

step toward the Designation of the Deer Point Estates Urban Renewal Area and On Proposed Urban Renewal Plan and Project. 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; development costs; challenges faced; Urban Renewal Request; Net Effect of Urban Renewal/TIF Rebate/ City Comprehensive Plan and City Council's Goal Planning Report dated June 2, 2016; City of Burlington benefits; community support. Leon Shahan of 1821 Mt. Pleasant Street questioned why the City was giving millions of dollars to millionaires. Steward Judd of 6212 Summer Street stated that he moved to the area because of the quiet. He stated that there was already a problem with water drainage in the area, he stated his concern that it would get worse. Dick Dillon of 6341 Summer Street stated his concern for storm water detention. The Development and Parks Director stated that the developer is required to submit a storm water plan with their preliminary plat. Larry Williams of 5067 Mason Lane stated that he was in favor as the City has nothing to lose and everything to gain. The WWTF Superintendent stated that the City was not having a problem at the 14th Street Lift Station like the City had 15-years ago. Council Member Davidson questioned if the City Council approves this, if they were setting a precedent. Mayor McCampbell questioned if the precedent was worth it. Council Member Wilson stated that the area was not originally a part of Burlington as it was recently annexed into Burlington. She stated that we have a local man raising a family that wants to develop an area that is not living in a different state. Council Member Fleming stated that there was a need for homes in the price range that will be developed. He stated that he was impressed with what Ryan Nagrocki has presented to the Council, but was not comfortable with TIF. Council Member Scott stated that he did not want to discourage Ryan Nagrocki, but felt that Council needed to look at drafting a policy that could be used by all developers. 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 Davidson

CARRIED

Introduced By: Wilson

Seconded Scott

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan and Project for the Deer Point Estates Urban Renewal Area

DISCUSSION: None.

(VOTE: 4 - "AYES" Wilson, Davidson, Fleming and McCampbell
1 - "NAY" Scott)

ADOPTED

ORDINANCES:

Introduced By: Fleming

Seconded: Davidson

1. Motion for Preliminary Adoption of the First Reading of an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Deer Point Estates Urban Renewal

Area, Pursuant to Section 403.19 of the Code of Iowa

DISCUSSION: The Development and Parks Director stated that approval of the proposed Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Deer Point Estates Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa was step two in the process of using TIF funds. He stated that the third step would be the approval of a development agreement. Leon Shahan of 1821 Mt. Pleasant Street stated that he did not feel most people understand Tax Increment Financing (TIF). All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 2 - "AYES" Wilson and Davidson

3 - "NAYS" Scott, Fleming and McCampbell)

FAILED

(Council Member Fleming left the Thomas J. Smith Council Chambers)

Introduced By: Scott Seconded Davidson

2. Motion to Amend the Motion for Preliminary Adoption of the Second Reading of an Ordinance Vacating and Selling Portion of Gnahn Street and Whitaker Street Right-of-Ways Adjacent to the Property Located at 1104 Gnahn Street, Burlington, Iowa

DISCUSSION: The Development and Parks Director stated that there were no changes to the proposed Ordinance vacating and selling a portion of Gnahn Street and Whitaker Street right-of-ways adjacent to the property located at 1104 Gnahn Street from the first reading. He stated that the adjacent property owner has requested the proposed vacation. He stated that the City Planning Commission approved the vacation based on the petitioner of the application, the applicant owning all property adjacent to the right-of-way, maintenance of an utility easement and access for emergency personnel. He stated that any closure of the street access through use of a gate shall require the installation of a Knox box or Knox padlock by the applicant for use by the City of Burlington emergency personnel. He stated that such closure shall be approved by the City prior to the occurrence. He further stated that an easement shall be retained at a width of 30-feet, centered over the existing public sewer located within the right-of-way being vacated, for public utility access and maintenance. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 4 - "AYES" Scott, Wilson, Davidson and McCampbell

0 - "NAYS"

1 - ABSENT Fleming)

CARRIED

Introduced By: Scott Seconded Wilson

3. Motion for Waiver of Preliminary Consideration and Adoption of the Second Reading and for Final Adoption of an Ordinance Vacating and Selling Portion of Gnahn Street and Whitaker Street Right-of-Ways Adjacent to the Property Located at 1104 Gnahn Street, Burlington, Iowa

DISCUSSION: None.

(VOTE: 4 - "AYES" Scott, Wilson, Davidson and McCampbell

0 - "NAYS"

1 - ABSENT Fleming)

CARRIED

(Council Member Fleming returned to the Thomas J. Smith Council Chambers)

Introduced By: Scott Seconded Davidson

- 4. Motion to Amend the Motion for Preliminary Adoption of the Second Reading of an Ordinance Vacating and Selling the Alley Running from Columbia Street to Washington Street, between Front Street and Main Street, Burlington, Iowa

DISCUSSION: The Development and Parks Director stated that there were no changes to the proposed Ordinance vacating and selling the alley running from Columbia Street to Washington Street, between Front Street and Main Street from the first reading. He stated that the adjacent property owner has requested the proposed vacation. He stated that the City Planning Commission approved the vacating of the described right-of-way based on the petition of the applicant and providing for an utility easement to Alliant Energy. He stated that The Drake Restaurant plans to expand their kitchen into the vacated area. He stated that an easement shall be retained over the entire portion of the right-of-way being vacated for public utility access and maintenance as required by Alliant Energy. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

CARRIED

Introduced By: Scott Seconded Davidson

- 5. Motion for Waiver of Preliminary Consideration and Adoption of the Second Reading and for Final Adoption of an Ordinance Vacating and Selling the Alley Running from Columbia Street to Washington Street, between Front Street and Main Street, Burlington, Iowa

DISCUSSION: None.

(VOTE: 5 - "AYES")

CARRIED

RESOLUTIONS:

Introduced By: Davidson Seconded Fleming

- 1. Resolution Awarding Contract for the 2017 West Avenue and West Burlington Avenue Roundabout RISE Project RM-0977(643)-9D-29

DISCUSSION: The Assistant City Manager to Public Works stated that Mike Nelson Concrete Paving Company of Burlington, Iowa was the low bidder in the amount of \$961,614.98 for the 2017 West Avenue and West Burlington Avenue Roundabout RISE Project RM-0977(643)-9D-29. He stated that the Engineer's estimate was \$1,350,000.00. He stated that there will be posters of how to maneuver around the roundabout at City Hall and at the Library. He stated that the project would take 75 working days. Council Member Davidson stated that he was looking forward to the new roundabout. All present had opportunity to speak and nothing

additional was filed in the office of the City Clerk.
(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Davidson Seconded Fleming

2. Resolution Adopting the Personnel Manual for Non-Union Employees

DISCUSSION: The Director of Administrative Services stated that the City Council annually approves the personnel manual for non-union employees. She stated that non-union employee's salaries would be increased by 2.25% effective July 1, 2017, which is the same percentage of increase as the union. She stated that non-union employees will pay 4% of the cost of health insurance, single coverage \$30.00 or \$60.00 for family coverage. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Davidson Seconded Scott

3. Resolution Setting Date for Public Hearing for Consideration of Plans and Specifications for the 2017 Flood Mitigation, Phase V(April 17, 2017)

DISCUSSION: Leo Foley of Veenstra and Kimm stated that bids would be received on May 10, 2017 for the 2017 Flood Mitigation, Phase V with the City Council awarding the bids on May 15, 2017. He stated that he met today with Burlington Steamboat Days and construction would take place June 30, 2017, which would be after Burlington Steamboat Days. He stated that he would have a presentation for the City Council at the April 10, 2017 Work Session. 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: Steward Judd of 6264 Summer Street questioned what the 2017 Flood Mitigation, Phase V project consisted of. Mayor McCampbell stated Leo Foley of Venstra and Kimm would be at the April 10, 2017 Work Session giving a presentation. Leon Shahan of 1821 Mt. Pleasant Street stated that he pays \$150.00 for his three month water and sewer bill verses his mother who lives in Mt. Pleasant, Iowa and pays \$60.00. He stated that costs were out of control for water and sewer. Larry Williams of 1567 Mason Lane encouraged Council to draft a Resolution to offer either TIF or a rebate to the homeowner so that it is available to the contractors could they could pick or choose. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Adjournment: 7:09 p.m.

Approved: April 17, 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 Final Acceptance, Final Payment and Release of Retention Monies for the 2015 Burlington Wastewater Treatment Facility Belt Filter Press Room Modifications
2. Resolution Approving Demolition/Nuisance Abatements for Various Properties
3. Resolution Approving Installation of Temporary Traffic Control at the Intersection of Division Street and West Burlington Avenue

SET DATE FOR PUBLIC HEARINGS: APRIL 17, 2017

1. Consideration of Plans and Specifications for the 2017 Depot Storm Sewer Improvements
2. Consideration of a Permanent Encroachment Agreement with Martha Wolfe for Encroachment into Washington Street Right-of-Way at 313 Washington Street, Burlington, Iowa