

The trail is approximately 626 feet. Grant money is \$150,000.00 and there is capital campaign money of \$25,000.00. He stated that bids would be received on July 3, 2013 with the Council awarding the project on July 15, 2013. He stated that construction would be completed this year. He further stated that Kent Rice, Engineer was present should Council have any questions. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Fleming
Motion to Close

Seconded By: McCampbell

CARRIED

Introduced By: Fleming
Resolution Approving Plans and Specifications for the Flint River Trail
Ramp
from Behind Big Muddyâ s Up to Highway 99

Seconded By: McCampbell

DISCUSSION: Council Member Anderson asked the Development and Parks Director where the ramp would be attached to the trail. Kent Rice, Engineer presented a drawing for Council Member Anderson to view of the proposed trail. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 4 - â AYESâ)

ADOPTED

6. Statement: Consideration of 2013 Amendment to Urban Renewal Plans for Flint Hills and Neighborhood Development Urban Renewal Areas

COMMENTS: The City Manager stated that the public hearing provides for three separate items, of which the first includes the addition of land. The Development and Parks Director stated there were two tracks of land behind Sunnybrook Assisted Living, including Sunnybrook Assisted Living and Rosebush Gardens Assisted Living, for a total of approximately 30 acres. The City Manager

stated that the request has come for an enterprise zone which allows construction that would qualify for tax credits. He stated that the second item would be to consolidate the downtown urban renewal area and Flint Hills Urban Renewal Area into one consolidated urban renewal area. Essentially it would allow valuations from one area to be used to cover projects in another area. He

stated that the third item was the proposed redevelopment of the manor site. He

explained that there would be a rebate agreement built into the urban renewal plan to be consistent with TIF language per the previous legislation session. He stated that there would be a public hearing on June 17, 2013 to approve a development agreement with Burlington Crossing LLC. He stated that at the public hearing, additional proposals could be brought forward. He stated that if Council has any hesitation of the project, the Council has the right to include it in the urban renewal plan and still not go through the project after the June 17, 2013 meeting. He stated that the City already had the required meeting with the Burlington School District and Des Moines County two weeks ago.

He explained that after the public hearing the Council would approve the Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to

Section 403.4 of the Code of Iowa and Approve 2013 Amendment to Urban Renewal Plans for Flint Hills and Neighborhood Development Urban Renewal Areas and also approve an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2013 Amendment to the Burlington Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. He stated that Attorney

Bob Josten has prepared a motion to approve the first reading and waive the 2nd reading and final adopt the proposed Ordinance. He stated that there was plenty

of time to go through the three readings of the Ordinance. The Mayor asked if the Council adopts the Resolution if they were committed to the rebate program or would the Council have to undo the rebate program. The City Manager stated that the Council would not have to undo anything. He stated that it would be similar to the Franz Hobart project where the Council approved a rebate agreement, yet everything has not been fulfilled yet. Jesse Caston with Terrus Real Estate Group stated that he wanted to have the proposed plan by Dial Realty

before the public. David Toyer, Director for Economic Development for the Greater Burlington Partnership, stated support of the amendment and development of the Flint Hills Manor site. Bob Welstead with Dial Realty of Omaha, Nebraska, stated that they have been in business since 1959 and have numerous commercial projects in the Midwest. He stated that he was planning a mixed use for the manor site which would include residential senior housing, hotel, restaurants and retail. He stated that the retail area would be approximately 150,000 sq. feet. He stated that the City would receive approximately \$250,000.00 to \$300,000.00 in local option sales tax money and approximately 400-500 jobs would be created. He stated that there was a need for additional assisted living in Burlington and that their company does qualify for Iowa tax credits. Council Member Anderson stated that it appears Dial Realty has an option to purchase. Bob Welstead stated that each trip to Burlington was expensive and that plans were not cheap. He stated that he was not ready to write a check for the property. He stated that he was already marketing the property and is thrilled to get things started. Leon Shahan of 1821 Mt. Pleasant Street stated that he was against tax increment financing. He stated that Dial Realty was paying a small fee for an option. He advised Council to step back and rethink the project as he did not think this project would work in

Burlington. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Anderson
Motion to Close

Seconded By: Fleming

CARRIED

Introduced By: Anderson

Seconded By: Fleming

Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant

to Section 403.4 of the Code of Iowa and Approve 2013 Amendment to Urban Renewal

Plans for Flint Hills and Neighborhood Development Urban Renewal Areas

DISCUSSION: None.

(VOTE: 4 - AYES)

ADOPTED

Introduced By: Anderson

Seconded By: Fleming

Motion for First Consideration and Adoption of an Ordinance Providing for the

Division of Taxes Levied on Taxable Property in the 2013 Amendment to the Burlington Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

DISCUSSION: The City Manager stated that the proposed Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2013 Amendment to the Burlington Consolidated Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa provides for the consolidation of the two urban renewal areas. All

present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 4 - â AYESâ)

CARRIED

Introduced By: Anderson

Seconded By: McCampbell

Motion to Waive Statutory Rule Requiring an Ordinance to Be Considered a nd

Voted on for Passage at Two Council Meetings Prior to the Meeting at Which it Is

to Be Finally Passed

DISCUSSION: Mayor Davidson stated that the waiver of the passage at two Council Meetings prior to the meeting at which the proposed Ordinance is to be finally passed requires four affirmative votes of the Council. He stated that he was not in favor of waiving the readings of the Ordinance. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE 4 - â NAYSâ)

FAILED

RESOLUTIONS:

Introduced By: Anderson

Seconded By: Fleming

1. Resolution Approving Contract for Transportation Services Between the City of Burlington, Iowa and Southeast Iowa Regional Planning Commission

DISCUSSION: The City Manager stated that tonight the Council could bring up the topic of a contract for transportation services between the City of Burlington and Southeast Iowa Regional Planning Commission and allow input and evaluation by the Council. Mayor Davidson stated that the services that currently exist would be the same but would be run by SEI Bus. Sherri Riney, president of AFSCME 828 and representing the bus employees presented Council with wage and benefit concessions from the bus drivers. Mayor Davidson stated that he appreciated their concessions as it was thoughtful and a sacrifice. Council Member Anderson stated that what the bus drivers were offering was a big sacrifice. Council Member McCampbell stated that he wished every department was this proactive. Sherri Riney stated that the wage reduction was voluntary. The

City Manager stated that Sherri Riney and those that she represents have put in a lot of time. Those who spoke in support of the BUS were as follows: Kevin Walters of 2117 Northern Drive; Rose Cluney of 1137 Corse Street; Carla Dowell of 1701 Orchard Street; Leslie Brown of 2411 Valley Street; Gail Adams of Conger

Mobile Home Park; William H. Jackson; Victoria Colburt of 2402 Valley Street; Tonya Burkhardt of Autumn Height; Joe Foster of 617 South 5th Street; Karol Neff of Autumn Heights; Tom Rowcaw and Victor Moore. Those who spoke stated how caring the bus drivers are and the quality of service they receive. They questioned the quality of service that they would receive with SEI Bus. Many of

those that spoke stated their concern that under SEI Bus they would have to schedule a ride 24-hours in advance, which would provide a hardship. Karol Neff

of Autumn Heights presented Council with a petition with 226 names to keep BUS. Leon Shahan of 1821 Mt. Pleasant Street stated that Burlington was in a serious

financial condition. He urged Council to move the bus hub from the depot to Great River Medical Center. Steve Siegel, Union Representative for AFSCME Council 61 stated that he was very impressed with all those that have come to

show their support for the bus drivers. He stated that the City may be able to save money by going with SEI Bus, but they would not have the same kind of loyalty or drivers. Doug Roelfs, Transit Manager presented Council with a memo with \$35,000.00 in possible cost reductions. He stated that he has concerns with the SEI Bus contract and felt that some things the City can do better. He stated that he would prepare a presentation for the next work session. After considerable discussion by Council, Council Member Anderson made a motion to postpone the Resolution Approving Contract for Transportation Services Between the City of Burlington, Iowa and Southeast Iowa Regional Planning Commission to the June 17, 2013 City Council Meeting. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Anderson

Seconded By: McCampbell

2. Motion To Postpone the Resolution Approving Contract for Transportation Services Between the City of Burlington, Iowa and Southeast Iowa Regional Planning Commission to the June 17, 2013 City Council Meeting

DISCUSSION: None.

(VOTE: 4 - â AYESâ)

CARRIED

Introduced By: Anderson

Seconded By: Fleming

3. Resolution Amending the Personnel Manual for Non-Union Employees

DISCUSSION: The Director of Administrative Services stated that the only change to the personnel manual for non-union employees was bringing back the transition

table and a 1% pay increase. She stated that the transition table allows those non-union employees below midpoint of their salary range to get to midpoint, which is the fair market value for their position. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 4 - â AYESâ)

ADOPTED

COMMENTS FROM AUDIENCE: Leon Shahan of 1821 Mt. Pleasant Street stated that his home does not have the required 25 ft. set back. He questioned what would happen if his home was demolished along with others that do not comply with the 25 ft. set back. The Development and Parks Director stated that he would be able to rebuild according to the average set-back of the existing block down to a minimum of 10 ft. He stated that if the entire block were wiped out then the entire block would have to go back to the 25 ft. set back. Leon Shahan stated that would be a problem if a tornado wiped out numerous homes in Burlington. The Development and Parks Director stated that if there were a major event in Burlington that a variance or a change in the Code would probably take place. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Adjournment: 8:43 p.m.

Approved: June 17, 2013

Kathleen P. Salisbury, MMC
City Clerk

Jim Davidson
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 the Cooperative Grant Agreement between the City of Burlington and the Iowa Department of Natural Resources for the Water Recreation

Access Cost-Share (WRAC) Program

2. Resolution Approving 28E Agreement Concerning Public Safety Emergency Communication Services in Des Moines County, Iowa