

Belle Plaine, Iowa
May 15, 2024

The Belle Plaine City Council met on May 15, 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 Charmaine Wickwire. City Administrator Stephen Beck, City Attorney Gage Kensler, and City Clerk Sandy Walton were also present. The Pledge of Allegiance was recited.

Motion by Wickwire, seconded by Landuyt to approve the Consent Agenda with the following changes:

- Move Proposal to Appoint Ward 1 council seat to top of agenda action items.
- Remove Closed session for Appointment of Ward 1 Council Seat
- Remove hearing for dog violation (dog has already been removed from city)
- Postpone closed session for city administrator's review to the next meeting,

and to also approve Council Minutes of May 1 Meeting (adding the current water rates to the paragraph for the ordinance revision that failed to pass. Current rates remain \$7.82 per thousand for in-town rates and \$9.99 per thousand for out-of-town rates), the receiving and filing of the minutes from the March 26 meeting of the Belle Plaine Community Library Board of Trustees, and bills received. On roll call vote, all voted aye, motion carried 4-0.

Motion by Malcolm, seconded by Wickwire to appoint Dillion McGrane to the vacant Ward 1 council seat for the remainder of the term which expires 12-31-25. On roll call vote, all voted aye, motion carried 4-0. Mayor Lyle Morrow swore in Dillion who immediately started his new role on the city council.

Resident Comments: None

Mayor Morrow opened the public hearing at 6:37 p.m. concerning amendment #2 to the current budget. The council reviewed provided documents regarding the budget amendment.

Mayor Morrow closed the public hearing at 6:40 p.m. concerning amendment #2 to the current budget with no comments from the public.

Motion by Malcolm, seconded by Schlesselman to approve resolution #24-05-01; a resolution approving budget amendment #2 for FY24. On roll call vote, all voted aye, motion carried 5-0.

Nate Kass from Fehr Graham was in attendance to review the Preliminary Engineering Report for the Water System Study. Based on the recommendation in the report, the council was in support of Alternative 3 which is a treatment facility to treat only Well 6 via Nanofiltration. They told our engineer to move forward and take the next step which is to submit the plan to the DNR for approval. This report is also required for a variety of funding options including grants and bonds.

The conversation then moved to a discussion on the feasibility of flushing hydrants. The City Council is adamant that we take steps to flush hydrants if possible in an attempt to improve current water quality. Flushing takes a significant amount of water so we will have

to come up with a plan to flush only a few blocks at a time in order to allow the wells to recover. Well levels will be closely monitored to ensure we keep adequate pressure in the water distribution system as well as making sure we have adequate fire protection. Nate will work with our water/wastewater operator, Nick Viall, on the development of a plan. Nate and Nick are requested to attend the June 5th or 19th meeting to roll out the plan.

Police Chief Kris Hudson handed out the April Activity report. He also reported that the GTSB grant for \$7,000 has been approved for police overtime. Our newest officer, Sead Sabanagic, is observing and riding with another officer at this time.

There was some discussion and some concern on the current state of the airport and the possible desire to get it back in good working order. Tracy Parizek of the Airport Commission was present and commented on the recent site visit by Joe Roenfeldt, Aviation Project Manager with Bolton & Menk (our airport engineering firm). The runway is in need of replacement soon if we are to keep the airport viable. There are some concerns about grant obligations if we take on that project. It was determined that more research and conversation is required on this matter. It will be brought up again at a future meeting.

Several members of the Belle Plaine Fire Department were in attendance to present information and request the City Council's support of the purchase and funding of a new fire truck costing \$711,347.30. A portion of this will be paid for with the Fire Truck Accrual Fund. We will work with Northland Securities to see what kind of impact this purchase would have on property taxes and return that information to the June 5th meeting for approval.

Motion by Schlesselman, seconded by Landuyt to approve the BPCDC Bio Cell Committee to close the parking on one side of 12th Street in either the 700 or the 800 block (one side at a time) on May 29, 2024 for work on the Bio Cells. On roll call vote, all voted aye, motion carried 5-0.

Motion by Malcolm, seconded by Schlesselman to approve the Water Quality Initiative Contract with the Iowa Department of Agriculture and Land Stewardship (IDALS). On roll call vote, all voted aye, motion carried 5-0.

Motion by Landuyt, seconded by Malcolm to approve Resolution #24-05-08; a resolution to approve request for payment under CDBG Contract #20-DRH-014 to Iowa Main Street Investments LLC for GAX7 in the amount of \$136,533.86. On roll call vote, all voted aye, motion carried 5-0.

Motion by Landuyt, seconded by Wickwire to approve the passage of the first reading of Ordinance #24-5 which would amend the Code of Ordinances of the City of Belle Plaine by amending the provisions pertaining to stop required (removing 4-way stop at corner of 9th Avenue & 13th Street). On roll call vote, all voted aye, motion carried 5-0.

Motion by Malcolm, seconded by Schlesselman to approve the passage of the second reading of Ordinance #24-4 which would amend the Code of Ordinances of the City of Belle Plaine by amending the provisions pertaining to sewer rate charges (sewer rates would go from \$12.54 per thousand to \$12.94 per thousand.). On roll call vote, all voted aye, motion carried 5-0.

Motion by McGrane, seconded by Wickwire to approve the renewal of a Special Class B Retail Native Wine License with Sunday Sales for Cornerstone Apothecary, 731 12th Street, Belle Plaine, Iowa. On roll call vote, all voted aye, motion carried 5-0.

Motion by Schlesselman, seconded by Landuyt to approve resolution #24-05-07; a resolution certifying properties to the Benton County Treasurer pursuant to Benton County Ordinances 68 & 69 and to Iowa Code 446.19A. On roll call vote, all voted aye, motion carried 5-0.

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

City Administrator Steve Beck reported that the director of Iowa Public Television told him our Road Trip Iowa episode airs tonight and again on Saturday at 9am. Also, Our Town contacted the city and will be here this summer. HACAP has donated a truckload of water for us to hand out to the public. We will have bottled water available at City Hall starting May 16 and will allow 1 case per household per week until gone. Steve is starting work on 3 more grants all revolving around water projects (electrical upgrades for the wellfield, possible drilling of a well, and wetland site development). We had a conference call with Nick from Ashley Hinson's office with updates on a congressional earmark that Belle Plaine has applied for. This is also money that would be used on water improvements. We have made it through the initial selection process. It will likely be late 2024 before we know official outcome.

Mayor Morrow will be attending the Benton Landfill meeting scheduled for May 16.

Correspondence: None

Old Business: Council requested that Steve reach out to the owners of 1502 6th Avenue to get a timeline update on completion of this house's rehabilitation.

Resident Comments: Tyler Brandt of 1007 7th Avenue commented that his neighbor's property continues to be a problem. He thanked the council for trying to get this taken care of. Our Attorney will send a letter to the owner with options.

Committee of the Whole: None

Motion by Landuyt, seconded by McGrane to adjourn the meeting. All voted aye, motion carried 5-0. The meeting was adjourned at 9:21 p.m.

Lyle Morrow, Mayor

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.