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MINUTES OF THE PROCEEDINGS
OF THE BURLINGTON, IOWA CITY COUNCIL

Meeting No. 27
February 6, 2017

The Burlington City Council met in regular session at 5:30 p.m. in the Thomas J. Smith Council Chambers, City Hall with Mayor McCampbell, Council Members Davidson, Fleming, Scott and Wilson present.

BURLINGTON CITY COUNCIL

CONSENT AGENDA: To the Public:

All matters listed under Item I., Consent Agenda, having been discussed were considered to be routine by the City Council and were enacted by one motion. There was no separate discussion of these items. If discussion was desired, that item was removed from the Consent Agenda and was considered separately.

Introduced By: Scott Seconded By: Fleming

MOTION: To approve all items listed under Item I., Consent Agenda.

DISCUSSION: Mayor McCampbell reviewed the items listed on the consent agenda to the viewing audience. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

CARRIED

HEARINGS:

1. Statement: Consideration of Intent to Enter into a Loan Agreement in a Principal Amount Not to Exceed \$7,300,000 and Authorizing and Approving a Bond Purchase Agreement for General Obligation Refunding Bonds, Series 2017A

COMMENTS: Travis Squires of Piper Jaffray stated that the first public hearing was for the intent to enter into a loan agreement in a principal amount not to exceed \$7,300,000.00 and authorizing and approving a bond purchase agreement for General Obligation Refunding Bonds, Series 2017A. He stated that the loan agreement was for the purpose of refunding the outstanding balance of the City's General Obligation Corporate Purpose Bonds. He stated that over the next six years the estimated real savings cost to the taxpayers would be approximately \$234,000.00 in savings due to financing, which is 30% decrease in the City's overall interest cost. He stated that the City received an A+ bond rating from Standard and Poors due to the

City's policy goals and financial situation. He stated that over five years ago the City had very limited cash reserves and had under performing funds in the City's operating budget. He stated that the City was doing well financially, but still needed to work on policy objective. He stated that the second public hearing was for the City to borrow new money. He stated that the City would be borrowing \$10,000,000.00 approximately a month from now. He stated that the borrowing would include the following: \$2,200,000.00 financing of the police department project; \$2,600,000.00 various street projects that will be paid from TIF that are RISE grant local matches; and remainder of funds would be for phase 1 of flood mitigation improvements. Steve Roland of 2838 South Main Street asked what the duration of the bond was. Travis Squires of Piper Jaffray stated that the bond duration is approximately 3 years. Council Member Davidson stated that anytime the City saves money is a good thing. He further thanked Travis Squires of Piper Jaffray for his help. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Scott Seconded By: Davidson
Motion to Close

CARRIED

Introduced By: Scott Seconded By: Wilson
Resolution Expressing Intent to Enter into a Loan Agreement and Authorizing and Approving a Bond Purchase Agreement for General Obligation Refunding Bonds, Series 2017A

DISCUSSION: None.
(VOTE: 5 - "AYES")

ADOPTED

2. Statement: Consideration of General Obligation Loan Agreement in a Principal Amount Not to Exceed \$7,800,000 for General Obligation Corporate Purpose Bonds, Series 2017B

COMMENTS: Travis Squires of Piper Jaffray stated that the anticipated borrowing was for \$10,000,000.00 even though the public hearing states \$7,800,000.00. He stated that the \$2,200,000.00 for the police department project did not have to have a public hearing due to being a voter approved referendum. Leon Shahan of 1821 Mt. Pleasant Street stated that he does not like debt. He stated that the City was not going in the right direction financially. He stated that he was opposed to the \$66,000,000.00 flood wall project. The City Manager stated that the original application was a little more than \$32,000,000.00 which required a dollar for dollar match. He stated that the City's match was from the City's sewer separation work that the City had already completed and work that City is still required to do. He stated that the \$66,000,000.00 project includes the State portion and the City's portion together. He stated that the project got reduced to the City's match of \$25,200,000.00 along with the State's portion of \$25,200,000.00 for the entire project at approximately \$50,400,000.00. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Davidson Seconded By: Scott
Motion to Close

CARRIED

Introduced By: Davidson Seconded By: Scott
Resolution Expressing Intent to Enter into a Loan Agreement

DISCUSSION: None.
(VOTE: 5 - "AYES")

ADOPTED

3. Statement: Consideration of an Ordinance Amending Section 170.75 Signs of Chapter 170 Zoning Code of the Burlington Municipal Code

COMMENTS: The Development and Parks Director reviewed with Council and the viewing audience the proposed Ordinance Amending Section 170.75 Signs of Chapter 170 Zoning Code of the Burlington Municipal Code. He stated that the amendment included the following: freestanding signs that are shared by two or more separate businesses located on the same property shall be allowed to be up to sixty feet in height, provided the sign is a monument sign and includes a landscaped area standing base of the sign and common freestanding/pole signs that are shared by two or more separate businesses located on the same property shall be allowed to be increased in size up to 50% larger than the maximum area stated above and (up to 375 square feet maximum size per allowed sign). He further stated that the City Planning and Zoning Commission voted four to zero to recommend approval of the amendments to the City's sign regulations. He further stated there is no guidance in the current Comprehensive Plan related to signs and staff did not recommend the change in sign height based on lack of uniformity and continued tree growth. Larry Williams of 1567 Mason Lane stated that he did not feel the City needed to raise the height limit for signs. Tyler Sherwood of Sherwood Company stated that Sherwood Company made the request for the Ordinance amendment. He stated that he had originally requested more height, but compromised with the 60 feet in height. He stated that there were many trees that restrict signage, which why he was requesting the amendment in height. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Wilson
Motion to Close

Seconded By: Scott

CARRIED

Introduced By: Wilson Seconded By: Scott
Motion for Preliminary Adoption of the First Reading of an Ordinance Amending
Section 170.75 Signs of Chapter 170 Zoning Code of the Burlington Municipal Code

DISCUSSION: None.
(VOTE: 5 - "AYES")

CARRIED

RESOLUTION:

Introduced By: Fleming

Seconded By: Scott

1. Resolution Approving the Preliminary Plat of Deer Point Estates Subdivision

DISCUSSION: The Development and Parks Director reviewed with Council and the viewing audience the proposed preliminary plat of Deer Point Estates Subdivision located directly east of 6356 Summer Street. The Planning Commission voted four to zero, with one abstain to recommend approval of the preliminary plat to the City Council. Ryan Nagrocki of Midwest Realty Group reviewed with Council and the viewing audience his plans for 34-single family homes for Deer Point Estates. He stated that he hoped to break ground Spring, 2017. He stated that homes would range in price from \$180,000.00 to \$275,000.00. He further reviewed the following: housing assessment overview; construction cost; challenges faced; City Comprehensive Plan and Goal Planning; TIF rebate request; community support and City of Burlington benefits. He stated that the City Council approved the annexation of the property on January 16, 2017. Leon Shahan of 1821 Mt. Pleasant Street stated that it irritates him when Council does TIF and he ends up paying that subdivision property taxes for doctors that will be living there and making much more money than he does. Vanessa Watson of 1504 South Main Street stated that she was concerned with the numbers that Ryan Nagrocki of Midwest Realty Group showed for January of 2016 as most homes sell in the summer months and that she purchased a home during that time period and there were many homes for sale in the \$180,000.00 to \$275,000.00 price range. Ryan Nagrocki of Midwest Realty Group stated that there were many home in the price range of \$180,000.00 to \$275,000.00, but 1/3 of the homes were 75 years or older and require upkeep. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

COMMENTS FROM AUDIENCE: Leon Shahan of 1821 Mt. Pleasant Street stated that there were large tree limbs hanging down on a large oak tree at the corner of Curran Street and Kirkwood Street that needed to be trimmed. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Adjournment: 6:27 p.m.

Approved: February 21, 2017

Kathleen P. Salisbury, MMC
City Clerk

Shane A. McCampbell
Mayor

(See recording on file in the office of the City Clerk for complete discussion and documentation.)

ITEM I.
Consent Agenda

FINANCES AND MISCELLANEOUS

Minutes of Previous Meetings
Payroll and City Claims

BEER, LIQUOR, WINE AND CIGARETTES

REPORTS AND BONDS

RESOLUTIONS:

1. Resolution Approving Installation of 4-Way Stop Signs at the Intersection of Jefferson Street and 7th Street
2. Resolution to Establish a New Fee Schedule for Park Shelter Reservations
3. Resolution to Establish a New Fee and Charge Schedule at Burlington RecPlex
4. Resolution Amending Fees for Dankwardt Park Pool
5. Resolution Approving an Agreement Between the City of Burlington and the Iowa Department of Natural Resources for Amendment No. Four to the Administrative Consent Order Item No. Nine to Eliminate Combined Sewer Overflows (CSOS) in the Cascade Sewer Basin

SET DATE FOR PUBLIC HEARINGS: FEBRUARY 21, 2017

1. Consideration of the Sale of Property Locally Known as 1722 Dodge Street, City of Burlington, Iowa, with Conditions
2. Consideration of Sale of Property Locally Known as 2500 Summer Street, City of Burlington, Iowa, with Conditions
3. Consideration of an Ordinance Vacating and Selling a Portion of Gnahn Street Right-of-Way Located South of Iowa Street and a Portion of Whitaker Street Right-of-Way Located West of Osborn Street
4. Consideration of an Ordinance Prohibiting the Construction of Wells Within the City Limits for Use as a Potable Water Source
5. Consideration of Voluntary Severance of Territory