

Belle Plaine, Iowa
November 6, 2024

The Belle Plaine City Council met on November 6, 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, Charmaine Wickwire, and Dillion McGrane. City Attorney Gage Kensler, City Administrator Stephen Beck and City Clerk Sandy Walton were also present. The Pledge of Allegiance was recited.

Motion by Schlesselman, seconded by Malcolm to approve the Consent Agenda, Council Minutes of October 16th (correcting typo of TORN awnings not town awnings), October 23rd, & October 30th, receiving & filing of the minutes from the September 24th meeting of the Belle Plaine Community Library Board of Trustees, and bills received. On roll call vote, all voted aye, motion carried 5-0.

Resident Comments: None

At 6:35 pm Mayor Morrow opened the public hearing on the proposal to enter into a Water Revenue Loan and Disbursement Agreement. With no written or oral objections received, the public hearing was closed at 6:37 pm.

Motion by Malcolm, seconded by Landuyt to approve Resolution #24-11-02 taking additional action with respect to a Water Revenue Loan and Disbursement Agreement and authorizing, approving and securing the payment of \$729,000 Water Revenue Loan and Disbursement Agreement Anticipation Project Note (IFA Interim Loan and Disbursement Agreement). On roll call vote, all voted aye, motion carried 5-0.

The Fire Department semi-annual report was tabled until the next meeting.

Motion by Wickwire, seconded by McGrane to approve Change Order #2 (per fire department's request) for the new fire truck from Toyne. With an engine change, the cost of the new truck will decrease by \$69,021. On roll call vote, McGrane, Schlesselman, Malcolm and Wickwire voted aye; Landuyt abstained due to being on the fire department. Motion carried.

Lee Weeda and Tracy Parizek from the Airport Commission gave an update on current activities. Lee has become the Board Chair and Tracy is the Board's Vice-chair. Kim Purk will remain the board's secretary. Lee and Tracy handed out information to the city council members regarding their proposed CIP plan for the next several years. They talked through each item and answered any council questions. The CIP plan will be on the next council agenda for official approval prior to the 11-30-24 deadline.

Motion by Schlesselman, seconded by Malcolm to approve Resolution #24-11-02; a resolution approving the transfer of funds. On roll call vote, all voted aye, motion carried 5-0.

Motion by Malcolm, seconded by Landuyt to approve renewal of a Special Class C Retail Alcohol License with Sunday Sales for the Lincoln Café, 1214 8th Avenue, Belle Plaine, Iowa. On roll call vote, all voted aye, motion carried 5-0.

Discussion was held regarding Belle Plaine's current Urban Revitalization Plan for tax abatement. The council decided to change the residential plan to 5 years at 100% for a maximum of \$75,000 of value added; recommending to change the multi-residential plan to a 10-year 100% abatement, and changing the Commercial/Industrial to having two plans that a property owner can choose from; a) 3 years @ 100%, or b) a 10-year sliding scale starting at 80% and ending at 20%. The City Clerk will send this information to Dorsey & Whitney. They will prepare legal paperwork for future official council action.

The City Administrator, Steve Beck, reported that the well levels have gained back close to a foot in the last month. He had a meeting with Fehr Graham as they are getting close to submitting the 90% plan for IDALS (wetland) design. It will then be submitted to the DNR for their approval. They also provided an October work summary and a list of November plans. More grant funding has been discovered and our engineers will help us apply for it. John Friel, our IT consultant, was in the office today to continue work on technical upgrades in City Hall to prepare for live streaming. He is also looking to help us with our phone system. The fire generator bid notice was published this week, so work will begin on this project soon. Steve will be at a conference on Nov 7 and again on Nov 13.

Mayor Morrow had no meetings to report on but asked the council to start thinking about plans for our city-owned lots and the medical building. This topic will be put on one of the next two council meetings for further discussion.

Correspondence: None

Old Business: An update on various nuisance properties was provided to the council. They went through each property that had been previously inspected and discussed the next steps as follows.

408 13th St – determine what is not complete from original inspection & original extension given.

1410 6th Ave – work is in progress. Will reach out to the owner for an update.

1502 6th Ave – ownership recently turned over to bank. Some work has been completed. The bank has contacted City Administrator with plans to complete needed renovations. Property will be reinspected upon completion.

1003 ½ 7th Ave – Gage will issue a dangerous building notice

909 3rd Ave – In working on 657A process Gage has discovered a lien on the property, a tax sale certificate redeemable in June, as well as both owners being deceased. We will wait until June to see if property is turned over on tax sale to determine how to proceed if necessary.

The remainder of properties on the “watch” list will be put on hold until our housing fund is replenished. A report will be provided to the council every few months with updates. Gage gave an update on the nuisance at 1512 2nd Avenue. The burned garage has been torn down.

Laurie Breja called in an update on her nuisance extension. The council will grant an extension until the next meeting on November 20th but expects everything to be completed by then.

Resident Comments: None

Committee of the Whole: Gage reported that there is no minimum size requirement in the state code (code 414). Changes to the Zoning Regulations really need to start with the Planning & Zoning Board, who would provide recommendations for changes to the city council for approval. Steve will get with the P&Z Board to schedule a P&Z meeting to discuss possible changes. The City Council would like P&Z to come to a future meeting after P&Z meets; the December 4 meeting if possible or otherwise the December 18 meeting.

Motion by McGrane, seconded by Landuyt to adjourn the meeting. All voted aye, motion carried 5-0. The meeting was adjourned at 8:52 p.m.

Lyle Morrow, Mayor

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.