



CITY OF BURLINGTON

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CITY OF BURLINGTON
Committee of the Whole Minutes
Robert Miller, Mayor
Beverly R. Gill, City Clerk
April 4, 2012

1. CALL TO ORDER/ROLL CALL

Mayor Bob Miller called the meeting to order at 6:32 p.m. starting with roll call. Aldermen present: Ed Johnson, Peter Hintz, Jim Prailes, Tom Vos, Steve Rauch, Katie Simenson Absent: Bob Prailes, Jeff Fischer

Student Representative present: Dale Morrow Absent: Paul Dhillon

Student representative Paul Dhillon arrived at 6:33 p.m. and Alderman Bob Prailes arrived at 6:45 p.m.

Also present: City Attorney John Bjelajac, City Administrator Kevin Lahner, Police Chief Peter Nimmer, Treasurer Steve DeQuaker, Assistant to the Administrator Megan Johnson, Public Works Director Connie Wilson, Public Works Supervisor Dan Jensen, Library Director Gayle Falk, Fire Chief Dick Lodle, Tom Foht of Kapur Engineering, Mr. David Wagner of Ehlers and Associates

2. CITIZENS COMMENTS AND QUESTIONS

None

3. APPROVAL OF MINUTES FOR MARCH 20, 2012

A motion was made by Johnson with a second by Jim Prailes to approve the minutes from March 20, 2012. With all in favor, the motion carried.

4. RESOLUTION 4547(72) "A RESOLUTION TO CONSIDER THE INITIAL RESOLUTION AUTHORIZING GENERAL OBLIGATION BONDS IN AN AMOUNT NOT TO EXCEED \$3,190,000 FOR STREET IMPROVEMENT PROJECTS"

The mayor introduced Resolution 4547(72) to the Council for discussion.

5. RESOLUTION 4548(73) "A RESOLUTION TO CONSIDER DIRECTING PUBLICATION OF THE NOTICE TO ELECTORS FOR GENERAL OBLIGATION STREET IMPROVEMENT BONDS"

The mayor introduced Resolution 4548(73) to the Council for discussion.

6. RESOLUTION 4549(74) "A RESOLUTION TO CONSIDER PROVIDING FOR THE SALE OF \$3,190,000 GENERAL OBLIGATION STREET IMPROVEMENT BONDS"

The mayor introduced Resolution 4549(74) to the Council for discussion.

Mr. Dave Wagner of Ehlers and Associates gave a presentation regarding Resolutions 4547(72), 4548(73) and 4549(74). Ehlers stated that the first resolution is for the borrowing of the money; the second is for the publication notice; the third resolution is authorizing the sale of the debt.

Wagner stated that the city was still playing catch up in their street program schedule as in the past fifteen years the tax revenue was funding improvements in the TIF districts with money not available for the remainder of the city. Wagner further stated that the city at one time had funded for annual street improvements but since 2008 had begun borrowing. Wagner stated that this bond accelerates the street improvement program with lower interest rates and favorable construction bids.

Simenson was concerned with the debt load on the city. She said in the future it was projected that in 2014 additional borrowing would have to happen to continue the street program. She questioned Wagner on what kind of a payment that would be at that time for the city and if that would be sustainable by the city. Wagner responded that he would not advise any additional borrowing until 2017 which at that time the TIF 3 would be closed. He further stated that he felt there is enough levy capacity available at the current tax rate with TIF closures to handle this without significantly increasing the tax rate.

Vos asked if there was any assumption of growth in this bonding of additional money. Wagner said that he had assumed a zero growth in the projection.

Rauch questioned what the projected interest cost would be on the bond over the twenty years. Wagner replied it would be about \$1,277,000.

Bob Prailes questioned if the debt could be repaid early with no penalty. Wagner replied that everything is pre-payable as early as 2017.

Rauch questioned the reasoning behind doing the projects in two years rather than three years. Lahner replied that due to arbitrage rules, the city can't earn interest on borrowed money which is the reason for the accelerated construction schedule; it also reduces the administrative complexities of the borrowing.

Rauch asked if the city would be putting any of the cash-on-hand into this project. Lahner replied that this year's unaudited fund balance will be 26% with a projected 2013 fund balance of 31% but he felt it was in the city's best interest to maintain a cushion against any unknowns in the future.

Simenson was concerned with locking in payments for the city with regard to the uncertainties of the federal and state government. Wagner noted that in terms of the math, some of the increase is built in already. This borrowing generates a total average annual payment over twenty years of \$220,000 which he did not consider sufficient money towards road work.

Vos commented that there is really no way to pay for the roadwork without borrowing as it is difficult to save enough money to accomplish much each year.

The mayor said there were two schools of thought in how to handle the roadwork and that is to borrow the money and do the compressed street schedule or to try and save each year, but the streets deteriorate faster than the money can be saved.

Lahner commented that there are possible partnerships with other municipalities that are being explored and that in the future, the city may be able to get even more done than is now anticipated.

There were no further comments. This resolution will move forward to this evening's common council meeting.

7. ORDINANCE 1946(23) "AN ORDINANCE TO CONSIDER AMENDING THE OFFICIAL TRAFFIC MAP BY CREATING NO PARKING ZONES IN THE BURLINGTON INDUSTRIAL PARK"

The mayor introduced Ordinance 1946(23) to the council for discussion.

Simenson questioned the reason for the ordinance. The mayor explained that through the covenants of the Industrial Park a no-parking rule does exist, but the city does not enforce covenants. Once this no parking ordinance is passed, the city will then be able to enforce.

Rauch asked if the proposed no parking rule is only addressing convenience or do the businesses lack parking. The mayor replied he thought it was a combination of both with the addition of trucks trying to make deliveries.

Vos as an owner of property in the industrial park; said he bought the property directly from the city and he wasn't sure of the idea that Burlington Industrial Control Board existed or the purported covenants were ever enforced. Vos emphasized that he felt strongly that the city bought and developed the industrial park and the current ordinances of the city should be used to control the parking. Vos suggested more research be done on the existence of the Burlington Industrial Control Board.

Lahner said that he would look further into the Burlington Industrial Control Board and provide council with the information.

Atty. Bjelajac suggested that the resolution that was adopted in 1983 should have been recorded. Bjelajac suggested that research needs to be done to see if the resolution was recorded and to check whether the Burlington Industrial Control Board ever existed.

Hintz questioned if Front Street was part of the industrial park. The mayor replied that it was not part of it.

Simenson was concerned that because this ordinance was scheduled for both the Committee of the Whole and Council in the same evening that the businesses affected were not given enough notice.

Vos said that it is only recently that parking has become a problem and it is only one business that is causing the parking problem. He stated that "Careers" located in the park has many of the parking stalls designated for handicap only usage which is contributing to the street parking.

Johnson suggested talking to the business that is causing the parking issue as they may not even be aware of what is happening.

Lahner stated that he would like to see this ordinance passed because of the narrowness of the street which contributes to safety issues but he was in agreement with Johnson regarding discussing the issue with Careers.

Rauch thought this was a heavy-handed way to deal with a problem that is only related to one business and he suggested talking with that one business.

Simenson said it appeared to be a zoning issue and questioned if the building was being occupied by too many people. Lahner did not believe it was a zoning concern.

Atty. Bjelajac commented that the passage of the ordinance would make it easier for the city to enforce the no parking.

There were no further comments. This ordinance will move forward to this evening's common council meeting.

8. MOTION 12-737 "A MOTION TO CONSIDER AN AIRPORT HANGAR LEASE WITH ROBERT DILLMAN AT 1516 MIKE TAXIWAY FOR A TERM OF 29 YEARS AT \$285 PER YEAR"

The mayor introduced Motion 12-737 to the council for discussion.

There were no further comments. This motion will move forward to this evening's common council meeting.

9. MOTION 12-738 "A MOTION TO CONSIDER APPROVING A CERTIFICATE OF APPROPRIATENESS APPLICATION IN THE HPC OVERLAY DISTRICT FOR 166 E. JEFFERSON STREET"

The mayor introduced Motion 12-738 to the council for discussion.

There were no further comments. This motion will move forward to this evening's common council meeting.

10. MOTION 12-739 "A MOTION TO CONSIDER APPROVING A CERTIFICATE OF APPROPRIATENESS APPLICATION AND SIGN APPLICATION IN THE HPC OVERLAY DISTRICT FOR 492 N. PINE STREET"

The mayor introduced Motion 12-739 to the council for discussion.

There were no comments. This motion will move forward to this evening's common council meeting.

11. ADJOURNMENT

A motion was made by Jim Prailes with a second by Rauch to adjourn the meeting. With all in favor, the meeting adjourned at 7:33 p.m.

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