

Belle Plaine, Iowa  
October 16, 2024

The Belle Plaine City Council met on October 16, 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 Wickwire, seconded by Malcolm to approve the Consent Agenda, Council Minutes of October 2nd, and bills received. On roll call vote, all voted aye, motion carried 5-0.

Resident Comments: Tyler Brandt was in attendance thanking the council for its continued efforts to resolve the nuisance at 1003 ½ 7<sup>th</sup> Avenue.

Police Chief Kris Hudson was not able to be in attendance due to firearms training but provided a written update to the council. Officer Garwood is halfway through ILEA training. We have also hired a new full-time police officer, Benjamin Ecker, who will start soon. The new Dodge Durango is now in service. The 1<sup>st</sup> ever Cops and Goblins Event is planned for October 31<sup>st</sup> from 5pm-8pm at the fire station. Kris has recently submitted applications for 3 grants.

Motion by Malcolm, seconded by Landuyt to approve the hiring and swearing-in of new full-time police officer, Benjamin Ecker. On roll call vote, all voted aye, motion carried 5-0.

Discussion was held regarding the next steps for the nuisance property at 1003 ½ 7<sup>th</sup> Avenue. Problems with this property have been ongoing and have not been resolved for several years. Although the owner still has water service, there is no gas or electric meter there. The inspection that was completed in June reflected that the property was not safe. No improvements have been made. The council determined that a citation should be issued to the owner. Our attorney will get with Chief Hudson to determine appropriate charges and to get the citation served.

Motion by McGrane, seconded by Schlesselman to approve Resolution #24-10-01 to fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$729,000. The public hearing date was set for November 6<sup>th</sup>. On roll call vote, all voted aye, motion carried 5-0.

Motion by Wickwire, seconded by Malcolm to approve renewal of a Special Class C Retail Alcohol License with Sunday Sales, Class A Beer Permit, and Living Quarters for Benton County Brewing Company, LLC, 708 12<sup>th</sup> Street, Belle Plaine, Iowa. On roll call vote, all voted aye, motion carried 5-0.

Motion by Landuyt, seconded by Schlesselman to approve renewal of a Class E Retail Alcohol License with Sunday Sales for Grieder Beverage Depot, 708 13<sup>th</sup> Street, Belle Plaine, Iowa. On roll call vote, all voted aye, motion carried 5-0.

More discussion was held regarding revision to the Employee Handbook: Section 4 – Leave Benefits. They will continue the discussion during the next Budget Workshop to be held in January.

Motion by Malcolm, seconded by McGrane to approve Resolution #24-10-02; a resolution to enter into a Marketing Agreement for the NLC Service Line Warranty Program. On roll call vote, McGrane, Schlesselman, Landuyt, and Malcolm voted aye, Wickwire voted nay. Motion carried 4-1.

The September Treasurer's Report, City Budget Report, Building Permit List, and updated Grant Report were given to the Council for their review. Sandy also reported that the City's Health insurance renewal has been received with a 6.56% increase. Also, our new City Hall/Library Janitor, Kerry Harder, will start this week. Our ClerkBooks data conversion will start on Friday.

The City Administrator, Steve Beck, reported that the well levels are holding steady. A flushing plan is being established for this fall focusing on the North part of town. We have been invited by the DNR to discuss the Preliminary Engineering Report on a call next week. Steve spoke to the DOT about the Highway 21 project. Finishing the intersection has been delayed due to holdups on the Highway 63 project which diverts traffic through Belle Plaine. No timeframe to finish our intersection has been provided. The HAWK system was delivered this week, and installation will be scheduled soon. Joe Roenfeldt, our Airport Engineer, is providing some information for the upcoming meeting.

The mayor reminded the council members of the upcoming Airport Workshop on October 23<sup>rd</sup> at 6:30pm. The council has also scheduled the City Administrator's evaluation follow-up for October 30<sup>th</sup>.

Correspondence: None

Old Business: Councilperson Wickwire asked if the city could take down the town awnings downtown. Since the city does not own them, we cannot without permission from the building owners. Gage gave a report on the nuisance at 1512 2<sup>nd</sup> Avenue and his correspondence with the owner. They have been given a deadline of 10/21 to tear down the burned garage. The council determined that 1502 6<sup>th</sup> Avenue should be reinspected at the owner's expense prior to being released from the nuisance list. Jay reported that the house on 6<sup>th</sup> Avenue will have the asbestos removed next week so that he can begin demolition.

Resident Comments: None

Committee of the Whole: Discussion continued from the last meeting regarding the Urban Revitalization Plan. Ultimately council would like to change Residential tax abatement to 5 years at 100% of added valuation. Sandy is to follow-up with Amy Bjork from Dorsey & Whitney whether we are constrained to the first \$75,000 of valuation per Iowa Code.

Discussion on Zoning Regulations continued. The council will look at the minimum lot size, required setbacks, minimum house size, and building height regulations within our city code. They would like to make changes to the city code to allow for easier development within our community.

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

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Lyle Morrow, Mayor

Attest: \_\_\_\_\_  
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.