

Special Council Meeting August 22, 2007 – 6:00 p.m. The West Burlington City Council met in Special Session at 122 Broadway Street with Mayor Trousil presiding. Council Members, Rod Crowner, Rick Raleigh, Therese Lees Marc Pilger and were present. Tom Law was absent. City Administrator Dan Gifford, Public Works Director Randy Fry, Building Inspector Lowell Hoy and Police Chief Alex Oblein were also present.

Lees made a motion, second by Pilger, to approve the Agenda as presented. Roll call vote: Raleigh, Pilger, Lees and Crowner voted aye. Motion carried.

CITIZEN INQUIRIES: Tom Martin, 208 Prairie, addressed Council with concerns about how new commercial development at the corner of West Burlington Ave. and Agency Rd. would affect the storm water system at his property on Prairie as well as his property in the 400 block of Swan Street. He reported water seeping into the basement on Swan Street and water standing in the yard on Prairie Street during heavy rains. Public Works Director Fry and Mayor Trousil stated that the commercial development in this area would not have an affect on storm water issues on Swan Street or Prairie St. Mayor Trousil also stated that during heavy rains many properties in town experience water seeping into basements.

PUBLIC HEARING: Council held a Public Hearing to review a State Environmental Information Document in conjunction with proposed improvements to the City's water treatment system. The City's proposed improvements to the Water Distribution System include providing a more reliable water supply from the Burlington water system. This redundant connection will provide a degree of relief to the Burlington system, but more importantly will significantly increase the reliability of service in the West Burlington water system. The second connection will also be required to support the improvement to the Iowa Army Ammunition Plant (IAAP). To improve service reliability to the IAAP, a connection from the West Burlington water system will be constructed. This will provide emergency supply to IAAP in the event of a service disruption from the Burlington water system.

The project is divided into two divisions. Division 1 includes the installation of 16,000 linear feet of water main along Hwy 406 Rd. And, division 2 includes the construction of a water booster station on Division Street near the Rec Plex. The proposed water booster station includes chemical addition, high service pumps and an integrated utility control system.

This project will strengthen and improve the reliability of the West Burlington and IAAP water systems, individually and collectively, while avoiding construction of duplicate facilities. It would also further the development of the Burlington water system as regional supply of water in Des Moines County and southeast Iowa.

The Environmental Impact Study concludes that the proposed water system improvement project will have no significant environmental impact. The Environmental Information Document has been filed with the City Clerk and is available at City Hall for further examination.

No verbal or written comments were received. Mayor Trousil closed the Public Hearing at 6:15 p.m.

Lees made a motion, second by Raleigh, to accept the Project description, scope and anticipated environmental impacts as provided in the State Environmental Information Document and authorize Mayor Trousil to execute said document. Roll call vote. Lees, Pilger, Crowner and Raleigh voted aye. Motion carried.

COMMITTEE REPORTS:

FINANCE – Nothing to report

SANITATION – Mayor Trousil reported that City crews have been performing routine maintenance on sewer lines throughout town to keep lines open and running as smoothly as possible. Following several complaints by residents who experienced odor and water being drained out of the sewer lines during the maintenance, Mayor Trousil asked staff to try and notify residents prior to maintenance on lines so they can take precautions such as closing the lids on toilets and running water following the maintenance to prevent sewer odor from coming into the building.

UTILITIES – Public Works Director Fry reported that the new generator at City Hall has been installed and is working as planned.

STREETS – Public Works Director Fry reported that Beaverdale Rd. would be closed to make repairs to the railroad crossing.

PUBLIC SAFETY – Chief Oblein reported that the department has one officer off work with an injury and possibly another officer that will be resigning. Chief Oblein plans to begin the process of advertising pending the officer's formal resignation.

Chief Oblein reported that officers have written two trespassing citations to people living outside of the City limits that were found dumping yard waste at the City's Yard Waste Dump site. This service is available strictly to residents of West Burlington.

NEW BUSINESS:

Consider Awarding the Bid for the West Burlington Municipal Swimming Pool Project – Dave Burbach, Burbach Aquatics was present to report on bids that were received on August 20th for the construction of the Municipal Swimming Pool. The project is broken down into three contracts and included six alternates. Contractors could bid on the entire project or a combination of the contracts. Mr. Burbach estimated the cost of construction to be 3,943,000. Burbach was pleased to report that the construction bids came in under the estimate and recommended awarding the bid as follows:

- Contract #1 – Pool Construction to Ricchio Inc. in the amount of \$1,298,000.
- Contract #2 – Mechanical Construction to Hometown Plumbing and Heating in the amount of \$534,000
- Contract #3 – General Construction to First Construction Group in the amount of \$1,127,674

Mr. Burbach noted that First Construction Group place a bid for the entire project, but failed to provide references for three similar projects as specified in the bidding documents. For the reason he did not recommend awarding the bid to First Construction for the entire project.

Crowner expressed concern over working with three separate contractors and asked Mr. Burbach how that would be handled. Burbach explained that the contractors will agree on a schedule at the preconstruction meeting and will be responsible for following the agreed schedule. Change orders will be submitted to Burbach for consideration then to the City Administrator for consideration by City Council.

Lees made a motion, second by Crowner, to approve the base bids for the construction of the new Municipal Swimming Pool as follows:

- Contract #1 – Pool Construction to Ricchio Inc. in the amount of \$1,298,000.
- Contract #2 – Mechanical Construction to Hometown Plumbing and Heating in the amount of \$534,000
- Contract #3 – General Construction to First Construction Group in the amount of \$1,127,674

Roll call vote. Pilger, Crowner, Raleigh and Lees vote aye. Motion carried.

Because the bids came in under budget Mr. Burbach recommended that Council also proceed with including six alternates that were included in the bidding packet. Those alternates included adding a larger water feature at a cost of \$29,500, concrete parking lot and drive at a cost of \$154,463; outdoor lockers at a cost of \$24,028; placing a metal roof on the bathhouse rather than asphalt shingles at a cost of \$29,322; adding lighting around the deck of the pool at a cost of \$40,954; and adding heating and air conditioning in the bathhouse at a cost of \$13,369. Council agreed that the alternates should be included. Lees made a motion, second by Raleigh, to include all six alternates in the pool project. Roll call vote. Crowner, Raleigh, Lees and Pilger voted aye. Motion carried.

With engineering Mr. Burbach presented a total project cost of \$3,849,764.39, which is approximately \$734,000 less than the total opinion of probable construction.

Consider Request from West Burlington Athletic Booster Club to Donate Labor for their Baseball Field Renovation Project – The West Burlington Athletic Booster Club has approached the City with a request to have the Public Works Department donate approximately 38 hours of labor to help make improvements to the high school baseball field. Council agreed that the improvements were a worthwhile project and would be an asset to the community. Raleigh made a motion, second by Crowner, to donate approximately 38 hours of labor to the West Burlington Booster Club's Baseball Field Renovation Project. Roll call vote. Raleigh, Lees, Pilger and Crowner voted aye. Motion carried.

Lees pointed out that although the City does not get credit for helping the school district, Council has approved donations like this for several construction projects.

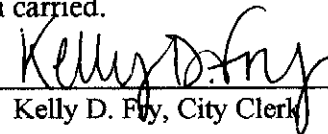
Consider the Purchase of a City Vehicle – Council discussed purchasing a Kansas Highway patrol unit to be used for the new City vehicle at a cost of \$15,400. Comments were not favorable towards this idea. Raleigh made a motion, second by Crowner to table the issue until the next meeting. Roll call vote. Raleigh, Lees, Pilger and Crowner voted aye. Motion carried. City Administrator Gifford will work on some other options for Council's consideration. Pilger stated that he was not convinced that the City needed a new vehicle and asked staff to justify the request.

OLD BUSINESS: None

MAYOR'S INQUIRIES:

CITIZEN'S INQUIRIES: None

ADJOURN – There being no further business, the meeting adjourned at 7:45 p.m. upon motion by Raleigh, second by Crowner. Voice Vote: All Ayes. Motion carried.



Kelly D. Fry, City Clerk