

Belle Plaine, Iowa
January 3, 2024

The Belle Plaine City Council met on January 3, 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, and Charmaine Wickwire. City Administrator Stephen Beck, City Clerk Sandy Walton, and Assistant City Attorney Gage Kensler were also present. The Pledge of Allegiance was recited.

Motion by Wickwire, seconded by Malcolm to approve the Consent Agenda, Council Minutes of December 20, 2023, and bills received. All voted aye, motion carried 4-0.

Resident Comments: None

Kate Robertson from Benton Development Group presented an overview of the Downtown Walk Around completed in October by the Iowa Downtown Resource Center of the Iowa Economic Development Authority. She highlighted recommendations to streetscape, downtown buildings, upper story housing, and volunteerism. She also mentioned their recommendation for council to consider implementing a vacant building registry and/or vacant building/minimum maintenance ordinances. Kate will also email copies of the Downtown Design Guide to each Councilperson for their reference.

Kate then initiated a discussion of the Catalyst Grant. The city is allowed to apply for one \$100,000 catalyst grant each year and we have two current viable projects/candidates. One is a \$285,000 project for Phase 1 of the lower level of the King Theater. The other is a \$275,000 project for the lower level of the Moore Building which has a letter of intent for a tenant to go into that building once completed. The City Council needed to give her direction on which project to pursue for this coming grant cycle and will have to agree to the city's commitment at the January 17th Council Meeting. The City Council told her to apply for the Moore Building and see if there are any other grants (such a historic preservation) available for us to offer the King Theater this year.

Motion by Malcolm, seconded by Landuyt to approve The Hometown Current as the official newspaper of the City of Belle Plaine for 2024. All voted aye, motion carried 4-0.

Motion by Schlesselman, seconded by Wickwire to approve the reappointment of Bruce Gapstur to the Airport Commission. All voted aye, motion carried 4-0.

Motion by Landuyt, seconded by Malcolm to approve the reappointment of Andy Dahlquist to the Historic Preservation Board. All voted aye, motion carried 4-0.

Motion by Schlesselman, seconded by Landuyt to approve the renewal of a Class C Retail Alcohol License with Sunday Sales and Outdoor Service for El Catrin Mexican Cuisine, 1009 7th Avenue, Belle Plaine, Iowa. All voted aye, motion carried 4-0.

Motion by Landuyt, seconded by Wickwire to approve the renewal of a Class B Retail Alcohol License with Sunday Sales for Dolgencorp, LLC (dba Dollar General #6648), 405 13th Street, Belle Plaine, Iowa. All voted aye, motion carried 4-0.

Motion by Wickwire, seconded by Schlesselman to approve the renewal of a Class C Retail Alcohol License with Sunday Sales for Jennings Bradshaw American Legion Post #39, 1008 12th Street, Belle Plaine, Iowa. All voted aye, motion carried 4-0.

Motion by Malcolm, seconded by Landuyt to approve a one-time utility credit (\$376.20) at 902 7th Avenue, Belle Plaine, Iowa due to a water softener stuck in cycle mode. Malcolm, Landuyt, and Schlesselman voted aye, Wickwire voted nay, motion carried 3-1.

Motion by Landuyt, seconded by Schlesselman to approve a one-time utility credit (\$225.72) at 1707 8th Avenue, Belle Plaine, Iowa due to a basement toilet leaking. Malcolm, Landuyt, and Schlesselman voted aye, Wickwire voted nay, motion carried 3-1.

The City Council has asked the City Clerk to bring the original write-up of the one-time utility credit policy to the next meeting. They may want to revise the policy to only allow credit if the leaking water did not go down the sewer system.

City Administrator Steve Beck reported that the wellfield is holding steady, but not gaining any ground so he feels that we are still unable to complete any hydrant flushing at this time. He has been unable to secure any additional bottled water deliveries but is very grateful for the many loads that Fareway has provided over the past several weeks. The City Council would like to send a written thank you to Corporate Fareway thanking them for their donations. Steve has several meetings regarding tree and water grants planned and has been helping the community center with procurement of some new equipment.

There has been some interest in a nuisance property that the city recently acquired which sits on a non-conforming lot. This spurred some council discussion on current building codes and lot requirements. Steve will get with Gage to discuss and will also complete some research with other communities on their building codes.

Mayor Morrow has not attended any meetings recently. There is an Emergency Management meeting soon. Mayor Morrow appointed Garrett Landuyt as Mayor Pro Tem.

Correspondence: None.

Old Business: None.

Resident Comments: None

Motion by Malcolm, seconded by Landuyt to enter into closed session at 8:44 p.m. under Iowa Code 21.5 (1) *i*. To evaluate the professional competency of an individual whose appointment, hiring, performance or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. On roll call vote Malcolm, Landuyt, Schlesselman, and Wickwire all voted aye. Motion carried 4-0.

Motion by Malcolm, seconded by Schlesselman to come out of closed session at 9:27 p.m. On roll call vote Malcolm, Landuyt, Schlesselman, and Wickwire all voted aye. Motion carried 4-0.

Motion by Landuyt, seconded by Malcolm to appoint Adam Papesh to fill the vacant Ward 1 Council Seat. This decision was made after much deliberation and careful consideration based on interviews that various council persons had with each candidate; it was a unanimous decision. All voted aye, motion carried 4-0.

Committee of the Whole: In budget work session #1, the City Council reviewed proposed FY25 budget numbers for payroll, proprietary funds, RUT, and LOST funds. Budget work session #2 will be held at the end of the January 17th council meeting and will review general and special revenue funds.

Motion by Malcolm, seconded by Landuyt to adjourn the meeting. All voted aye, motion carried 4-0. The meeting was adjourned at 10:47 p.m.

Lyle Morrow, Mayor

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.