.

Executive Director of the Rock Island Housing Authority and CEO of Community Home Partners (CHP) John Chow shared the history of the organization. As of today, CHP manages 239 public housing units, 158 project-based voucher units, 228 housing choice voucher units, 25 rental housing support units, 131 tax credit housing units, and 11 market-rate housing units. The agency currently serves a total of 792 households in Rock Island and surrounding communities and has invested \$70 million in Rock Island.

Mr. Chow provided renderings of their veterans' homes project, which will provide 25 fully-accessible single-family homes for veterans and a 3,000 square-foot community. He said CHP hopes to redevelop Valley Homes into senior housing; the project would provide fully-accessible homes for the senior population and help address their housing needs.

Mr. Chow stressed the importance of CHP working with the City to increase community and economic development and help shape the future of communities. He explained that the veterans' home project was delayed due to financing, but they were able to close on financing last week. He added that all the units

should be leased within a year. Regarding the Valley Homes application with the Illinois Housing Authority, CHP is working on making their application competitive and explained the application process.

b. Presentation from The Third Place QC.

The Third Place CEO Christie Adamson and Cloey Miller discussed the mission and vision of the organization. The Third Place would create a safe, welcoming daytime space for people experiencing homelessness and housing instability. They discussed similar models and provided examples of Springfield and Peoria day centers.

The Third Place would operate weekdays from 8 a.m. to 4 p.m., offering hygiene supplies, snacks, mail services, document storage, charging stations and a calm space to rest. Guests would also be connected to housing, healthcare, mental health support and public benefits. The Third Place is working to collaborate with NEST Café, Project NOW, Robert Young, Christian Care, Family Resources and Community Health Care, Inc. Looking ahead, they said they hoped to expand to weekends and holidays. They stressed that homelessness is a regional challenge, not just a Rock Island issue. They had anticipated opening on October 1, but it's uncertain as to when they will be able to open due to the moratorium and anticipated licensure process. They asked Council for a clear path to open their doors and serve the community as they had planned.

6. Awards and Honor Presentations, Officer Swearing in Ceremony, and Proclamations

a. Proclamation declaring Hispanic Heritage Month in the City of Rock Island.

Mayor Harris read the proclamation and his declaration. A photo was taken. Sebastian Morales, Louisa Ewert, and Marissa Cantou of the Greater Quad Cities Hispanic Chamber said a few words.

b. Proclamation honoring the Marching Avenir Highsteppers Drill Team.

Mayor Harris read the proclamation and his declaration. A photo was taken. The Marching Avenir Highsteppers Drill Team gave a quick performance.

7. Public Comment

Phyllis McCoy spoke about speeding drivers in the West End, particularly around the MLK Center and Denkmann Park.

Andy Paar spoke about the urban agriculture ordinance.

Gloria Hayman spoke about an overgrown lot and poor lighting.

Dr. Annette Clevenger with Narratives, QC spoke about the proposed agreement with the City and the City's past support of the organization.

8. Update Rock Island

Celebrate completion of the Rebuild Downtown Rock Island Project!

Join us this Thursday, September 25th at 5 p.m. on the green lawn at the corner of 18th Street and 2nd

Avenue to celebrate completion of the Rebuild Downtown Rock Island Project. This nearly \$9 million dollar investment is the biggest infrastructure improvement downtown in a generation.

Two bicycle pedicabs will shuttle visitors from nearby parking lots to the green lawn. Enjoy signature drinks from Icons Martini Bar and music by DJ collective Just Let Go. Stay for dinner and pack the patios of one of the many downtown restaurants.

Get in the groove this Thursday at Schwiebert Riverfront Park

Following the Rebuild Downtown Celebration, head over to Schwiebert Riverfront Park for Thursday Night Groove, a live concert series. This weekly event features incredible live music, delicious food and a great atmosphere along the Mississippi River. This Thursday’s band is ***Danger Zone***. Concessions open at 5 p.m., featuring Bent River Brewery, Happy Joe’s Pizza and Rock Island Parks Grill. The concert begins at 7 p.m.

Big News for the West End

The community has chosen the winning project for West End Participatory Budgeting: *Neighbors Helping Neighbors Landscaping Services*. This program will create paid jobs for local youth ages 16 to 25 while providing lawn care, snow removal, and outdoor support for seniors and residents with disabilities. We are now in the implementation phase and are seeking recommendations for the right community partner to lead this work. Recommendations can be submitted on our website at mlkcenter.org through September 30th.

Mayor Harris announced that City Clerk Gange would be leaving her position as City Clerk and thanked her for her dedication and service. Clerk Gange thanked Council and the City Manager.

9. Passage of Ordinances

- a. Report from the Community Development Department regarding an ordinance dissolving the special tax allocation fund and terminating the designation of the 1st Street Tax Increment Financing District Redevelopment Project Area. (Second Reading)

Motion:	Motion to pass the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to pass the ordinance; Aldersperson Hurt seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

10. Ordinances (First Readings) and Resolutions

- a. Report from the Community Development Department regarding a resolution in support of Community Home Partners' Valley Homes Project.

Motion: Motion to adopt the resolution.
RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to adopt the resolution; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- b. Report from the Traffic Engineering Committee regarding a request from the Municipal Services Division to ban parking between 1312 & 1314 45th Street from 7 a.m. to 5 p.m. on trash collection day. (First Reading)

Motion: Motion to consider the ordinance.
RC Roll Call vote is needed.

MOTION:

Aldersperson Poulos moved to consider, suspend the rules and pass the ordinance; Aldersperson Healy seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- c. Report from the Community Development Department regarding an ordinance to rezone properties at 608 & 616 20th Street from O-1 (small office) district to B-3 (community business) district. (First Reading)

Motion: Motion to approve the rezoning request and consider the ordinance.
RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the rezoning request and consider, suspend the rules and pass the ordinance; Aldersperson Poulos seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- d. Report from the Community Development Department regarding an ordinance to rezone properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street & 527 19th Street from R-3 (one to six unit residential) district & B-3 (community business) district to B-2 (downtown business) district. (First Reading)

Motion:	Motion to approve the rezoning request and consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the rezoning request and consider, suspend the rules and pass the ordinance; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- e. Report from the Community Development Department regarding an ordinance establishing regulations on urban agriculture. (First Reading)

Motion:	Motion to take the item from the table and consider the ordinance.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to take the item from the table and consider the ordinance; Aldersperson Hurt seconded.

DISCUSSION:

Community Development Director Miles Brainard clarified that the ordinance does not prohibit gardening as an activity but places land use regulations meant to balance reasonable property rights between those using their property for cultivation and those using their own property for a different use. City Attorney Leslie Day added that the regulations address safety concerns. She said, although there would be a height limitation for the front of an occupied house, gardening may occur in the rear of the house or a variance may be requested.

VOTE:

Motion PASSED on a 5-1-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes. Nay: Parker. Absent: Swanson.

11. Consent Agenda

All items under the Consent Agenda are considered to be routine in nature and will be enacted by a single motion and subsequent roll call vote. There will be no separate discussion of these items unless

an Alderperson so requests, in which case, the item will be moved from the Consent Agenda and considered as the first item after approval of the Consent Agenda.

- a. Claims for the week of August 29 through September 4 in the amount of \$482,003.15; claims for the week of September 5 through September 11 in the amount of \$1,066,316.33; and payroll for the weeks of August 18, 2025, through August 31, 2025, in the amount of \$1,902,432.55.
- b. ACH Report for the month of August 2025 in the amount of \$3,737,353.05.
- c. Report from the Public Works Department regarding bids for a commercial debris blower recommending the bid be awarded to One Nation Distribution LLC, Volant, Pennsylvania, in the amount of \$10,438.
- d. Report from the Public Works Department regarding bids for landfill disposal services recommending the bid be awarded to Millennium Waste, Inc., Rock Island, Illinois.
- e. Report from the City Clerk's Office regarding requests from the Rock Island Downtown Alliance to use sound amplification and to close the 100 block of 18th Street, the 1800 block of 2nd Avenue, the roundabout intersection, and the Green Lawn on Thursday, September 25, 2025 from 5 p.m. to 7 p.m. for the Rebuild Downtown Rock Island Celebration; a request to waive the sound amplification permit fee; and a request for the outdoor consumption of alcohol on the Green Lawn.
- f. Report from the City Clerk's Office regarding a request from Hauberg Estate to use sound amplification and to close the north entrance of 24th Street on Saturday, October 4, 2025, from 11 a.m. to 10 p.m. for their annual Oktoberfest; and a request for the outdoor consumption of alcohol in the fenced-in area of the front lawn.
- g. Report from the City Clerk's Office regarding a request from QC Haunts & History to close Arts Alley on Sunday, October 12, 2025 from 9 a.m. to 6:30 p.m. for their Eerie Emporium vendor market.
- h. Minutes from the September 9, 2025, Study Session and Regular City Council meeting.

Motion:	Motion to approve Consent Agenda items a through h.
RC	Roll Call vote is needed.

MOTION:

Alderperson Healy moved to approve Consent Agenda items a through h; Alderperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

12. Claims/Purchases

- a. Report from the Public Works Department regarding payment to Langman Construction, Rock Island, Illinois, for an emergency sewer main repair at 2429 25th Street in the amount of \$19,599.20.
- b. Report from the Public Works Department regarding payment #2 to Summerset Marine Construction, Whitewater, Wisconsin, for the Sunset Marina Dock Replacement Project in the amount of \$315,000.

Motion: Motion to allow claims a and b.
RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to allow claims a and b; Aldersperson Healy seconded.

Aldersperson 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: Poulos, Healy, Evans, Hurt, Barnes. Nay: None. Absent: Swanson.

- c. Report from the Public Works Department regarding payment to the Illinois Department of Transportation for the 85th Avenue West & Rock Island Parkway Intersection in the amount of \$158,398.89 (ARPA restricted funds).

Motion: Motion to allow the claim.
RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to allow the claim; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

13. Contracts/Agreements

- a. Report from the Community Development Department regarding a consultant services contract with McGuire Igleski & Associates, Inc. for Historic Design Guidelines for an amount not to exceed \$15,492.

Motion: Motion to approve the contract and authorize the City Manager to execute the

documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the contract and authorize the City Manager to execute the documents; Aldersperson Barnes seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- b. Report from General Administration and the Mental Health Committee regarding an agreement with Narratives, QC for property acquisition assistance for the Story Coffee Co. in the amount of \$45,000 (ARPA unrestricted).

Motion: Motion to approve the agreement and authorize the City Manager to execute the document.

RC Roll Call vote is needed.

MOTION:

Aldersperson Hurt moved to approve the agreement and authorize the City Manager to execute the document; Aldersperson Parker seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

- c. Report from the Community Development Department regarding a contract with PGAV Planners for services to establish a Northwest Industrial TIF District for an amount of \$33,500.

Motion: Motion to approve the contract and authorize the City Manager to execute the contract documents.

RC Roll Call vote is needed.

MOTION:

Aldersperson Parker moved to approve the contract and authorize the City Manager to execute the contract documents; Aldersperson Hurt seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

14. Budget/Finance Items

- a. Report from the Finance Department regarding a budget adjustment to the Community/Economic Development Fund (420) in the amount of \$500,000.

Motion:	Motion to approve the budget adjustment.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to approve the budget adjustment; Aldersperson Barnes seconded.

DISCUSSION:

Director Brainard said the \$500,000 was received from the Illinois Housing Development Authority to go towards additional housing rehabilitation work. He explained that the application process is identical to the application process for the CDGB-funded housing rehab and those interested in applying can be directed to the application.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

15. Department Reports

- a. Report from General Administration regarding the appointment of Amanda Torres as Interim City Clerk beginning October 1, 2025.

Motion:	Motion to approve the appointment as recommended.
RC	Roll Call vote is needed.

MOTION:

Aldersperson Barnes moved to approve the appointment as recommended; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

16. Events/Misc Requests

- a. Report from the City Clerk's Office regarding a request from Tiana Washington to hold a walk/run event on Saturday, October 4, 2025 from 9 a.m. to 12 p.m.

Motion: Motion to approve the event.

RC Roll Call vote is needed.

MOTION:

Aldersperson Evans moved to approve the event; Aldersperson Barnes seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

17. Other Business/New Business

Aldersperson Parker clarified that the Hispanic Chamber's event was at The Gathering in Moline.

Alderspersons Healy, Hurt, and Evans thanked Clerk Gange for her hard work and dedication.

Aldersperson Barnes said she has been sharing her takeaways from the Illinois Municipal League (IML) Conference she attended the previous week on Facebook.

Aldersperson Evans said he attended the Mississippi River Cities and Towns Initiative (MRCTI) Conference and the IML Conference and shared that both conferences were informative. He encouraged others to attend the IML Conference.

Mayor Harris explained that the MRCTI Conference gave him the opportunity to learn how other communities along the Mississippi River are utilizing the river to promote economic development while still being environmentally conscious. He said he networked with other municipal leaders and attended a variety of sessions at the IML Conference.

Aldersperson Parker said he attended a TIF seminar and communications presentation at the IML Conference and offered his suggestions, including establishing a policy regarding developers and incentives and also investing in third party communications.

18. Adjourn

- a. Motion: Motion to adjourn.

VV Voice vote is needed.

MOTION:

Aldersperson Parker moved to adjourn; Aldersperson Evans seconded.

VOTE:

Motion PASSED on a 6-0-1 roll call vote. Aye: Poulos, Healy, Evans, Hurt, Barnes, Parker. Nay: None. Absent: Swanson.

The meeting concluded at 7:19 pm.

[MIN_SIGNATURES]