

**BELLE PLAINE CITY COUNCIL
REGULAR MEETING
MAY 16, 2022**

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, May 16, 2022 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 Paul Chard, Renee LeMieux, Cary Coop and Patricia Krings.

Also present were Public Works Superintendent Fahey, Public Works Superintendent Otto, Police Chief Stier, Community Development Director Smith Strack, Finance Director Jirik, City Attorney Vose and Fire Chief Otto. City Administrator Meyer was present via Zoom Video call. Wanda Savage served as the video recording operator.

3. APPROVAL OF AGENDA.

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

4. APPROVAL OF CONSENT AGENDA.

4.1. Regular Session Minutes of May 2, 2022.

4.2. Work Session Minutes of May 2, 2022.

4.3. Resolution 22-056 Appointing Christopher Herrmann and Jacob Sellnow from Public Works I Employees to Public Works II Employees.

4.4. Resolution 22-059 Appoint New Seasonal Aquatic Staff for the 2022 Belle Plaine Aquatic Center Season.

4.5. Accepting Letter of Resignation from Abigail Mickus, Aquatic Staff, Effective May 10, 2022.

MOTION by Councilmember Coop, second by Councilmember LeMieux, to approve the Consent Agenda as follows: Regular Session Minutes of May 2, 2022; Work Session Minutes of May 2, 2022; Resolution 22-056 Appointing Christopher Herrmann and Jacob Sellnow from Public Works I Employees to Public Works II Employees; Resolution 22-059 Appoint New Seasonal Aquatic Staff for the 2022 Belle Plaine Aquatic Center Season and Accepting Letter of Resignation from Abigail Mickus, Aquatic Staff, Effective May 10, 2022. ALL VOTED AYE. MOTION CARRIED.

5. DEPARTMENT REPORTS.

5.1. Ambulance Department.

Ambulance Director Burton was not present. The Council acknowledged the Ambulance report.

5.2. Fire Department.

Fire Chief Otto was present.

Mayor Meyer thanked the Fire Department for their part in the Mock Crash.

5.3. Police Department.

Police Chief Stier was present. Stier highlighted the Police Department Report and noted the new squad is waiting for an encrypted radio before deployment.

5.4. Community Services Director.

Community Services Director Koller was not present. The Council acknowledged the Community Services report.

5.5. Community Development Department.

Community Development Director Smith Strack was present. Smith Strack highlighted the Community Development report and noted the City experienced storms last week reroof and siding of damaged homes will require a permit. Smith Strack noted all doorknockers are required to have a City issued license. Smith Strack explained Council directed staff to move forward on the Keeping of Chickens code language, a public hearing will be held on June 13 for the Planning Commission and June 21 for City Council. Smith Strack explained written and oral comments for and against will be accepted.

6. PUBLIC HEARINGS.

Mayor Meyer introduced the Public Hearing item.

6.1. Annual Liquor License Renewals. The City Council will receive and consider public comment on the annual liquor license renewals for the period of July 1, 2022 through June 30, 2023.

Mayor Meyer opened the public hearing at 6:35 PM.

No one came forward for comment.

MOTION by Councilmember Coop, second by Councilmember LeMieux, to close the public hearing at 6:36 PM. ALL VOTED AYE. MOTION CARRIED.

6.1.1. Resolution 22-057 Approving Annual Renewal of Liquor License for 2022/2023.

MOTION by Councilmember Coop, second by Councilmember Chard, to approve Resolution 22-057 Approving Annual Renewal of Liquor Licenses for 2022/2023. ALL VOTED AYE. MOTION CARRIED.

7. BUSINESS.

7.1. Presentation of Claims.

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

7.2. Resolution 22-058 Resolution Acknowledging Receipt of Tax Abatement Pre-Application and Authorizing Submittal of Final Abatement Application.

Community Development Director Smith Strack presented a brief slideshow presentation and explained Chantel Gaaskjolen is the owner of Memories and Milestones Academy (Belle Plaine Lemonade Properties). Smith Strack explained Gaaskjolen has submitted a preliminary application for tax abatement assistance for the development of a 13,425 square foot childcare facility at 1001 Commerce Drive West. Smith Strack noted the preliminary consideration does not constitute formal review of an abatement request but is rather to receive information about an upcoming formal request and provide for submittal of the final application. Smith Strack reviewed the \$3.7 million dollar project with the requested \$200,000.00 tax abatement.

Mayor Meyer noted the City will still collect the land taxes as always but the added revenue for the building taxes will not be collected during the abatement period. Community Development Director Smith Strack confirmed Mayor Meyer's assessment.

Councilmember Coop inquired if the stub of road is a public road. Community Development Director Smith Strack explained the council is not evaluating the concept plat at this time. Smith Strack explained the stub is shifting access to the west to allow for future connection when future development occurs. Coop inquired if the building is sold to someone else or if the owner remodels the building for a different purpose does the abatement still stand. Smith Strack explained assignability is a clause in the agreement, which allows the Council to reassign the abatement if desired. Smith Strack noted the abatement is developer specific.

MOTION by Councilmember Krings, second by Councilmember Coop, to approve Resolution 22-058 Resolution Acknowledging Receipt of Tax Abatement Pre-Application and Authorizing Submittal of Final Abatement Application. ALL VOTED AYE. MOTION CARRIED.

7.3. Brecken Place Townhomes Permit Issuance.

Community Development Director Smith Strack explained on April 29, 2022 Schrom Construction sent an email requesting consideration of issuance of footing, foundation, and underground plumbing permits prior to work starting on the subdivision improvements which included streets and utilities: Construction of footings and foundation walls for all five buildings, underground plumbing for all five buildings, pouring slab for main level of all five buildings after underground is complete would occur prior to the start of subdivision improvements. Smith Strack explained the developer cites pandemic supply chain issues and suggests getting a head start on construction so as to not delay the project. Smith Strack explained the proposed amendment once signed and recorded provides the Developer assume all risks associated with starting building foundation work, requires access remain available at all times or the City will issue a stop work order, and requires no other permits be requested for vertical construction until substantial completion of the subdivision improvements. Smith Strack noted this action is developer requested and only the Building Official can issue permits.

Councilmember Coop inquired on the dirt road. Developer Troy Schrom explained the road will be gravel with 4-5 feet of fill geotech engineered and brought to street level.

Councilmember Coop inquired on the contractual deadline for the street completion and development completion. Community Development Director Smith Strack explained the deadline is typically 24 months after approval. Smith Strack noted the deadline was approved as part of the Developers agreement, which was approved by Council and recorded. Developer Troy Schrom explained the agreement allows for reasonable delays and believes the manhole production delay would fall under a reasonable delay.

Mayor Meyer inquired when the tax abatement will begin. Community Development Director Smith Strack explained the abatement typically starts two years after project completion.

Developer Troy Schrom stated City staff have been very helpful and noted he received final plans April 13, the bidding process went until May 1. Schrom noted the preconstruction meeting with City staff was held last week.

City Attorney Vose stated the developer is requesting to expedite the start of private development. Vose noted the deadline for public improvements is noted in the developer's agreement and the developer could come back and ask for an extension as has happened in the past. Vose noted the City has contractual requirements to make sure the public improvements are completed.

MOTION by Councilmember Chard, second by Councilmember Krings, to approve Resolution 22-060 A Resolution Amending A Developers Agreement for Brecken Place and Authorizing and Directing Execution Thereof.

Councilmember Coop stated the Council works for the people not for the developer.

ROLL CALL VOTED. Councilmember Chard, Krings, Meyer and LeMieux VOTED AYE. Councilmember Coop VOTED NAY. MOTION CARRIED 4-1.

8. ADMINISTRATION.

8.1. Upcoming Tentative Meetings.

1. City Offices Closed in Observance of Memorial Day, Monday, May 30.
2. Downtown Plaza Music and Food Trucks, 4:30-5:00 PM, Wednesday, June 1.
3. Design, Monday, June 6, 5:15 PM
4. City Council, Monday, June 6, 6:30 PM
5. Work Session, Monday, June 6, 6:45 PM

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

9. ADJOURN.

MOTION by Councilmember LeMieux, second by Councilmember Coop, to adjourn the Regular Session at 7:14 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary