

Belle Plaine, Iowa
February 7, 2024

The Belle Plaine City Council met on February 7, 2024, at 6:30 p.m. in the Council Chambers at Belle Plaine City Hall with Mayor Lyle Morrow presiding. Present were Councilpersons Garrett Landuyt, Mitch Malcolm, Judy Schlesselman, Charmaine Wickwire, and Adam Papesh. City Administrator Stephen Beck and City Clerk Sandy Walton were also present. The Pledge of Allegiance was recited.

Motion by Schlesselman, seconded by Papesh to approve the Consent Agenda, Council Minutes of January 17, Special Session Council Minutes of January 24, receiving & filing of the minutes from the November 28 meeting of the Belle Plaine Community Library Board of Trustees and bills received. All voted aye, motion carried 5-0.

Resident Comments: None

Motion by Malcolm, seconded by Wickwire to approve Business Incentive Grants (Commercial Interior for \$4,500 and an Area Acquisition Assistance Grant for \$850) for Heather Iezek (Hansen Building) at 807 12th Street, Belle Plaine, Iowa. All voted aye, motion carried 5-0.

Motion by Landuyt, seconded by Schlesselman to approve a Business Incentive Grant (Area Acquisition Assistance Grant for \$739.50) for Heather & Russell Hemness (The Regal Frittillary) at 806 12th Street, Belle Plaine, Iowa. All voted aye, motion carried 5-0.

Police car quotes were reviewed. Motion by Wickwire, seconded by Malcolm to approve the bid from Thys Motors for a 2024 Dodge Durango Pursuit AWD in the amount of \$41,216.00 which was the low bid received. All voted aye, motion carried 5-0.

Discussion of the Franklin Park Restroom construction agreement was tabled. This will be moved to a future meeting once the appropriate quote procedures have been followed.

Motion by Malcolm, seconded by Landuyt to approve Resolution #24-02-02; a resolution to set a public hearing for Wednesday, March 6, 2024 at 6:30pm in the Belle Plaine Council Chambers for a CDBG-DR Housing Grant application (round #2 for the King Theater). On roll call vote, all voted aye, motion carried 5-0.

Motion by Papesh, seconded by Schlesselman to approve Resolution #24-02-03; a resolution to request amendment of the contract amount from \$475,000 to \$479,101 on CDBG-DR #20-DRH-014 and authorize Mayor Morrow to sign same. On roll call vote, all voted aye, motion carried 5-0.

Approval of Resolution #24-02-04 requesting the addition of several street lights was tabled until the next meeting so that the monthly costs to add these lights can be provided.

Motion by Landuyt, seconded by Wickwire to approve Resolution #24-02-05; a resolution to set a public hearing for Wednesday, April 3, 2024, at 6:30pm in the Belle Plaine Council Chambers for the Proposed Property Tax Levy for FY25 (\$15.98399). This is a decrease

from the prior year's levy rate. On roll call vote, all voted aye, motion carried 5-0. Since this can be the ONLY item on that meeting's agenda, the regular April 3rd Belle Plaine City Council meeting will start at 6:45pm.

Motion by Landuyt, seconded by Papesch to approve the renewal of a Class C Retail Alcohol License with Sunday Sales and Outdoor Service for the Belle Plaine Country Club, 1911 13th Avenue N, Belle Plaine, Iowa. All voted aye, motion carried 5-0.

Discussion was held on whether the city should sell the currently vacant, city-owned Medical Center building at 1010 8th Avenue. Per instructions from the City Council, Steve is to get an appraised value for the building and also contact Kate Robertson from Benton Development Group so she can let people know we are entertaining the sale of this building.

Discussion was held on selling 4 of the city-owned lots as a bundled development package. The City Council has instructed the City Clerk to draft a development package deal for the Council to evaluate at the next meeting.

The City Clerk presented the Solar Report for December and a Landfill Fund Report updated for January. Information was also provided on the poll of employee interest in membership to Total Body Fitness. It was determined that the city would not pursue memberships at this time, but it could be negotiated at union contract time.

City Administrator Steve Beck reported that Nick Viall has been promoted to Public Works Supervisor. Steve has been working on job descriptions for 2 Public Works positions being advertised for this week (Full-time Public Works Operator and Part-time Public Works Laborer). He gave other updates on items he has been working on the past two weeks. He reported that the Wellfield levels are trending up slightly thanks to the recent snow melt.

Mayor Morrow attended the recent Benton Development Group meeting. He is now the Chairperson of that group. The meeting with the assessor's office has been postponed until March. He has been speaking with investors and reaching out to them on development ideas for our community. He also had a meeting with Zach Lahn to discuss various properties he owns in town.

Correspondence: None.

Old Business: Council would like to get the downtown parking Ordinance revisions back on a future agenda. The City Clerk will prepare the proposed revisions and provide for Council input/vote at the February 21st meeting.

Resident Comments: Clifton Watson of 803 8th Avenue inquired on the water status. The council told him of the proposed water treatment facility and the fact that it will take a couple of years for it to be finished. This Council has committed to fixing this problem, but it takes time to navigate engineering, DNR approval, and construction.

John Grieder of Grieder Beverage Depot was at the meeting to inquire about the status of the city-owned property at 718 13th Street where the Herring Hotel was demolished. The City Council is not yet ready to decide on the disposition of that property.

Committee of the Whole: Discussion was held on possible projects to obligate the balance of our ARPA funds which are roughly \$145,000. In order for the funds to be considered “obligated” the project must be under contract (although funds do not have to have been completely expended). This must be completed ideally by April, but no later than December 2024. Some ideas are a water meter project, water tower/standpipe repairs, road repair, and bridge repair. The City Council is to think more about this and bring their ideas to the next council meeting.

The City Council would like to have a list of sidewalks that need repair put on a future agenda for discussion.

Motion by Malcolm, seconded by Landuyt to adjourn the meeting. All voted aye, motion carried 5-0. The meeting was adjourned at 9:08 p.m.

Lyle Morrow, Mayor

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.