BELLE PLAINE CITY COUNCIL
REGULAR MEETING
FEBRUARY 22, 2021

1. PLEDGE OF ALLEGIANCE.

Mayor Meyer led those present in the Pledge of Allegiance.

2. CALL TO ORDER. 2.1. Roll Call.

The Belle Plaine City Council met in Regular Session on Monday, February 22, 2021 at 6:30 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Meyer called the meeting to order with Councilmembers Krings, Coop, LeMieux and Chard.

Also present were City Administrator Meyer, Finance Director Jirik, Community Development Director Smith Strack, City Engineer Duncan, Police Chief Stier, Fire Chief Otto and Community Services Director Koller. Wanda Savage served as the video recording operator.

3. APPROVAL OF AGENDA.

MOTION by Councilmember LeMieux, second by Councilmember Coop, to approve the agenda as presented. ALL VOTED AYE. MOTION CARRIED.

4. APPROVAL OF CONSENT AGENDA.
4.1. Regular Session Minutes of February 1, 2021.
4.2. Closed Session Minutes of February 1, 2021.
4.3. Authorize Purchase of Software and Hardware for GPS Data Collection Capabilities for Public Works.
4.4. Resolution 21-032 Resolution Approving Terms of a ROSE Loan to Dale and Lori Otto (Drug Express Pharmacies) for a Structure at 617 Main Street East.
4.5. Resolution 21-033 Reappointing Robert Stier and Roger Pivec as Public Works Seasonal Employees and Authorize Advertising for Two Additional Seasonal Employees.
4.6. Authorizing the Purchase of a 2021 Mack Dump Truck for Public Works.
4.7. Authorized Purchase of Mower/Blower for Public Works.
4.8. Resolution 21-037 Appointing Kory Sames as Full Time Police Officer.

MOTION by Councilmember Coop, second by Councilmember LeMieux, to approve the consent agenda as follows: 4.1. Regular Session Minutes of February 1, 2021; 4.2. Closed Session Minutes of February 1, 2021; 4.3. Authorize Purchase of Software and Hardware for GPS Data Collection Capabilities for Public Works; 4.4. Resolution 21-032 Resolution Approving Terms of a ROSE Loan to Dale and Lori Otto (Drug Express Pharmacies) for a Structure at 617 Main Street East; 4.5. Resolution 21-033 Reappointing Robert Stier and Roger Pivec as Public Works Seasonal Employees and Authorize Advertising for Two Additional Seasonal Employees; 4.6. Authorizing the Purchase of a 2021 Mack Dump Truck for Public Works; 4.7. Authorized Purchase of Mower/Blower for Public Works and 4.8. Resolution 21-037 Appointing Kory Sames as Full Time Police Officer. ALL VOTED AYE. MOTION CARRIED.

RECOGNITION OF SERVICE
(plaques are given to Commissioners who have served two or more terms)
Chris Kehr – Parks Commission 2007-2021 Alternate 2006-2007
Ashton Pankonin – Planning and Zoning 2011-2021

Mayor Meyer presented Parks Commissioner Chris Kehr and Planning and Zoning Commissioner Ashton Pankonin with a plaque for their service to the City of Belle Plaine.

5. DEPARTMENT REPORTS.
5.1. Fire Department.

Fire Chief Otto was present. Otto highlighted the Fire Department Report and noted that during COVID training was postponed and will now resume.

5.2. Police Department.

Police Chief Stier was present. Stier highlighted the Police Department Report and noted the high clearance rate for month of January.

5.3. Community Services Director.

Community Services Director Koller was present. Koller highlighted the Community Services Report and noted basketball and wrestling wrapping up, drivers ed ramping up, successful Ney Center event and the school has a new sport, joint Nordic ski team.

5.4. Community Development Department.

Community Development Director Smith Strack was present. Smith Strack highlighted the Community Development Report and noted she attended the Chamber meeting to brain-storm how the City/Chamber can strengthen their partnership. The community video is in progress.

Councilmember Krings requested update on census. Community Development Director Smith Strack explained process is about two years.

6. PUBLIC HEARINGS. None.

7. BUSINESS.
7.1. Presentation of Claims.

MOTION by Councilmember Coop, second by Councilmember LeMiuex, to approve the Presentation of Claims. ALL VOTED AYE. MOTION CARRIED.

7.2. Resolution 21-034 Resolution Conditionally Approving a Concept Plan for Farmers Ridge Third Addition.

Community Development Director Smith Strack noted the Council was to consider a conceptual commercial plat. Resolution 21-034 was included in the packet for consideration. Randy Kubes and Chris Kubes were in attendance at the meeting representing LeRoy Chard the Property Owner. Farmers Ridge Third Addition is located on 13-acre parcel between Farmers First and Second Additions. Farmers Ridge Third was ghost platted and mass graded with Farmers Second addition. The concept plan includes 14 premium lots and a conservation easement to preserve bluff area which could be platted as an outlot. The City is to hold the conservation easement or outlot. Parkland dedication proposed on a separate parcel is proposed. Sanitary sewer and storm sewer have previously been installed in subdivision, drinking water main will be extended as part of plat improvements. Farmers Ridge Trail will be extended to the north property line and the property owner to north will use Farmers Ridge Trail for access. There is existing sidewalk on the east side of Farmers Ridge Trail and the development review team recommends making a pedestrian connection to the trail adjacent to Hickory Boulevard so as to provide for convenient pedestrian access to north and trail looping. The Park Commission will comment on park dedication and sidewalks/trails during preliminary plat review. Farmers Third doesn't require environmental study, however, an environmental assessment worksheet was completed in 2004 for Farmers Ridge 3-8

Additions. The proposed subdivision is consistent with land use and systems plans Destination 2040. It is zoned R-3 One & Two Family Residential District. Timeline for subdivision improvements is 2021.

Mayor Meyer inquired if the driveway that is presently on property will be relocated. Community Development Director Smith Strack confirmed that the driveway will be relocated.

Councilmember Chard concurred with staff that a trail connection should be made.

7.2.1. Resolution 21-034 Resolution Conditionally Approving a Concept Plan for Farmers Ridge Third Addition.

MOTION by Councilmember Chard, second by Councilmember Krings, to approve Resolution 21-034 Conditionally Approving a Concept Plan for Farmers Ridge Third Addition. ALL VOTED AYE. MOTION CARRIED

7.3. Resolution 21-035 Resolution Conditionally Approving a Concept Plan for Hafemann Commercial Plat/Chatfield Commercial Park at Meridian Street South and Evergreen Street West.

Community Development Director Smith Strack noted the Council is to consider a conceptual plan for a 32-acre commercial plat. Jay Moore, Oppidan is representing an end user and is attendance virtually to speak to the concept. Cory and Jessica Hafemann are the owners of the property which is located at Meridian/CSAH 3, Evergreen St W, and Highway 169. The proposed plat includes four lots of various sizes contained in two blocks. Right in/right out access from CSAH 3 to a new street is proposed. The new street is also to connect to Evergreen Street West. There is a proposed access easement to lots owned by others north and east of the subject property. An existing drainage pond is proposed for expansion to accommodate stormwater from the new plat. In addition to the concept plan the City will receive a petition for subdivision improvements: consisting of street, storm, sanitary, drinking water, and subdivision grading. Fee in lieu of parkland dedication is proposed. Sidewalk will be required adjacent to new streets. There is existing trail in CSAH 3 right of way abutting property. The City working with Scott County regarding design of CSAH 3 intersections and access points. The proposed plat doesn't require environmental study. The plan is consistent with land use and systems plans contained in Destination 2040. The property is zoned B-2 Highway Commercial. Timeline for subdivision approval is 2021.

Councilmember LeMieux inquired about CASH3 right-in and right-out and Evergreen Street will remain full access. Community Development Director Smith Strack explained that Evergreen Street would remain full access.

7.3.1. Resolution 21-035 Resolution Conditionally Approving a Concept Plan for Hafemann Commercial Plat/Chatfield Commercial Park at Meridian Street South and Evergreen Street West.

MOTION by Councilmember LeMieux, second by Councilmember Coop, to approve Resolution 21-035 Resolution Conditionally Approving a Concept Plan for Hafemann Commercial Plat/Chatfield Commercial Park at Meridian Street South and Evergreen Street West**.** ALL VOTED AYE. MOTION CARRIED.

7.4. Hafemann Commercial Plat/ Chatfield Commercial Park.

City Administrator Meyer gave overview of the proposed assessment agreement waiver and petition for improvements. Highlighting the green acres status of the property currently. It was anticipated the feasibility plan would be back before council by the first meeting in April.

Councilmember LeMieux inquired the additional name on the agreements and petition. Administrator Meyer explained there was only one known purchase agreement at this time.

7.4.1. Resolution 21-036 Accepting the Petition for Improvements and Authorizing the Assessment Waiver Agreement for Hafemann Commercial Plat/Chatfield Commercial Park.

MOTION by Councilmember Krings, second by Councilmember Chard, to approve Resolution 21-036 Accepting the Petition for Improvements and Authorizing the Assessment Waiver Agreement for Hafemann Commercial Plat/Chatfield Commercial Park. ALL VOTED AYE. MOTION CARRIED.

7.4.2. Approve Resolution 21-038 Ordering Preparation of a Feasibility Report for Subdivision Improvements for Hafemann Commercial Plat/Chatfield Commercial Park

MOTION by Councilmember Coop, second by Councilmember LeMieux, to approve Resolution 21-038 Ordering Preparation of a Feasibility Report for Subdivision Improvements for Hafemann Commercial Plat/Chatfield Commercial Park. ALL VOTED AYE. MOTION CARRIED.

8. ADMINISTRATION.
8.1. Upcoming Tentative Meetings.
1. Belle Plaine Orderly Annexation Meeting, Wednesday, February 24, 6:00 PM.
2. Design, Monday, March 1, 5:15 PM
3. City Council, Monday, March 1, 6:30 PM
4. Work Session, Monday, March 1, 6:45 PM

Mayor Meyer reminded the Council of the upcoming tentative meetings as listed.

9. ADJOURN.

MOTION by Councilmember Krings, second by Councilmember LeMieux, to adjourn the Regular Session at 6:52 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Bonnie Vinkemeier
Acting Recording Secretary