

Subject to change as finalized by the City Clerk.
For a final official copy contact the City Clerk's office at (319) 753-8124.

MINUTES OF THE PROCEEDINGS
OF THE BURLINGTON, IOWA CITY COUNCIL

Meeting No. 11
June 6, 2022

The Burlington City Council met in regular session at 5:30 p.m. in the Thomas J. Smith Council Chambers, City Hall, 400 Washington Street, with Mayor Billups, Council Members Critser and Maupin present. Council Member Graham-Murray participated via electronic communications. Council Member Rinker was absent.

BURLINGTON CITY COUNCIL

PROCLAMATION:

* Juneteenth Day - Fred Chandler & Rev Dial

COMMENTS FROM AUDIENCE: None

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: Maupin

Seconded By: Critser

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

DISCUSSION: Mayor Billups reviewed the items listed on the consent agenda to the viewing audience. He 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: 4 - "AYES")

CARRIED

HEARINGS:

1. Statement: Consideration of CDBG: COVID-19 Grant Application for Public Spaces

COMMENTS: Jordan Frahm, Regional Planner with Southeast Iowa Regional Planning Commission discussed the CDBG: COVID-19 Grant Application for Public Spaces with the City Council and the viewing audience. Items discussed were - Need For the Activities Was Identified: The City of Burlington can enhance the quality of public spaces in its downtown to bolster the impact of ongoing improvements and continued growth. The "alley activation" initiative aims to improve quality of life for residents and positively impact local businesses.

How the Proposed Activity will be funded: Community Development Block Grant – COVID-19 Public Facilities/Public Spaces Program through the Iowa Economic Development Authority. Alliant Energy is providing in-kind funding for the relocation of overhead power lines, towers, etc. Date Application is Due: The CDBG-COVID-19 application for Public Space has no due date, however the project must be completed July 20, 2023. Requested Amount of Federal Funds: City of Burlington will request \$500,000 from the Iowa Economic Development Authority Community Development Block Grant – COVID-19 Program for project costs. Federal Funds That Will Benefit Low-and Moderate-Income Persons: At a minimum, 51% of the grant funds will benefit the Low-and Moderate-Income persons in the area where the project is located. The US Census Data for the City of Burlington indicates that 51.4% of the community is LMI. Where the Activity will be conducted: The project will take place in the community of Burlington located in Des Moines County. Minimize Displacement of Persons: During construction of the project, there should be no residents that will have to be displaced. Plans to Assist Persons Displaced: City of Burlington will adopt a Residential Anti-Displacement and Relocation Assistance agreement to comply with Community Development Block Grant requirements and will update as needed. Nature of the Proposed Activity: The project consists of the resurfacing of the alleyway between 3rd Street and 4th Street from Columbia Street south to the railroad near Market Street. At Jefferson Street, sections both north and south of the road will be transformed into an occupiable public space featuring outdoor furniture, light installations and public art. Regional Planner Frahm discussed the City of Burlington Housing Needs Assessment with the City Council and the viewing audience. Items discussed included - Community Development and Housing Needs of LMI Persons: The median household income for the City of Burlington is 78% of the State of Iowa's median household income (\$45,841 per year, compared to \$58,580). Yet conversely, the City's median gross rent is 103% of the State's median gross rent (\$789 per month, compared to \$766). This comparative mismatch between income and rental prices puts many Burlington households at a serious disadvantage. In particular, it suggests that for those residents whose income does not permit them to purchase a home, their rental options are likely limited to the lowest quality units available. The City of Burlington has received numerous upper story grants over the years to provide affordable rental units to LMI persons. The City is also cracking down on landlords who allow their properties to fall into disrepair. Down payment programs and grants are also a need for LMI persons in the community. With low incomes and high rents, residents in Burlington have trouble saving for down payments required by banks. These down payment programs provide opportunities for LMI persons to become homeowners. The City's median home value for owner-occupied homes is 63% of the State's median home value (\$90,100, compared to \$142,300). Improving the current housing stock and getting these values higher is a great need in the community. LMI persons often find it hard to keep up with rehab items or general maintenance of their homes. The age of housing stock in the community also contributes to the need of repairs. Limited income and expensive monthly utilities result in limited funds available to reinvest in the property. Other Community Development and Housing Needs: With the increasing age of Burlington's population the city is providing different housing opportunities for senior living. Cooperatives have been built and others are in the development stage. Market and affordable apartments are available in Burlington's downtown for seniors wanting to downsize. Condos are also available in downtown and throughout the community. Offering senior living also opens up single-family housing units to other residents through the sale of their current property. The City of Burlington's housing stock is much older than the rest

of the state. 57% of the housing stock was built prior to 1939 compared to 31% for the State of Iowa. With this age a housing stock, preservation is important to the community. To encourage homeowners to invest in maintenance or remodeling in their home the City of Burlington offers real estate tax abatement for real property improvements known as an Urban Revitalization Tax Exemption. Homeowners can get a three year 100% per year tax exemption or a 10 year sliding scale tax exemption. To encourage development the City may use tax increment finance districts to bridge financial gaps. Homeowners can also apply for tax abatement offered by the City. Homeowners can received a three year 100% per year tax abatement or a 10 year sliding scale tax abatement. Planned or Potential Activities to Address Housing and Community Needs. In efforts to address these needs of LMI residents the City of Burlington offers a variety of programs. The City of Burlington is a member of the Great River Housing Trust Fund (GRHTF). This program allows for LMI homeowners to apply for rehab assistance with the (GRHTF). GRHTF was awarded an Affordable Housing Program available through the Federal Home Loan Bank to rehab 30 homes in the region. These additional funds will allow more homeowners to receive assistance and to complete projects require more assistance then the GRHTF allows. Burlington has utilized rehab funds from Community Development Block Grants with the Iowa Economic Development Authority and continues to work with this program. Homeowners can also apply with Community Action of Southeast Iowa with their weatherization program. These programs assist LMI households with funds to help with deferred maintenance items or help with the energy efficiency of the home. The City of Burlington has received two HOME grants funded by the Iowa Finance Authority and will look at applying again in future years. GRHTF also offers down payment assistance to LMI persons. Burlington is trying to meet the demand for safe, sanitary, and affordable rental units. GRHTF allows for developers to apply for funds to create upper story apartments. These funds are typically for smaller projects (4 units or less). Burlington currently has a couple Multi-Family New Construction projects in its downtown. These two projects will create 30 units, 51% of these units will be available to LMI persons. Several projects with market units are also planned for development. The City of Burlington is restarting a Neighborhood Revitalization Program where neighbors work together and can receive funds to help with exterior items such as porch repair, exterior lights, sidewalks, shutters, and doors. The City is working to implement an exterior improvement program that would focus on roofing and siding of owner-occupied homes to improve viability of homes and appearance of neighborhoods. The City of Burlington is looking into committing funds received from the American Rescue Plan Act on a roof and siding program for LMI homeowners. The City of Burlington has a demolition program that provides funds to tear down homes that are beyond repair. The City works with developers or GRHTF to redevelop these lots. Infill development can save costs due to available infrastructure which keeps the overall redevelopment costs low. GRHTF is working with Southeastern Community College's construction trades program to build a single-family home on an infill lot and will explore this partnership on future projects. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Maupin
Motion to Close

Seconded By: Critser

CARRIED

Introduced By: Maupin

Seconded By: Critser

Resolution Approving CDBG: COVID-19 Grant Application for Public Spaces

DISCUSSION: None.
(VOTE: 4 - "AYES")

ADOPTED

2. Statement: Consideration of Plans and Specifications for 2022 Aspen Grove Stormwater Improvements Project

COMMENTS: Nick MacGregor, Assistant City Manager for Public Works stated that approximately 150 foot segment of undermine sewer pipe needs to be replaced. He stated that an agreement with Aspen Grove was approved last fall. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Critser
Motion to Close

Seconded By: Maupin

CARRIED

Introduced By: Critser
Resolution Approving Plans and Specifications for 2022 Aspen Grove Stormwater Improvements Project

Seconded By: Maupin

DISCUSSION: None.
(VOTE: 4 - "AYES")

ADOPTED

RESOLUTION:

Introduced By: Billups

Seconded By: Maupin

1. Resolution Approving Agreement for Engineering Services for the Flint River Trail Phase I Project

DISCUSSION: Eric Tysland, Development and Parks Director stated that the agreement for engineering services with French-Reneker Associates, Inc. would include construction of a 10 foot wide concrete trail on the east side of Bluff Road from Cash Street to a point approximately 200 feet southeast of North 8th Street. He stated that the engineering design estimate is \$39,590.26. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 4 - "AYES")

ADOPTED

Adjournment: 6:06 p.m.

Approved: June 20, 2022

Katie Music, CMC
City Clerk

Jon D. Billups
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 Nuisance Abatements for Various Properties
2. Resolution Approving Final Acceptance, Final Payment and Release of Retention Monies for the 2020 ADA Improvement Project
3. Resolution of Support for Workforce Housing Tax Incentive Program Application by Merge Urban Development
4. Resolution of Support for Workforce Housing Tax Incentive Program Application by Ales & Company, LLC
5. Resolution Approving an Agreement with Art Guild of Burlington, Inc. and to Designate Such Agreement as a Public Purpose for FY2023
6. Resolution Approving an Agreement with the Capitol Theater Foundation and to Designate Such Agreement as a Public Purpose for FY2023
7. Resolution Approving an Agreement with Southeast Iowa Symphony Orchestra and to Designate Such Agreement as a Public Purpose for FY2023
8. Resolution Approving an Agreement with Burlington Municipal Band Foundation and to Designate Such Agreement as a Public Purpose for FY2023

SET DATE FOR PUBLIC HEARING: June 20, 2022

1. Consideration of a Perpetual Easement Purchase Agreement between the City of Burlington and Interstate Power and Light Company

APPOINTMENTS:

Civil Service Commission: Mary Saxton
Low Rent Housing Board: Mike Mertens
Parks Advisory Committee: Bill Dowell