

# Committee-of-the-Whole Minutes

Tuesday, September 15, 2015

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- PRESENT:** Mayor Scott Raes (*Chair*)  
Alderman Quentin Rodriguez (*Ward 1*)  
Alderman David Parker, Jr. (*Ward 2*)  
Alderman Mike Wendt (*Ward 3*)  
Alderman John Zelnio (*Ward 4*)  
Alderman Lori Turner (*Ward 5*)  
Alderman Kevin Schoonmaker (*Ward 6*)  
Alderman Sean Liddell (*Ward 7*)  
Alderman Stephanie Acri (*Alderman At-Large*)
- STAFF:** Lew Steinbrecher, City Administrator  
Maureen Riggs, City Attorney  
Tracy Koranda, City Clerk  
Ray Forsythe, Planning & Development Director  
Alison Fleming, Human Resources Manager  
Don Goff, Network & Database Administrator  
Jerry Patrick, Police Captain  
Todd Allen, Battalion Chief  
Jeff Snyder, Battalion Chief  
Scott Hinton, City Engineer  
Kathy Carr, Finance Director  
Jeff Anderson, City Planner  
Mike Waldron, Public Works Director  
Shawn Christ, Land Development Manager  
Amy Keys, Deputy City Attorney  
Tony Loete, Water Distribution Manager
- OTHERS:** Dave Parochetti, HAVlife™ Foundation  
Mike Thoms, HAVlife™ Foundation  
Annisa Wanat, Global Communities Program Director  
Luis Pereira, Global Communities Economic Development Manager  
Tom Christensen, Global Communities Program Manager  
Sandy O'Neill, Resident  
Anna Greene, Photojournalist WQAD  
Dawn Neuses, The Dispatch

Mayor Raes called the meeting to order at 6:30 p.m. in Council Chambers.

## Questions on the Agenda

Alderman Rodriguez requested that Council Bill 1101-2015 be removed from the Consent Agenda of the Council Agenda. Additionally, Mayor Raes indicated that item four on the Committee of the Whole meeting is being removed in order for staff to gather further information.

### **Proclamation**

A Proclamation from the HAVlife™ Foundation to declare September 19, 2015, as “Preventing Lost Potential Day.”

### **Presentation**

**Global Communities - Flourishing Communities.** Ray Forsythe, Planning and Development Director, introduced Annisa Wanat, Luis Pereira and Tom Christiansen of Global Communities. Collectively, they gave an overview of the attached detail regarding Global Communities in the Floreciente Neighborhood.

### **Agenda Items**

- 1. An Ordinance Amending the Zoning and Land Development Code of the City of Moline, Illinois, by enacting thereto an amendment of the Zoning Map, incorporated therein as Section 35-3103 (City of Moline; Lots 8, 9, N350FT of Lots 24 and 25, 24, 25, 2, 1 and 1400 Block of 52 Avenue of Southpark West).** Shawn Christ, Land Development Manager, stated that this ordinance will rezone eight parcels from I-1 (light industrial) to B-4 (highway/intensive business district) and one parcel from O-1 (office district) to C-2 (conservation district) in Southpark West. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
- 2. A Resolution considering all Rules and Regulations adopted by the Board of Fire and Police Commissioners (Board) concerning “Chapter V – Applications for Original Appointment – Fire;” and approving same as an exercise of the City’s Home Rule Powers.** Alison Fleming, Human Resources Manager, indicated that the Board of Fire and Police Commissioners approved changes to its Rules and Regulations at its September 2, 2015, meeting. Said changes allow for a more efficient and productive hiring process for firefighter/paramedics. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed with Alderman Wendt voting nay.
- 3. A Special Ordinance authorizing the Mayor and City Clerk to execute a First Amendment to Tower Site Option and Ground Lease Agreement and an Amended and Restated Memorandum of Lease with Pegasus Tower Development Company, LLC, for the wireless communications tower and transmitter site located at 2701 30<sup>th</sup> Street Court, Moline, Illinois.** Amy Keys, Deputy City Attorney, explained that on March 30, 2010, the City executed a Tower Site Option and Ground Lease Agreement and a Memorandum of Lease with Pegasus Tower Company, LTD., for its placement of antenna facilities on City premises located at 2701 30<sup>th</sup> Street Court, known as Jefferson Park. Pegasus Tower Company, LTD., proceeded with exercising the option and pursuant to terms of the Lease, started its Lease with the City on January 1, 2011. Pursuant to terms of the Lease, Pegasus Tower Company, LTD., assigned its interest in the Lease to Pegasus Tower Development Company, LLC (“Pegasus”). Pursuant to negotiations between the City and Pegasus, the parties have determined that there are discrepancies in the legal descriptions and the parties wish to correct the legal descriptions at this time. Execution of the First Amendment to Tower Site Option and Ground Lease Agreement and the Amended and Restated Memorandum of Lease by the City will allow the legal descriptions to be corrected. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Motion passed unanimously.
- 4. An Ordinance amending Chapter 34, “WATER AND SEWERS,” of the Moline Code of Ordinances, Section 34-2121, “Charges and Collections,” by repealing subsection (i), “Delayed Billing,” in its entirety and enacting in lieu thereof one new subsection (i) “Prorated Utility Billing,” dealing with the same subject matter.** Mike Waldron, Public Works Director, stated that the Committee-of-the-Whole has declared its desire to enhance the equity of quarterly utility billing practices by allowing for proration of certain associated fixed charges on utility bills issued for a duration of less than a full quarterly billing cycle. The adoption of this ordinance will provide for proration of certain fixed charges

associated with such quarterly City utility bills. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Wendt. Motion passed with Alderman Liddell voting nay.

5. **A Resolution authorizing approval of a Reconciliation Change Order with Settle, Inc. for Project #1220, 2015 Seal Coat Program, in the amount of \$21,425.45.** Scott Hinton, City Engineer, explained that in order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$21,425.45. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$78,780.00 by 27.2% to \$100,205.45. Council previously approved spending up to the budgeted amount of \$100,000.00. The final contract value exceeds this amount by \$205.45. A motion was made by Alderman Zelnio to approve. Seconded by Alderman Parker. Motion passed unanimously.
6. **A Resolution authorizing approval of a Reconciliation Change Order with Denler, Inc. for Project #1219, 2015 Joint and Crack Sealing Program, in the amount of \$14,414.20.** Scott Hinton, City Engineer, indicated that in order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$14,414.20. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$62,200.00 by 23.2% to \$76,614.20. Council previously approved spending up to the budgeted amount of \$75,000.00. The final contract value exceeds this amount by \$1,614.20. A motion was made by Alderman Parker to approve. Seconded by Alderman Wendt. Motion passed unanimously.
7. **A Resolution authorizing approval of a Reconciliation Change Order with Miller Trucking and Excavating, Inc. for Project #1207, Riverbend Commons Sanitary Sewer and Lift Station, in the amount of \$4,227.79.** Scott Hinton, City Engineer, stated that in order to make final payment to the contractor and close out the contract, a change order is needed in the amount of \$4,227.79. The change order reflects the difference between the estimated bid quantities and final quantities actually constructed. The change order increases the original contract value of \$329,180.00 by 1.3% to \$333,407.79. A motion was made by Alderman Parker to approve. Seconded by Alderman Zelnio. Motion passed unanimously.
8. **A Resolution authorizing the Mayor and City Clerk to Accept a Permanent Utility and Drainage Easement for Project #1233, Water Main Lining Along IL-5 (John Deere Road), on Parcel 07-9735 from John D. Kluck and Peggy P. Kluck.** Scott Hinton, City Engineer, indicated that the City of Moline Project #1233, Water Main Lining Along IL-5 (John Deere Road), requires one new permanent utility easement to allow access to Parcel 07-9735, commonly known as 4827 44<sup>th</sup> Avenue, for the future maintenance and replacement of an existing water main. A motion was made by Alderman Parker to approve. Seconded by Alderman Turner. Motion passed unanimously.
9. **Other – Community Rating System – FEMA.** Shawn Christ, Land Development Manager, stated that the City of Moline has participated in the National Flood Insurance Program's (NFIP) Community Rating System (CRS), a voluntary program offered by the Federal Emergency Management Agency (FEMA), to encourage advanced floodplain management activities. As a class 8 community, the City's participation earns property owners in flood hazard areas a 10% cost reduction on flood insurance premiums. To maintain participation, the Mayor must annually certify that the City continues to perform its stated activities. Because of the meeting schedule, this item will come to both the Committee of the Whole and the Council Agendas on September 22, 2015.

### **Informational**

**Update on Avenue of the Cities Streetscaping Project and Federally-Funded Resurfacing Project.** Scott Hinton, City Engineer, stated that construction of the Avenue of the Cities streetscaping project was delayed from 2015 until 2016 due to delays from IDOT in providing direction on American's with Disabilities Act (ADA) requirements. The project will require a minimum of 31 right of way acquisitions, permanent easements, and temporary construction easements to meet current ADA requirements. IDOT requires that only

persons certified through IDOT can work with private property owners to acquire the ROW and easements. IDOT requires that one person appraise the fair market value of the area, a second person review and approve the appraisal, and a third person negotiate with the property owner to acquire the ROW and easements. Staff is seeking proposals from local certified individuals for these services and expects the cost to approach \$100,000. Staff will bring proposals for these services to a future Committee of the Whole meeting for Council approval. Additionally, contaminated soils are expected to be encountered as part of the project. The amount of contaminated soil and associated cost of mitigation will not be known until construction, but preliminary cost estimates suggest approximately \$30,000. Staff proposes to fund both the ROW / easement acquisition and the contamination mitigation with CIP funds. Preliminary design is underway for the 80% federally-funded, 2016 resurfacing project. This project will also require ROW dedications and/or easement acquisitions and the IDOT requirements will also apply. The cost of hiring certified personnel to provide this service is not yet known, but proposals will be presented to Council for approval at a future Committee of the Whole meeting.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,



*Tracy A. Koranda*  
City Clerk



# Flourishing Communities



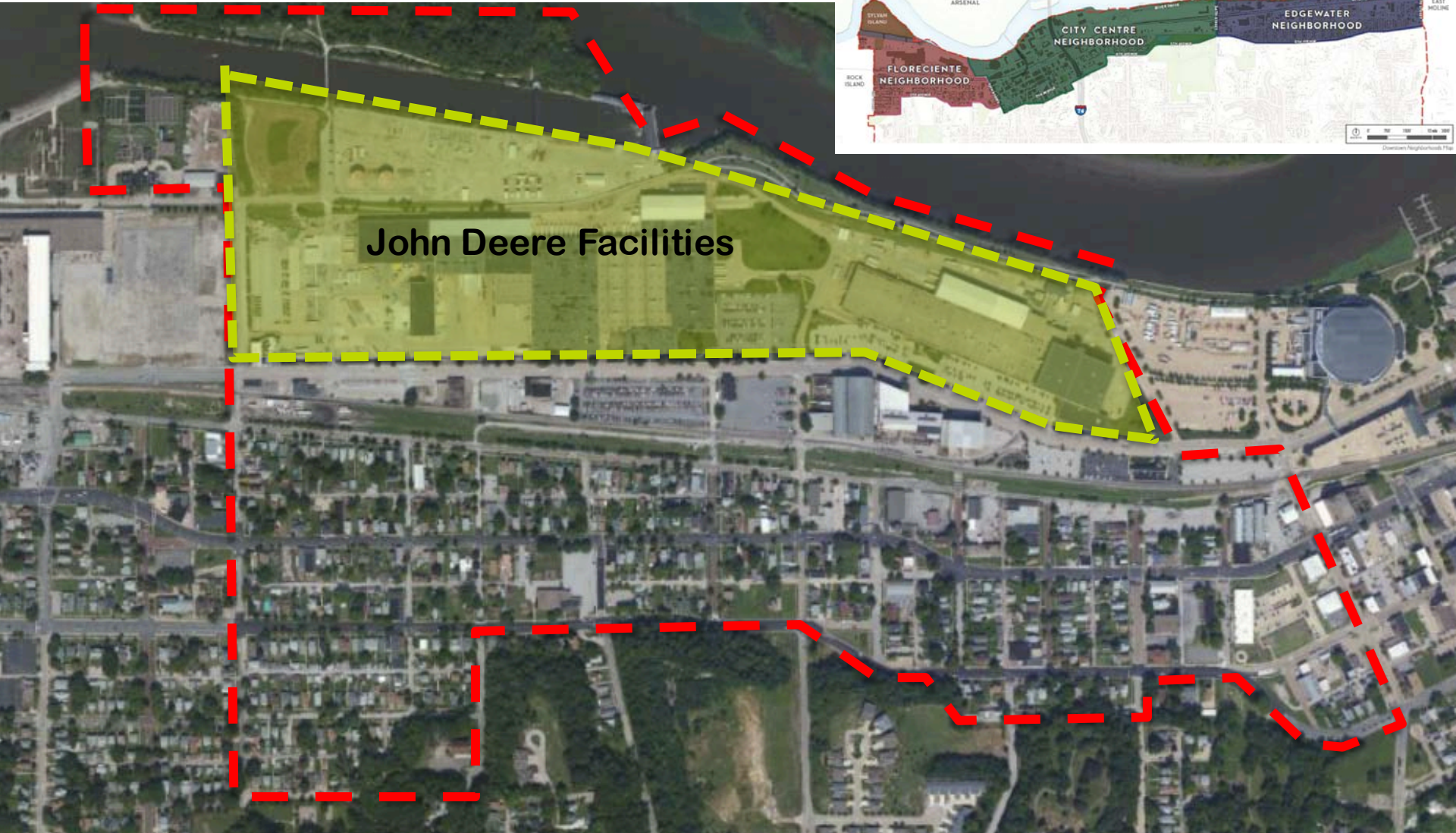
**funded by the John Deere Foundation**

# About Global Communities

- Started working with domestic communities in the 1950's
- Focus on cooperative housing
- Expanded to international and broadened scope
- Currently work with communities in 25 countries, with JDF in India and Brazil
- OD to a nonprofit in MD



# Why Floreciente?



# Neighborhood Characteristics

- Small population: 1,308 population, 392 households
- Demonstrated history of community action
- Most individuals work in low-skill, local labor market

	Florecente	Moline
Household Size	3.33	2.26
Median Age	28.9	39.8
HS Diploma	49%	88%
Associates or Bachelors	8.3%	26.5%
Household Income	\$33,695	\$50,084



# Why Now?

## Transitions

- City of Moline Comprehensive Plan
- New Alderman for neighborhood
- Multi-modal station
- Crime and gangs remain down
- “2030 and Beyond”
- Heritage Church purchase of the Ericsson School building
- Changes to leadership in local nonprofits

# Unifying Program Framework

**Vision:** Floreciente “flourishes” into a vibrant place where residents find support and opportunities to improve their quality of life.

**WHY**

Significant local capacity already exists and we can increase impact if we work together.

Associations are foundation to empowering residents and build community.

New skills, jobs, and business opportunities lead to improved quality of life.

**HOW**

Objective 1: Create an engaged network of nonprofits and policy makers

Objective 2: Empower residents to implement revitalization projects.

Objective 3: Facilitate economic development opportunities for small businesses

Create synergies with local nonprofits and John Deere Volunteer Program

# Objective 1: Create an engaged network of nonprofits and policy makers.

- Activity 1 – Hold regular meetings.
- Activity 2 – Create a fund to encourage local institutions to work together on innovative programming.
- Activity 3 – Track neighborhood indicators to inform a collective strategy.





# Stakeholders and Policy Makers

- City of Moline Planning and Development Dept.
- Quad Cities Chamber of Commerce
- Hispanic Chamber of Commerce
- Renew Moline
- COP - Police
- Residents
- Small Business Owners
- Habitat for Humanity
- Boys and Girls Club
- Project Now
- Palomares
- Heritage Church
- Black Hawk College – Small Business Support
- Augustana College
- Many, many more...

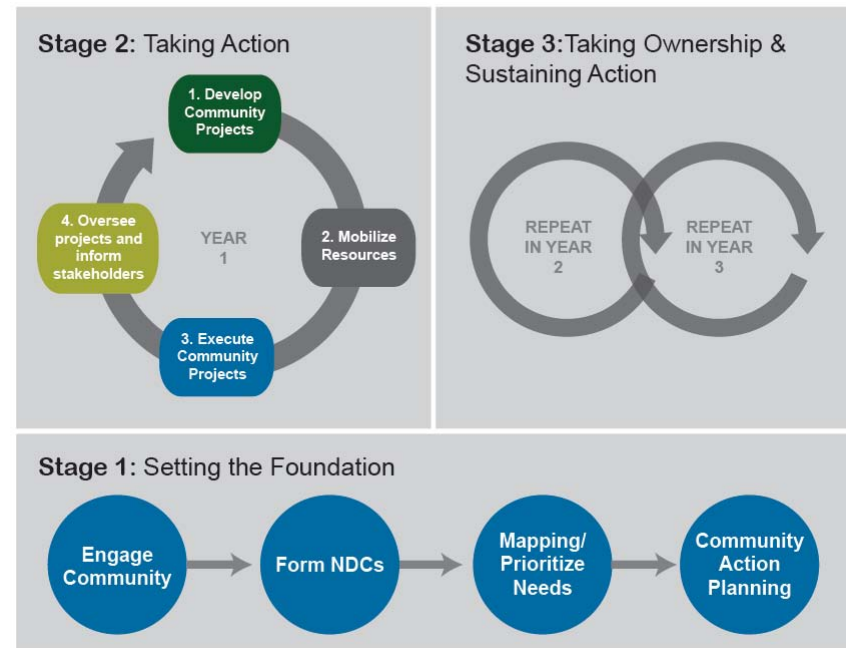
# Objective 2: Empower residents to implement revitalization projects.

**Activity 1 – Provide capacity building to a neighborhood association**

**Activity 2 – Identify Rapid Impact Projects**

**Activity 3 – Support Implementation of the Floreciente Neighborhood Plan**

PACE STAGES AND CYCLES DURING LIFE OF PROGRAM



# Objective 3: Facilitate economic development opportunities for small businesses and households

Activity 1 – Facilitate pathways to education, skills, and jobs

Activity 2 – Support Connections with the Broader Quad Cities Economy



Activity 3 – Help Small Businesses and Workers Access Economic Benefits of the New Multimodal Station



# What's Next?

**Vision: Floreciente “flourishes” into a vibrant place where residents find support and opportunities to improve their quality of life.**

## **Objective 1: ENGAGE NETWORK**

- 2-3 Network meetings
- Neighborhood profile started

## **Objective 2: EMPOWER RESIDENTS**

- Identify Community Mobilizers
- 2-3 Community Meetings
- Plan for Rapid Impact Projects

## **Objective 3: FACILITATE ECONOMIC DEVELOPMENT**

- 1-2 Neighborh'd Based Business Meetings
- ID opportunities for 1st Phase of Multimodal

**Create synergies with local nonprofits and John Deere Volunteer Program**


- Continue Stakeholder Analysis
- Recruit Allies, Partners, and Volunteers
- MOU in place with government

# International group, Deere Foundation helping Moline's Floreciente neighborhood

Story

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Paul Colletti/[pcolletti@qconline.com](mailto:pcolletti@qconline.com)

Jose Luis Batista and Marcos German sit in the shade and talk in the Floreciente neighborhood in Moline on Thursday, September 10, 2015. The John Deere Foundation has enlisted Global Communities to help spur growth and revitalization in the tradition-rich area.

Posted: Thursday, September 10, 2015 10:07 pm | Updated: 10:07 pm, Thu Sep 10, 2015.

By Dawn Neuses, [dneuses@qconline.com](mailto:dneuses@qconline.com)

**MOLINE** -- A new project initiated by the John Deere Foundation will place a sole focus on the needs, desires and success of Moline's Floreciente neighborhood.

The foundation has made a grant to the international nonprofit organization Global Communities which, for three years, will work in partnership with the residents, businesses and other advocates to identify and provide what the neighborhood needs to thrive.

Mara Sovey Downing, president of the John Deere Foundation and director of global

# Questions?





# Mission and Vision

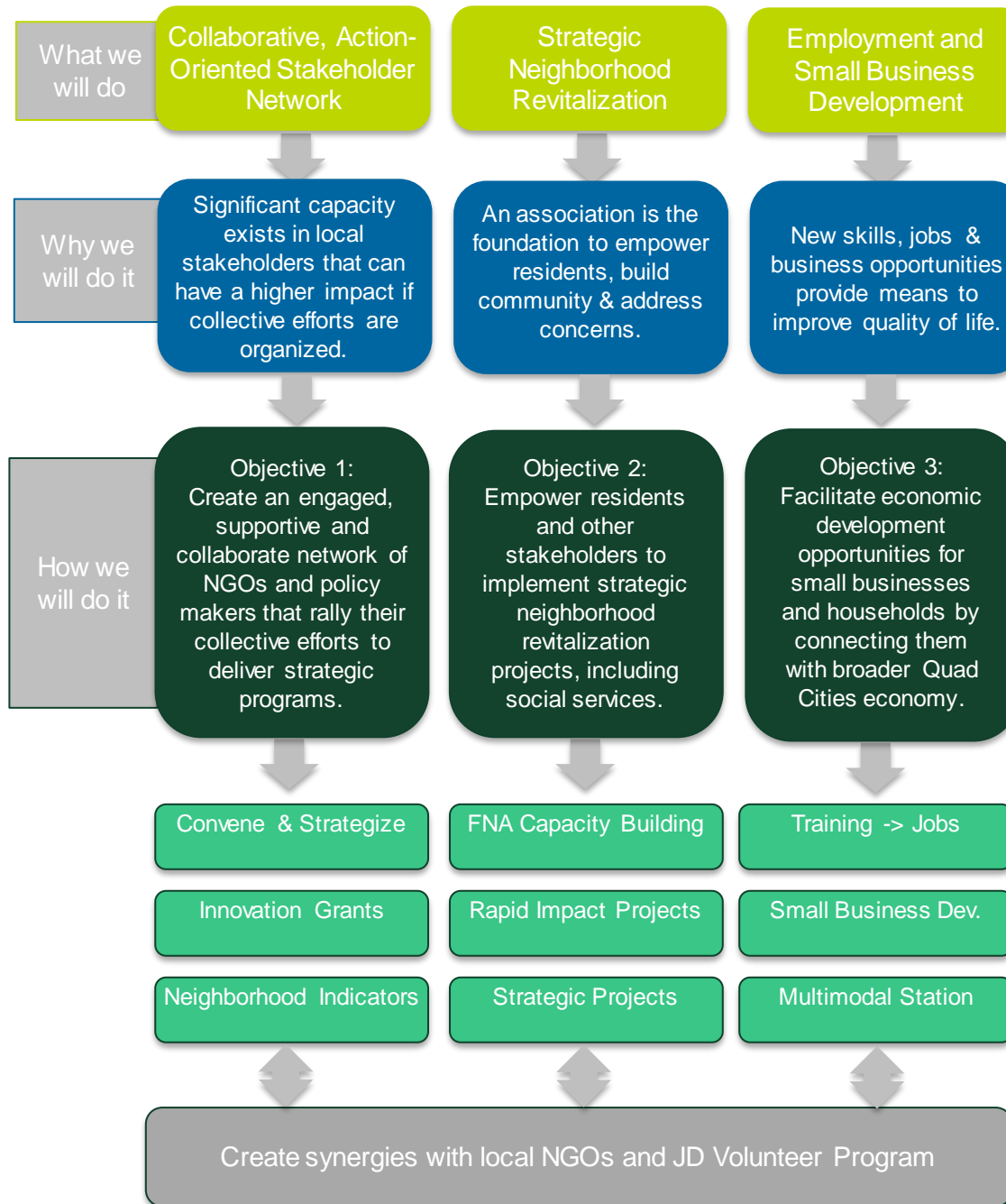
## Vision

- Floreciente “flourishes” into a vibrant place where residents find support and opportunities to improve their quality of life.

## Mission

- To improve the quality of life for Floreciente residents by supporting social, economic, and physical development in the community that re-invigorates this historic Moline neighborhood and foster greater connections to the Quad Cities’ economy and services.

# Unifying Program Framework



# First 4 Quarters Timeline (Conceptual)

