

**City of Burlington
Official Minutes
Common Council
Special Meeting
Robert Miller, Mayor
Beverly R. Gill, City Clerk
March 4, 2010**

1. CALL TO ORDER - ROLL CALL

Mayor Miller called the meeting to order at 6:30p.m. starting with roll call. Aldermen present: Robert Prailes, Ed Johnson, Peter Hintz, Jim Prailes, Tom Vos, Steve Rauch, Jeff Fischer, Katie Simenson Student Members: Absent: Bonit Gill, Tony Wang

Staff present: City Administrator Kevin Lahner, Department of Public Works Director Connie Wilson

Others present: RCEDC Representative Ms. Carolyn Engel, Ehlers Representative Mr. Dave Wagner, Mr. Claude Lois and Mr. Tom Stelling

2. PLEDGE OF ALLEGIANCE

Mayor Miller led the council, staff and audience in the Pledge of Allegiance.

3. CITIZEN COMMENTS

Alderman Hintz commented that he had checked with the airport and was told the snowplow at the airport does get used to plow both the runways and the taxiways when there is someone there to run it. Hintz also reported that the plow can be fitted with a broom to clean the runway when there is only a small amount of snow. During the last snowstorm, the snow plow had a broken hydraulic hose and couldn't be used. Hintz reported the airport equipment is run by a couple of retirees.

The mayor stated that contracted labor is still used because the size of the airport snow plow prohibits its use in some areas. These areas must be kept clean in accordance with the leases.

The mayor apologized to the council that he had spoken incorrectly at the March 2, 2010 council meeting regarding the proposed wage study. He said there will be ten comparable cities studied and will not involve any private sector comparisons. He further stated that the compensation package for the non-represented was discussed during the budget process.

At this time Vos recused himself from the meeting.

Bonit Gill arrived at 6:37 p.m.

4. RESOLUTIONS ADOPTED

A. RESOLUTION 4399(75) "A RESOLUTION TO APPROVE AN INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT-TO-EXCEED \$2,900,000 FOR COMMUNITY DEVELOPMENT PROJECTS IN TAX INCREMENTAL DISTRICTS"

A request for a second reading and motion to adopt was made by Bob Prailes with a second by Hintz. Discussion: Rauch questioned if the city was essentially paying itself back with this money as the property had already been purchased. He was concerned that this was yet more money the city was borrowing. Lahner explained this was not additional money; the city is going to issue one General Obligation Bond for the Downtown Redevelopment Project and the combined Department of Public Works facility.

Simenson questioned how the city keeps track of the closing of a TIF District if the two bonds are issued together. Lahner explained they are separated in the accounting.

Simenson questioned whether the city has a letter of financing commitment from the hotel. Lahner stated that was provided on October 28, 2009.

Rauch questioned how much of this money is allocated for the parking structure. Lahner replied that they are still working on that estimate but thought it would be about 1.5 to 2 million dollars. Rauch further questioned how much of the structure would be coming from the already completed beams at J.W. Peters as they had been subjected to freezing and thawing. Lahner estimated forty-five per cent would come from J.W. Peters. Rauch was concerned with matching up with material from another company to the already completed beams from J.W. Peters. The mayor stated that those conversations are already taking place.

Johnson questioned if there was going to be free parking in the structure. Lahner explained there would be free parking with some assigned to the hotel but the council will have the final decision.

Roll Call Ayes: Bob Prailes, Johnson, Jim Prailes, Hintz, Fischer Nays: Rauch, Simenson
Motion carried 5-2

B. RESOLUTION 4400(76) "A RESOLUTION TO APPROVE PROVIDING FOR THE SALE OF \$6,400,000 GENERAL OBLIGATION CORPORATE PURPOSE BONDS"

A request for a second reading and a motion to adopt was made by Hintz with a second by Jim Prailes. Discussion: Rauch questioned how the funds are kept separate. Mr. Dave Wagner explained that it is a requirement of the law. Roll Call Ayes: Bob Prailes, Johnson, Hintz, Jim Prailes, Rauch, Fischer Nays: Simenson Motion carried 6-1

C. RESOLUTION 4401(77) "A RESOLUTION TO APPROVE A RESOLUTION DIRECTING PUBLICATION OF A NOTICE TO ELECTORS" A request for a second reading and motion to adopt was made by Bob Prailes with a second by Johnson. With all in favor, the motion carried.

D. RESOLUTION 4402(78) "A RESOLUTION TO AUTHORIZE CITY STAFF TO APPLY FOR APPROXIMATELY \$815,000 IN STATE TRUST FUND LOANS TO ALLOW REVOLVING LOAN FUND LOANS TO BE MADE ON DOWNTOWN HOTEL PROJECT" A request for a second reading and motion to adopt was made by Hintz with a second by Bob Prailes. Simenson asked for clarification of this resolution. Lahner explained the funds from the trust fund will be combined with the revolving loan fund to provide the 1.5 million dollar loan to the Burlington Hotel Group. A constituent had contacted Simenson and expressed concern that the city was loaning the hotel group money for a down payment. Lahner stated that was not a correct statement. Roll Call Ayes: Bob Prailes, Johnson, Hintz, Jim Prailes, Rauch, Fischer Nays: Simenson Motion carried 6-1

E. RESOLUTION 4403(79) "A RESOLUTION TO AUTHORIZE A REVOLVING LOAN FUND IN THE AMOUNT OF \$340,000 TO THE BURLINGTON HOTEL GROUP"

A request for a second reading and motion to adopt was made by Bob Prailes with a second by Jim Prailes. Johnson questioned when the group would begin making payments. Lahner explained that it would depend on the closing date. Ms. Engel stated that the interest payments would begin first and once the construction is completed, the payments would then be principal and interest. Mr. Wagner said the principal payments were scheduled to begin in 2012. Roll Call Ayes: Bob Prailes, Johnson, Hintz, Jim Prailes, Rauch, Fischer Nays: Simenson Motion carried 6-1

At 6:50 p.m. Vos returned to the council floor.

Vos questioned who will be the primary contractor, primary engineer and who will have the primary warranty on the parking structure due to J.W. Peters providing only forty-five per-cent of the structure. Lahner explained the city will have its own design engineer on the project

and will not be relying on the J.W. Peters structural engineer who was the original designer. Lahner further stated that the warranty would fall on the General Contractor.

5. ADJOURNMENT

A motion was made by Simenson with a second by Bob Prailes to adjourn the meeting. With all in favor, the meeting adjourned at 6:53 p.m.

Beverly R. Gill
City Clerk
City of Burlington
Racine and Walworth Counties