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MINUTES OF THE PROCEEDINGS
OF THE BURLINGTON, IOWA CITY COUNCIL

Meeting No. 33
May 4, 2015

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 Anderson, Davidson, Fleming and Scott present.

BURLINGTON CITY COUNCIL

MAYOR'S AWARDS:

Tim Scott
Don Traman

PROCLAMATIONS:

Historic Preservation Month: Steve Frevert
Emergency Medical Services Week: Battalion Chief Erik Bullinger

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: Anderson Seconded By: Fleming
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. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

CARRIED

HEARING:

1. Statement: Consideration of Sale of Property Locally Known as 1305 South 12th Street, City of Burlington, Des Moines County, Iowa

COMMENTS: The Development and Parks Director stated that the City had acquired the property at 1305 South 12th Street through the court system as an abandoned building. He stated that the home was a three bedroom and one bathroom home. He stated that a licensed electrician and plumber shall be required to inspect and sign off that such items in the property meet or are brought up to adopted codes and insurance is maintained on the home prior to deed transfer. Mayor McCampbell led an auction for the Sale of Property Locally Known as 1305 South 12th Street, City of Burlington, Des Moines County, Iowa. Don Harter was the high bidder at \$14,500.00. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Introduced By: Scott
Motion to Close

Seconded By: Fleming

CARRIED

Introduced By: Scott Seconded By: Davidson
Motion to Amend Exhibit "C" of the Resolution Approving the Sale of Property Locally Known as 1305 South 12th Street, City of Burlington, Des Moines County, Iowa that the Property be Sold to Don Harter in the amount of \$14,500.00

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

CARRIED

Introduced By: Scott Seconded By: Fleming
Resolution Approving Sale of Property Locally Known as 1305 South 12th Street, City of Burlington, Des Moines County, Iowa

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

ADOPTED

ORDINANCES:

Introduced By: Davidson Seconded By: Scott
1. Motion to Amend the Motion for Preliminary Adoption of the Second Reading of an Ordinance Rezoning the Property Located at 724 North 3rd Street from R-4, Multi-Family Residential to C-2, General Commercial Zoning District

DISCUSSION: The Development and Parks Director stated that there were no changes to the Ordinance Rezoning the Property Located at 724 North 3rd Street from R-4, Multi-Family Residential to C-2, General Commercial Zoning District from the first reading. Steve Preader stated that he was the purchaser of the property at 724 North 3rd Street and he urged the Council to waive the second reading of the proposed Ordinance and final adopt. Mark Miller, representing Young House Family Services, stated that Young House Family Services had a commercial buyer for the property and are requesting that the property be rezoned back to general commercial. He stated that the property was originally zoned general commercial then Young

House Family Services had decided to sell the property as a multi-family residential and had it rezoned to multi-family. He stated that the purchaser plans to use the property for general commercial, so Young House Family Services was now requesting that the property be rezoned back to general commercial. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

CARRIED

Introduced By: Davidson Seconded By: Scott

2. Motion for Waiver of Preliminary Consideration and Adoption of the Second Reading and for Final Adoption of an Ordinance Rezoning the Property Located at 724 North 3rd Street from R-4, Multi-Family Residential to C-2, General Commercial Zoning District

DISCUSSION: None.

(VOTE: 5 - "AYES")

CARRIED

Introduced By: Davidson Seconded By: Scott

3. Motion to Amend the Motion for Preliminary Adoption of the Second Reading of an Ordinance Vacating and Selling a Portion of Alley Right-of-Way Located Between North Main Street and North Front Street, Running from Valley Street to Market Street, Burlington, Iowa

DISCUSSION: The Development and Parks Director stated that there were no changes to the Ordinance Vacating and Selling a Portion of Alley Right-of-Way Located Between North Main Street and North Front Street, Running from Valley Street to Market Street, Burlington, Iowa from the first reading. He stated that CMM Company, LC (Frank Millard Company) plans on constructing a new facility on the vacated alley right-of-way that will be adjacent to their present facility and will follow all the conditions of the 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: Davidson Seconded By: Fleming

4. Motion for Waiver of Preliminary Consideration and Adoption of the Second Reading and for Final Adoption of an Ordinance Vacating and Selling a Portion of Alley Right-of-Way Located Between North Main Street and North Front Street, Running from Valley Street to Market Street, Burlington, Iowa

DISCUSSION: None.

(VOTE: 5 - "AYES")

CARRIED

RESOLUTIONS:

Introduced By: Fleming Seconded By: Scott

1. Resolution Awarding Contract for the 2015 Sanitary Sewer Rehab Project

DISCUSSION: The City Engineer stated that the 2015 Sanitary Sewer Rehab Project provides for the rehabilitation of sanitary sewers and manholes within the City. He stated that the sanitary sewers are to be rehabilitated with a cured in place pipe liner and manholes will be rehabilitated with a centrifugally cast cementitious mortar with epoxy liner. He stated that the focus of this project is the lining of the sewers within the Hawkeye Sanitary Sewer Basin, this basin has been fully separated and is in need of rehabilitation to limit infiltration into the system and restore the integrity of the existing sewers. He stated that the project was more specifically for the lining of the brick sewer under Main Street that did not collapse last year and other sewers in the downtown area where high groundwater is seen and is prone to flooding due to proximity to the river. He stated that three bids were received on April 22, 2015 with the project being awarded to the low bidder, Municipal Pipe Tool Co., LLC of Hudson, Iowa in the amount of \$303,298.25. He stated that due to the low bid being higher than the Engineer's estimate and the budgeted funds, he was looking at change order of eliminating the epoxy liner to save approximately \$35,000.00. He stated that he has spoken with the supplier and the engineers and the epoxy does not add that much life to the project for the cost. Council Member Davidson asked the City Engineer about rebidding the project. The City Engineer stated that rebidding was discussed but felt the change order would be sufficient. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

(VOTE: 5 - "AYES")

ADOPTED

Introduced By: Fleming

Seconded By: Anderson

2. Resolution Authorizing and Approving Bond Purchase Agreements for General Obligation Corporate Purpose and Refunding Bonds, Series 2015A and Taxable General Obligation Refunding Bonds, Series 2015B and Authorizing Early Redemption of Outstanding Bonds

DISCUSSION: Travis Squires of Piper Jaffray reviewed with Council and the viewing audience the bond purchase agreements for General Obligation Corporate Purpose and Refunding Bonds, Series 2015A and Taxable General Obligation Refunding Bonds, Series 2015B and Authorizing Early Redemption of Outstanding Bonds. He stated that the 2007 bonds refinancing did not have a 5% present value savings level so that was struck from the Resolution until that savings would be more attractive. He stated that change reduced the amount of the Series A bonds. He stated that the Series A amount has been reduced. He stated that the City received an A2 rating from Moody's and an A+ rating system from Standards and Poors, who uses a different rating formula than Moody's. He stated that he was pleased with the rating results. He stated that Series A was new money for FY2016 capital improvement plan from general obligation debt and current refunding the Series 2006 bonds. He stated the 2015B was advanced refunding of 2006 TIF revenue bonds. He stated that the Series A new money consisted of the new pumper tank, streets rehab, streets miscellaneous and Police Department building repairs. He stated that the average interest rate on the Series A bonds was 2%. He stated that the City will save approximately \$165,000.00 over the next five years on the current refunding of the 2006 General Obligation Bonds. He stated that Series 2015B, Advance Refunding Series 2006 TIF Revenue Bonds average interest cost was 1.93%. He stated that the overall savings will be \$350,000.00 on the

refinancing. He stated that the cash flow savings is actually \$130,000.00 to \$150,000.00 a year. Council Member Anderson stated that it was nice to have that type of savings with the refinancing. Council Member Davidson thanked Travis Squires for attending the meeting and giving his report that was understandable. The City Manager stated that the City Clerk had given the Council a copy of the Resolution that struck out the Series 2007 Bonds from the Resolution. Both Travis Squires and the City Manager praised the City Clerk for being diligent in giving the City's underwriter copies of bond documents over the years, which made it easy to find documents as many City Clerk's do not get that accomplished. Travis Squires stated that it was almost guaranteed that if the Council approved a document there is documentation that is easy to find, which is appreciated. Mayor McCampbell and Council also thanked the City Clerk for her diligent work. 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: Mike Crowner of Hometown Car Wash stated that the sewer rate increases have a significant affect on his business. He stated that he would like to have a sewer meter installed per City Code. The City Manager stated that sewer meters are used by industrial users. Larry Williams of 1567 Mason Lane stated that in California car washes recycle their water. After considerable discussion Mayor McCampbell asked Mike Crowner to leave the "Water Use in the Professional Car Wash Industry Report" so that the City Council can read it. All present had opportunity to speak and nothing additional was filed in the office of the City Clerk.

Adjournment: 6:38 p.m.

Approved: May 18, 2015

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 Amendment to the Agreement with Piper Jaffray and Company to Serve as Dissemination Agent for Secondary Market Disclosure
2. Resolution Approving Securities Purchase Acknowledgment Letter with Piper Jaffray and Company

SET DATE FOR PUBLIC HEARING: MAY 18, 2015

1. Consideration of Fiscal Year 2014-2015 Budget Amendment No. 1