

Belle Plaine, Iowa
July 17, 2024

The Belle Plaine City Council met on July 17, 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, Judy Schlesselman, Mitch Malcolm, and Dillion McGrane. Councilperson Charmaine Wickwire was absent. City Administrator Stephen Beck, City Attorney Gage Kensler, and City Clerk Sandy Walton were also present. The Pledge of Allegiance was recited.

Motion by Schlesselman, seconded by Landuyt to approve the Consent Agenda, Council Minutes of July 1st, and bills received. On roll call vote, all voted aye, motion carried 4-0.

Resident Comments: None

Mayor Morrow opened the public hearing at 6:33 p.m. on the Status of Funded Activities (SOFA) for CDBG-DR Project #20-DRH-014 (Moore Building). Paula Mitchell from ECICOG presented these remarks:

THE PURPOSE OF THIS HEARING IS TO CONSIDER THE STATUS OF FUNDED ACTIVITIES FOR THE DISASTER RECOVERY HOUSING NEW PRODUCTION – RENTAL HOUSING PROGRAM FOR BELLE PLAINE, IOWA, AS ASSISTED BY THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM (CONTRACT #20-DRH-014)

As required for this hearing, it is noted that:

- a. For a general description of accomplishments to-date, **A CDBG Disaster Recovery Housing contract in the amount of \$475,000.00 was awarded to the City of Belle Plaine from the Iowa Economic Development Authority for the construction of 5 new multi-family rental housing units, with a release of funds issued on July 20, 2023. Pre-construction conferences were held beginning on August 29, 2023, and construction is underway.**
- b. For a summary of expenditures to-date, **through June 30, 2024, a total of \$163,422.35 has been invoiced; \$136,533.86 for construction expenses, and \$26,888.49 for project service delivery. Construction items included materials and labor for construction of housing units at 712 Main Street.**
- c. For a general description of remaining work, **The Building has been cleaned out and gutted, with removal of all interior walls, wiring, sheet rock, and insulation. New windows, HVAC, electrical wiring, and insulation has been installed. Drywalling, painting, and refinishing of floors has yet to be completed and new lighting, switches, and outlets will be installed. Construction is currently projected to be completed by August 2024.**

- d. For a general description of changes made to the project budget, performance targets, activity schedules, project scope, location, objectives or beneficiaries, A contract amendment was approved on June 11, 2024, to add \$4,101.00 to the budget to help offset costs of project delivery to administer the grant.

Public in attendance:

Mayor Morrow closed the public hearing at 6:37 p.m. with no comments from the public.

Mayor Morrow opened the public hearing at 6:37 p.m. to consider the rezoning of Parcel #03050875 at the corner of 9th Avenue & 16th Street (former Lincoln Junior High lot) from P-1 to R-2 per Planning & Zoning's recommendation. Dennis Gallagher asked some questions regarding subdivision regulations that Attorney Gage Kensler answered. Val Coffman, school board president expressed her appreciation for this neat opportunity for students to explore construction trades. Kate Robertson of the Benton Development Group commented on the great developer partnership that this will help to create.

Mayor Morrow closed the public hearing at 6:44 p.m.

Motion by Malcolm, seconded by Landuyt to approve the rezoning of parcel #03050875 from P-1 to R-2. On roll call vote, all voted aye, motion carried 4-0.

Mayor Morrow opened the public hearing at 6:45 p.m. to consider a franchise agreement with ITC which will add no additional fees to city residents. A brief explanation of the agreement was given to the council by the city administrator.

With no comments from the public, Mayor Morrow closed the public hearing at 6:50 p.m.

Motion by Schlesselman, seconded by McGrane to approve the passage of the first reading of Ordinance #24-6 which would amend the Code of Ordinances of the City of Belle Plaine by granting ITC an electric transmission franchise. On roll call vote, all voted aye, motion carried 4-0. A second & third reading of this ordinance will be at the next two council meetings.

Heidi Kuhl of Northland Securities was in attendance to answer any council questions regarding the loan for the new fire truck. Motion by Malcolm, seconded by Schlesselman to approve resolution #24-07-06, a resolution authorizing and approving a Loan Agreement, providing for the issuance of a General Obligation Fire Truck Acquisition Note, and providing for the levy of taxes to pay the same. On roll call vote, McGrane, Schlesselman, and Malcolm voted aye. Motion carried with Landuyt abstaining due to being a member of the fire department.

Motion by Landuyt, seconded by McGrane to approve resolution #24-07-03, a resolution authorizing amendment No. 1 to the contract with ECICOG for CDBG-DR grant administration and project delivery services. On roll call vote, all voted aye, motion carried 4-0.

Kristi Sorensen gave her final yearly Library report to the council. She announced that she is planning to retire in December after 23 years with the Belle Plaine Library. She also reported that the Library Board would like to decrease from a 9-member board to a 7-member board. With the City Council's approval, it will be placed on the November ballot as a public measure for the citizens to officially vote on. The Library Board asks that one of its members have their term extended until the end of the year when the measure will be voted. Motion by Malcolm, seconded by Landuyt to extend the term for Dennis Kurriger on the Library Board through December 2024. On roll call vote, all voted aye, motion carried 4-0.

Mayor Morrow opened the public hearing at 7:14 p.m. to hear any concerns on the City applying for USDA-RD financial assistance for new well(s).

Mayor Morrow closed the public hearing at 7:17 p.m. with no comments from the public.

Motion by Landuyt, seconded by Schlesselman to approve Resolution #24-07-04, a resolution to approve request for payment under CDBG Contract #20-DRH-014 to Iowa Main Street Investments LLC for General Accounting Expenditure #9 in the amount of \$106,210.49. On roll call vote, all voted aye, motion carried 4-0.

Motion by McGrane, seconded by Malcolm to appoint Jennifer Juett to the Planning and Zoning Board for a term to expire June 30, 2029. On roll call vote, all voted aye, motion carried 4-0.

Motion by Schlesselman, seconded by Landuyt to approve resolution #24-07-05; a resolution approving the transfer of funds. On roll call vote, all voted aye, motion carried 4-0.

The June Treasurer's Report and City Budget Report were given to the Council for their review.

City Administrator Steve Beck reported on the Middle Iowa Watershed Management Authority, the removal of a tree, the Medical Clinic building, Our Town, IDOT & railroad complications, a water leak causing a boil advisory, and grant status for the fire generator, progress with ECWAG and IDALS grant possibilities.

Mayor's Report: None

Correspondence: Kate Robertson announced that the City of Belle Plaine has been awarded a \$100,000 catalyst grant. Additional details will follow at next month's meeting.

Old Business: Landuyt reported concerns that he has received on the new downtown parking regulations. Since there are no signs yet posted on the west end of 12th street, people are parking in the spots that are not supposed to have cars parked from 2am to 5am. This is causing problems for the truck to unload. Steve is to make sure that until new signs can be purchased, the old signs that were taken down elsewhere on 12th

Street downtown are to be relocated to that end of the street as soon as possible. He is also to reach out to the downtown business regarding plans to alleviate their concerns.

Resident Comments: None

Committee of the Whole: None

Motion by Landuyt, seconded by McGrane to adjourn the meeting. All voted aye, motion carried 4-0. The meeting was adjourned at 7:56 p.m.

Lyle Morrow, Mayor

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.