

Belle Plaine, Iowa
October 18, 2023

The Belle Plaine City Council met on October 18, 2023, at 6:30 p.m. in the Council Chambers at Belle Plaine City Hall, with Mayor Pro Tem Mary Pech presiding. Present were Councilpersons Mary Pech, Mitch Malcolm, Judy Schlesselman, and Garrett Landuyt. Also present: City Administrator Stephen Beck, City Clerk Sandy Walton, and City Attorney Jennifer Zahradnik. Councilperson Lyle Morrow was absent. The Pledge of Allegiance was recited.

Mayor Pro Tem noted that Agenda Item #10 regarding the Franklin Park Restroom is scratched from this agenda.

Motion by Landuyt, seconded by Malcolm to approve the Consent Agenda, Council Minutes of October 4, 2023, Council Minutes of the Special Meeting of October 11, 2023, and bills received. All voted aye, motion carried 4-0.

Resident Comments: None

Police Chief Kris Hudson was not present but provided a written report for the Council. He reported on the status of donations for the Holiday-With-a-Cop event and the ongoing winter clothing drive, where there is a large donation box at City Hall. He also reported on several grants he has applied for.

At 6:35 pm, Mayor Pro Tem Pech opened the public hearing to approve plans & specifications for the Herring Hotel Demolition Project. With no public comments, the hearing was closed at 6:38 pm.

Motion by Malcolm, seconded by Landuyt to approve Resolution #23-10-04; a resolution to approve the Herring Hotel Demolition Project plans, specifications, forms of contract and estimated prices. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Landuyt, seconded by Schlesselman to approve Resolution #23-10-05; a resolution to award the bid for the construction contract for the Herring Hotel Demolition Project to Midwest Demolition Contractors, Inc. in the amount of \$179,950. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Malcolm, seconded by Landuyt to approve the proposal and agreement with Fehr Graham for a revised preliminary engineering report for the water system, with three minor changes as recommended by our attorney. All voted aye, motion carried 4-0.

Motion by Landuyt, seconded by Schlesselman to approve Resolution #23-10-02; a resolution deleting property from the Belle Plaine Urban Renewal Area. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Malcolm, seconded by Landuyt to approve the first reading of Ordinance #23-6; An Ordinance Deleting Property from the Tax Increment Financing District for the Belle Plaine Urban Renewal Area of the City of Belle Plaine, Iowa, Pursuant to Section 403.19 of the Code of Iowa. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Schlesselman, seconded by Landuyt to waive the second reading of Ordinance #23-6; an Ordinance Deleting Property from the Tax Increment Financing District for the Belle Plaine Urban Renewal Area of the City of Belle Plaine, Iowa. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Landuyt, seconded by Malcolm to approve the third and final reading of Ordinance #23-6; An Ordinance Deleting Property from the Tax Increment Financing District for the Belle Plaine Urban Renewal Area of the City of Belle Plaine, Iowa, Pursuant to Section 403.19 of the Code of Iowa. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0. The ordinance will become law upon publication.

Motion by Malcolm, seconded by Schlesselman to approve Resolution #23-10-06; a Resolution Setting the Date for a Public Hearing on Designation of the Expanded Belle Plaine Urban Renewal Area and on the Urban Renewal Plan Amendment for November 15, 2023. On roll call vote, Schlesselman, Malcolm, Landuyt, & Pech voted aye. Motion carried 4-0.

Motion by Malcolm, seconded by Landuyt to approve the renewal of a Special Class C Retail Alcohol Permit with Sunday Sales for Benton County Brewing Company at 708 12th St., Belle Plaine, Iowa. All voted aye, motion carried.

Motion by Malcolm, seconded by Landuyt to approve the renewal of a Class C Retail Alcohol License with Outdoor Service and Sunday Sales for Valhalla Hatchets at 805 12th St., Belle Plaine, Iowa. All voted aye, motion carried.

Motion by Schlesselman, seconded by Malcolm to approve a one-time utility credit (\$338.58) at 910 18th Street, Belle Plaine, Iowa due to a hose that was left running outside. All voted aye, motion carried.

Motion by Malcolm, seconded by Landuyt to approve an Employee Retirement Agreement for Alan Dvorak. All voted aye, motion carried.

Motion by Schlesselman, seconded by Malcolm to approve Resolution #23-10-03; a resolution approving the transfer of funds. All voted aye, motion carried.

The City Treasurer's report for September, budget report for September, and solar report were presented to the City Council for their review.

City Administrator Report: Steve Beck reported that Calhoun-Burns has concluded their bridge inspections. They will help us work on a grant strategy for some replacements. The well fields are holding steady. The U of I group was here with a hydrogeologist, geophysicist, and grad students mapping the underground using electrical resistivity to create a soil characterization of our aquifers. They are also looking for a potential underground spring that may be able to help replenish our wetland area. Steve participated on a call with a task force (DNR, Homeland Security, Senator McClintock, etc.) to help solve our water problems. As an immediate result, Fareway Stores has donated four pallets of water for us to distribute to the public. Steve continues to work on additional grants. Debbie Durham, Director of the Iowa Economic Development Authority, has also reached out to us as a result of the meeting.

Jay Hamilton and the Public Works Department have finished removing all but the foundation at 909 9th Avenue. This should be finished this week with dirt hauled in for leveling of the property.

Renovations of the Annex Building are underway.

The new air conditioning units to replace the hail damaged ones at City Hall are being installed. Mitch asked for an update about the new water meters that were being tested.

Mayor Pro Tem Report: Steve Beck attended last month's Benton County Landfill Meeting. Mary Pech will be attending the Landfill Meeting on Thursday of this week. She also attended the Downtown Walkaround Meeting this week. There was a good mixed group of attendees. Mayor Fish is still in the hospital from his surgery and is slowly improving.

Correspondence: None.

Old Business: None.

Resident Comments: Mary Preston of Preston's Station reported that the station was featured in two books recently, which is exciting! Next Thursday at 3pm they will be receiving a grant award from Midwest One. They are also working on additional grants for next year, as they continue to work on raising funds for their initial \$250,000 project. Mary is also working with Blu Luna C on awning and signs for their business.

Motion by Landuyt, seconded by Malcolm to adjourn the meeting. All voted aye, motion carried. The meeting was adjourned at 7:36 p.m.

Mary Pech, Mayor Pro Tem

Attest: _____
Sandra Walton, City Clerk

Transcribed by the City Clerk subject to Council approval.