



CDBG Program through the Iowa Department of Economic Development. Hope Haven Area Development Center Corp., will provide the remainder of the funds necessary

in order to finance the project. The due date of the CDBG application is January 4, 2012. He stated that the requested amount of federal funds that the City of Burlington was requesting was \$800,000.00 from the Iowa Department of Economic Development Block Grant (CDBG) Program. He stated that 51% of the grant funds will benefit low and moderate income persons in the area where the project is located. This was determined because the facility has a limited clientele with a presumed 51% LMI. He stated that the project will take place at 425 Valley Street in Burlington. He stated that during construction of the project, there would be no residents that will be displaced. The City of Burlington has adopted or will adopt a Residential Anti-Displacement and Relocation Assistance agreement and will update to meet HUD guidelines. He further stated that Hope Haven Area Development Corp. will renovate a building in downtown Burlington in order to provide behavioral health services to persons

with intellectual disabilities in order to expand the services already available

to the population. Tracey Lamm, from SEIRPC, stated that she was available to answer any questions about the grant. Bob Bartles, Executive Director of Hope Haven Area Development Center Corp., stated that plans were to relocate their offices, a Respite Program will also be held there, additional preparation and commercial space for their thrift store. He stated that there has also been some interest for upper-story redevelopment of the building for condominium living. Steve Frevert, Executive Director of Downtown Partners, stated that their board has not had time to review Hope Haven's plan for the downtown, but

that he felt safe to say that they would be supportive. Leon Shahan of 1821 Mt.

Pleasant Street questioned how much the grant was for. The City Manager stated that the grant was for \$800,000.00. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Murray  
Motion to Close

Seconded By: Reed

CARRIED

Introduced By: Murray      Seconded By: Davidson  
Resolution Authorizing Execution of a Grant Application to the Iowa Economic Development Authority in Connection with a Community Facilities Community Development Block Grant for Hope Haven

DISCUSSION: None.  
(VOTE: 5 - AYES )

ADOPTED

#### ORDINANCES:

Introduced By: Reed      Seconded By: Fleming  
1. Motion for Preliminary Adoption of the Second Reading of an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2010 Addition to the Flint Hills Urban Renewal Area of the City of Burlington, Iowa, Pursuant to Section 403.19 of the Code of Iowa

DISCUSSION: The City Manager stated that there were no changes to the Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2010 Addition to the Flint Hills Urban Renewal Area of the City of Burlington, Iowa,

Pursuant to Section 403.19 of the Code of Iowa since the public hearing. Leon Shahan of 1821 Mt. Pleasant Street stated that he had a problem with the use of Tax Increment Financing (TIF). He stated that the City needs all property taxes

for City services. He further stated that he strongly objected to the proposed Ordinance. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - AYES )

CARRIED

Introduced By: Reed

Seconded By: Fleming

2. Motion for Final Adoption of an Ordinance Amending Section 17.75.104 District Signage Regulations of Title 17, Development Program (Zoning Code) of the City of Burlington Municipal Code

DISCUSSION: The City Manager stated that there were no changes to the Ordinance Amending Section 17.75.104 District Signage Regulations of Title 17, Development

Program (Zoning Code) of the City of Burlington Municipal Code from the second reading. Bob Gerdes of 2012 Highland Street stated that he would answer any questions the Council may have. He further thanked the City Council for their support of the proposed Ordinance. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - AYES )

CARRIED

#### RESOLUTIONS:

Introduced By: Davidson

Seconded By: Fleming

1. Resolution Setting Date for Sale of General Obligation Corporate Purpose Bonds, Series 2012A and General Obligation Refunding Bonds, Series 2012B and Authorizing the Use of a Preliminary Official Statement in Connection with the Sale of the Bonds

DISCUSSION: The City Manager stated that General Obligation Refunding Bonds, Series 2012B was for \$3,390,000.00 for the refunding of the 2001-2002 bond issues. He stated that the other part consisted of \$3,000,000.00 for Cascade Bridge and \$500,000.00 for the Animal Control Center. He stated that he just recently found out that the estimate that the City received from the Iowa Department of Revenue for the City's local option sales tax collections should

be \$4,100,000.00. He stated that he had budgeted for \$3,600,000.00 based upon where the City previously was with the local option sales tax collection. He stated that since there was \$500,000.00 that was not allocated, one half would be carried forward for future property tax relief, which would leave money available. He stated that it was the wishes of Council Member Davidson that the

City bond for no more than \$300,000.00. He suggested that the City Council amend the Resolution to bond for \$300,000.00 and then the City would have up to \$200,000.00 from the local option sales tax money to make up the difference that

the Humane Society needs for the project, above the \$300,000.00 up to a maximum of \$500,000.00. He stated that if the bids come in favorable for the Humane Society and the Humane Society does not need the full \$500,000.00 then the City did not bond for the full \$500,000.00 and the difference can be made up with the

local option sales tax money if the bids come in higher. Eric Benne stated that

he felt it was a win-win for the City and the Humane Society. He further stated

that it was a good use of City funds, which would reduce the City's debt and y

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accomplishes one of the goals of the City Council. Council Member Reed stated that it was a smart move to bond for less money. Council Member Davidson made a

motion to Amend the Second Paragraph of the Resolution Setting Date for Sale of General Obligation Corporate Purpose Bonds, Series 2012A and General Obligation Refunding Bonds, Series 2012B and Authorizing the Use of a Preliminary Official Statement in Connection with the Sale of the Bonds by changing \$500,000.00 to \$300,000.00 and the fourth paragraph from \$3,500,000.00 to \$3,300,000.00. Council Member Fleming seconded the motion. 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 By: Fleming

2. Motion to Amend the Second Paragraph of the Resolution Setting Date for Sale of General Obligation Corporate Purpose Bonds, Series 2012A and General Obligation Refunding Bonds, Series 2012B and Authorizing the Use of a Preliminary Official Statement in Connection with the Sale of the Bonds by changing \$500,000.00 to \$300,000.00 and the fourth paragraph from \$3,500,000.00 to \$3,300,000.00

DISCUSSION: None.

(VOTE: 5 - AYES )

CARRIED

Introduced By: Fleming

Seconded By: Davidson

3. Resolution Awarding Contract for the 2011 Sunnyside Sidewalk Extension to Aldo Leopold Middle School

DISCUSSION: The City Manager stated that the City had received outstanding bids for the 2011 Sunnyside Sidewalk Extension to Aldo Leopold Middle School. He stated that construction for the project would start the spring, 2012. Council Member Davidson stated that the first time no bids were received for the project, but it turned out that the City benefitted this time with great bids. He stated that the grant was a 100% funded grant. Council Member Reed questioned why the State will not allow for the bidding and construction of sidewalks when the new school was being built. The City Manager stated that the State will not fund the project until after the school is built. Council Member

Davidson asked the City Manager if the new sidewalks at Stone Middle School will

be widen to match the existing trail. The City Manager stated that he would check. 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: Eric Renteria of 907 High Street stated that he felt the

public did not have input regarding the new City Manager's salary. He stated that the City Manager's salary should be set at \$75,000.00 to \$80,000.00 with the balance set to performance which would allow for additional salary. He stated that in the private sector people do not receive raises. Mayor Ell explained that various Cities of similar size in Iowa and Illinois were used to figure out the City Manager's salary with the median salary, not the bottom salary and not the top salary used. He stated that he felt Burlington needed a City Manager with experience. Council Member Fleming stated that the salary should be \$117,000.00 plus or minus depending upon experience. Council Member Reed stated that every meeting the City Council has been asking for input, to contact Bev or Jill at City Hall or contact Council by e-mail. He stated that

the Council has received numerous e-mails. He further stated that he takes offense to Eric's comments about not allowing input. Leon Shahan of 1821 Mt. Pleasant Street stated that there needed to be an incentive package for the City

Manager. He stated that the base salary for the City Manager should be \$50,000.00 or \$75,000.00. Eric Renteria stated that he felt he should be the one taking offense. He stated that he has given input and given positive comments what the City should be looking for. He stated that there was a disconnect between what goes on at work sessions and what goes on at City Council meetings. Mayor Ell stated that if people want to be informed then they

should attend work sessions. Council Member Fleming stated that he appreciated Eric's comments, but the Council is not stupid. He stated that he resented so

me of the accusations made by Eric Renteria. He stated that he did not understand what was motivating Eric Renteria and that he must be unhappy. Eric Renteria replied that he did not say the Council was stupid. He further stated that he was unhappy with what was going on. He further stated that he had difficulty finding information. Council Member Fleming stated that Eric Renteria had the right to express his feelings. Mayor Ell stated that it was very difficult to inform every citizen on every issue. Eric Renteria further reiterated that the salary for the new City Manager was discussed and decided before the public had opportunity to speak on the issue. The City Manager stated that prior to four years ago the public only received an agenda before a meeting. He stated that the entire Council packet is available to the public on the City's website. He

stated that the discussion items listed on the work session are usually informational items for the City Council to discuss. Council Member Davidson stated that everyone is welcome to attend work sessions. Stan Stratton of 2809 Shamrock Drive asked if Cascade Bridge was a done deal. Mayor Ell stated that it depended on the cost of the bids. Stan Stratton stated that he would like to

see a referendum vote for Cascade Bridge. The City Manager explained that under

Iowa laws there were no provisions to put essential corporate purpose projects on the ballot. He stated that libraries and swimming pools were considered general corporate purpose and require a referendum. Council Member Davidson stated that when he ran for City Council he had said then that he was in favor of replacing Cascade Bridge. Stan Stratton stated that he felt work sessions should be televised. Mayor Ell and Council Member Davidson agreed with Stan Stratton. All present had opportunity to speak and nothing additional was filed

in the office of the City Clerk.

CITY MANAGER SEARCH: Council Member Davidson stated currently the search for City Manager is in the hands of Dr. Karl Nollenberger of Voorhees Associates who

is doing the preliminary work. He stated that the position was presently listed

on the Illinois City Manager's website. He stated that he has not seen it on the Iowa City Manager's website. He stated that the advertisement is also listed on the City's website. He further stated that the application deadline

is January 10, 2012. Mayor Ell stated that he hoped the Council could hire someone from Iowa as they would be knowledgeable of Iowa Code, which would be helpful. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Adjournment: 7:24 p.m.

Approved: December 19, 2011

Kathleen P. Salisbury, MMC  
City Clerk

William L. Ell  
Mayor

(See tapes 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 Appointing Daniel C. Luttenegger Interim City Manager
2. Resolution Approving Agreement with Piper Jaffray and Company for Financial Advisory Services for Sale and Issuance of Bonds

SET DATE FOR PUBLIC HEARINGS:

1. Consideration of Sale of Property Locally Known as 1515 Oakdale Street, City of Burlington, Des Moines County, Iowa (December 19, 2011)
2. Consideration of an Ordinance Rezoning the Property Located at 2740 Mt. Pleasant Street (Fairway Center) from C-2, General Commercial to M-1, Light Industrial (January 3, 2012)

APPOINTMENTS:

Renewable Energy Commission: Michael Gorman

Low Rent Housing Board: Edward Owens