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MINUTES OF THE PROCEEDINGS
OF THE BURLINGTON, IOWA CITY COUNCIL

Meeting No. 29
March 4, 2019

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 Billups, Graham-Murray, Rinker 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: Wilson Seconded By: Graham-Murray

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. Leon Shahan of 1821 Mt. Pleasant Street removed the following Resolution from the consent agenda for discussion at the close of the meeting: Resolution Approving Addendum to the Hotel/Motel Tax Agreement between the City of Burlington and the Burlington/West Burlington Area Chamber of Commerce (Greater Burlington Convention and Visitor's Bureau). Council Member Wilson announced those individuals appointed to various City commissions and boards. 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 2019A Amendment to Urban Renewal Plan for Burlington Consolidated Urban Renewal Area Related to Use of Incremental Property Tax Revenues for Public Improvements

COMMENTS: The City Manager stated that the City was amending the Urban Renewal Plan for the Burlington Consolidated Urban Renewal Area to use \$500,000.00 in TIF funds for demolition of the former police department building. He stated that there was a Resolution

Approving Requests for Proposals for Redevelopment of Former Police Facility at the end of the meeting that Council will discuss. Leon Shahan of 1821 Mt. Pleasant Street stated that \$500,000.00 sounded like a lot of money to demolish the former police department building considering the condition of the building. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Wilson Seconded By: Billups
Motion to Close

CARRIED

Introduced By: Wilson Seconded By: Billups
Resolution to Approve 2019A Amendment to Urban Renewal Plan for Burlington Consolidated Urban Renewal Area

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

ADOPTED

2. Statement: Consideration of Plans and Specifications for the 2019 Locust Sewer Separation Project

COMMENTS: Matthew Wildman, PE Senior Project Manager for H.R. Green, reviewed the plans and specifications for the 2019 Locust Sewer Separation Project with Council and the viewing audience. He reviewed the following: basic terms/collection system; combined sewer vs. separate sewer; infiltration and inflow; why do we need to separate system; project maps; Locust Basin (smallest remaining unseparated basin); flow metering; Locust existing system; paving plans; South Street and South 9th Street; Alley between Central Avenue and 10th Street; Alley between 5th Street and 6th Street south of Walnut Street; 7th Street, full width concrete; South 5th Street, full width concrete; South Street at 10th Street, patching; Locust Street, patching; 3rd Street South of Locust Street, full width concrete and storm sewer plan. He stated that the Engineer's estimate for the project was \$5,613,000.00. He stated that the project would be funded with CDBG Grant of \$600,000.00 and the State Revolving Loan Fund (SRF). Leon Shahan of 1821 Mt. Pleasant Street stated that the Hawkeye Sewer was first done and it still have problems. The Assistant City Manager for Public Works stated that Hawkeye Sewer has an infiltration issue. Eric Renteria of 521 North 6th Street stated that the City Council needed to press back against these type of programs/mandates as they affect people's taxes. The City Manager stated that the City was under a consent decree and mandate from the 1980's. He stated that there were high monetary penalties if the City is not in compliance. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Rinker Seconded By: Graham-Murray
Motion to Close

CARRIED

Introduced By: Rinker Seconded By: Wilson
Resolution Approving Plans and Specifications for the 2019 Locust Sewer Separation Project

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

ADOPTED

3. Statement: Consideration of Fiscal Year 2019-2020 Budget

COMMENTS: The Director of Administrative Services stated that there would be no tax increase for fiscal year 2019-2020 budget. She reviewed the following items of the proposed fiscal year 2019-2020 budget: comparison of revenue by fund; total revenues operating revenues by source (\$59,304,783.00); comparison of expenditures by program; operating expenditures by type (\$59,734,194.00); proposed property tax rate (\$16.33632, no increase); property tax rate; proposed tax rate calculated; property tax rate calculated; where does my tax dollars go; how Burlington compares to other cities in Iowa with populations over 20,000; factors impacting the budget; health insurance premiums projected to increase 2.7%, budgeted at 5%; health insurance cap and contributions; general fund revenues by source; general fund expenditures by department; sewer fund (3.0% increase in sewer user fees as of July 1st); solid waste fund (no increase in solid waste fee for July 1st); Capital Improvement Projects (CIP); hotel/motel tax fund \$810,000.00 budgeted in hotel/motel tax revenue (70/30 split between City and Convention and Visitors Bureau up to \$700,000.00, then 60% City and 40% Convention and Visitors Bureau); hotel/motel tax total budgeted expenditures (\$845,035.00); sales tax fund (local option sales tax revenue \$4,020,000.00, budget decrease of \$132,000.00); sales tax fund and legal debt margin. Council Member Rinker asked how much the City receives in sales tax revenues from online retailers. The City Manager stated that the City does not receive a broken down total. Leon Shahan of 1821 Mt. Pleasant Street stated that with the new property tax valuations some people have had their home valuations go up as much as \$35,000.00. He stated that the City was spending \$8,100,000.000 for economic development, yet no high paying jobs. He urged the Council to quit trying to tame the Mississippi River and being an investment banker. Eric Renteria of 521 North 6th Street stated that with the new property tax valuations, homeowners can be taxed right out of their homes. Council Member Rinker reminded the viewing audience that the City does not set property tax violations. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Motion to Close

CARRIED

Resolution Approving Fiscal Year 2019-2020 Budget

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

ADOPTED

4. Statement: Consideration of 2019A General Obligation Loan Agreement in a Principal Amount Not to Exceed \$4,900,000

COMMENTS: The City Manager stated that the City will be entering into a 2019A General Obligation Loan Agreement in a Principal Amount Not to Exceed \$4,900,000.00 for the purpose of financing the planning for and construction of improvements to streets and the municipal

airport runway, acquisition of traffic signalization, acquisition of a pumper truck for the Fire Department and the demolition of the former police department building, along with closing costs. He stated that the City will still be going through the bond rating process. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Billups
Motion to Close

Seconded By: Graham-Murray

CARRIED

Introduced By: Billups Seconded By: Graham-Murray
Resolution Expressing Intent to Enter into a Loan Agreement, Approving Preliminary Official Statement for General Obligation Corporate Purpose Bonds, Series 2019A and Authorizing Debt Service Levy

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

ADOPTED

RESOLUTIONS:

Introduced By: Billups Seconded By: Rinker
1. Resolution Approving the Final Plat of Ozark Estates Subdivision

DISCUSSION: The Development and Parks Director stated that Ozark Estates Subdivision is located behind Burke Cleaners. He stated that it was a 1-lot subdivision that is intended to be combined with Lot 160 of Flint Hills Manor Subdivision and creates two outlots which are not buildable unless combined with another lot. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Graham-Murray Seconded By: Wilson
2. Resolution Approving the Final Plat of Schneider Addition Subdivision

DISCUSSION: The Development and Parks Director stated that Schneider Addition Subdivision was a 1-lot subdivision which is intended to be combined with the adjacent lot to the north to allow for a larger rear lot. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Graham-Murray Seconded By: No Second DIED
3. Resolution for Removal of the City Owned Turnaround at the East End of Polk Street

NOTE: The City Manager stated that the request for removal of the City owned turnaround at the east end of Polk Street was withdrawn from the requester. He stated that he had forgotten to let the City Clerk know to remove the item from the agenda. He suggested the City Council introduce the Resolution and not second and let the Resolution die for lack of a second.

Introduced By: Graham-Murray Seconded By: Wilson

4. Resolution Approving Purchase of Replacement of 15-Ton Tandem Axle Dump Truck for Public Works

DISCUSSION: The Assistant City Manager for Public Works stated that Public Works was purchasing a replacement 15-ton tandem axle dump truck to replace the dump truck that was in an accident on November 20, 2018. He stated that the insurance company paid out the City \$21,730.00 based on the age and condition of the truck minus the City's deductible and DMV costs. He stated that the Resolution provides for the purchase of a used 15-ton tandem axle dump truck in an amount up to \$100,000.00. He stated that funding for the replacement would come from Road Use Tax (RUT) monies and sewer fund minus the insurance payout of \$21,730.00. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Graham-Murray Seconded By: Wilson

5. Resolution Approving Requests for Proposals for Redevelopment of Former Police Facility

DISCUSSION: Zach James, SEIRPC Assistant Director stated that by the end of the week they would be sending out a Request for Proposals (RFP) to developers for redevelopment of the former police facility. He stated that the proposals must include an offer price for the building at a minimum of \$100,000.00. Upon substantial completion of the proposed project the City will make a one time payment back to the developer of \$150,000.00 (proposals may request alternative incentives). He explained that there were property tax abatements, exemptions or credits that may apply also. He stated that the former police building and the neighboring Moose building that is for sale were located within the Census Tract Opportunity Zone. Jesse Caston of Terrus Real Estate Group was also in attendance at the meeting to answer any questions. The City Manager stated that proposals must be submitted by 5 p.m. on May 28, 2019. Council Member Graham-Murray stated that she was excited to ready the RFP and hoped some developers are interested. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Wilson Seconded By: Billups

6. Resolution Approving Addendum to the Hotel/Motel Tax Agreement between the City of Burlington and the Burlington/West Burlington Area Chamber of Commerce (Greater Burlington Convention and Visitor's Bureau)

DISCUSSION: Leon Shahan of 1821 Mt. Pleasant Street stated that he wanted to know what the addendum was to the hotel/motel tax agreement and how much it was costing the City. The City Manager stated that the steering committee meetings are being amended from meeting ten times a year to six times a year. 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: None.

Adjournment: 7:22 p.m.

Approved: March 18, 2019

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 2018 Public Works Building Roof Replacement Project
2. Resolution Approving Nuisance Abatements for Various Properties
3. Resolution Amending Tree Trimmer License Fee
4. Resolution to Install a Stop Sign for Northbound Traffic at the Intersection of Cherry Street and Bock Street
5. Resolution Approving Renewal of Taxi Cab/Vehicle for Hire License for Dennis Charles Manes dba/Yellow Cab Transportation LLC
6. Motion to Approve Preliminary Loan Participant Package for Sewer Revenue Refunding Bonds, Series 2019B

SET DATE FOR PUBLIC HEARINGS:

1. Consideration of Lease Agreement with Amtrak for Burlington Depot (March 18, 2019)
2. Consideration of Transit Grant Application (April 15, 2019)

APPOINTMENT:

Parks Advisory Committee: Mark Miller