BELLE PLAINE CITY COUNCIL
REGULAR SESSION
JULY 5, 2016

1. PLEDGE OF ALLEGIANCE.

Mayor Michael Pingalore 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 Tuesday, July 5, 2016 at 6:30 p.m. in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Michael Pingalore called the meeting to order with Councilmembers Gary Trost, Cary Coop, Henry Pressley and Paul Chard present.

Also present were Interim City Administrator Dawn Meyer, Community Development Director Cynthia Smith Strack, Police Chief Tom Stolee, City Engineer Joe Duncan and City Attorney Bob Vose. Wanda Savage served as the video recording operator.

The Council viewed the newly-purchased fire truck that members of the Belle Plaine Fire Department displayed at the City Hall parking lot.

3. APPROVAL OF AGENDA.

Request were made to add four items to the agenda: Resolution 16-087 Appointing Election Judges and Head Election Judge for the 2016 Primary and General Election; Approving Temporary On-Sale Intoxicating Liquor License for the Belle Plaine Lions Club for Beep Ball Event on August 7, 2016 at Union Square Park; Resolution 16-088 Accepting Donation of Countertops and Installation at the Restroom Facility at Union Square by Cambria and Wages for Seasonal Pool Employees.

MOTION by Councilmember Coop, second by Councilmember Chard, to approve the agenda with the following additions: consent items: 4.7. Resolution 16-087 Appointing Election Judges and Head Election Judge for the 2016 Primary and General Election, 4.8. Approving Temporary On-Sale Intoxicating Liquor License for the Belle Plaine Lions Club for Beep Ball Event on August 7, 2016 at Union Square Park, and 4.9. Resolution 16-088 Accepting Donation of Countertops and Installation at the Restroom Facility at Union Square by Cambria; and Business Item 8.2. Wages for Seasonal Pool Employees. ALL VOTED AYE. MOTION CARRIED.

4. APPROVAL OF CONSENT AGENDA.

4.1. Regular Session Minutes of June 20, 2016.
4.2. Work Session Minutes of June 20, 2016.
4.3. Resolution 16-085 Placing the Comprehensive Plan Amendment for Ridgeview Health Campus into Effect.
4.4. Approving 3.2% Intoxicating Liquor License for Belle Plaine Softball Association for Bar B Q Days Tournament.
4.5. Resolution 16-055-B Approving Front Yard Variance at 100 Oakwood Drive.
4.6. Resolution 16-086 Re-Certifying Assessment for PID 200017720, 405 Enterprise Drive.
4.7. Resolution 16-087 Appointing Election Judges and Head Election Judge for the 2016 Primary and General Election.
4.8. Approving Temporary On-Sale Intoxicating Liquor License for the Belle Plaine Lions Club for Beep Ball Event on August 7, 2016 at Union Square Park.
4.9. Resolution 16-088 Accepting Donation of Countertops and Installation at the Restroom Facility at Union Square by Cambria.

MOTION by Councilmember Coop, second by Councilmember Pressley, to approve the consent agenda 4.1. Regular Session Minutes of June 20, 2016, 4.2. Work Session Minutes of June 20, 2016, 4.3. Resolution 16-085 Placing the Comprehensive Plan Amendment for Ridgeview Health Campus into Effect, 4.4. Approving 3.2% Intoxicating Liquor License for Belle Plaine Softball Association for Bar B Q Days Tournament, 4.5. Resolution 16-055-B Approving Front Yard Variance at 100 Oakwood Drive, 4.6. Resolution 16-086 Re-Certifying Assessment for PID 200017720, 405 Enterprise Drive, 4.7. Resolution 16-087 Appointing Election Judges and Head Election Judge for the 2016 Primary and General Election, 4.8. Approving Temporary On-Sale Intoxicating Liquor License for the Belle Plaine Lions Club for Beep Ball Event on August 7, 2016 at Union Square Park, and 4.9. Resolution 16-088 Accepting Donation of Countertops and Installation at the Restroom Facility at Union Square by Cambria. ALL VOTED AYE. MOTION CARRIED.

5. DEPARTMENT REPORTS.

5.1. Public Works Department.

Public Works Superintendent Al Fahey was unable to attend. The Council acknowledged receipt of the Public Works Department report.

5.2. City Engineer Report.

City Engineer Joe Duncan was present. The Council acknowledged receipt of the City Engineer report.

6. PUBLIC FORUM - RECOGNITION OF INVOLVED CITIZENS.

No one spoke during the public forum.

7. PUBLIC HEARINGS.

7.1. Re-Plat and PUD Amendment Ridgeview Health Campus. The City Council will consider public comment on a request by Ridgeview Medical Center for a replat of Ridgeview Health Campus. The replat will allow for the creation of an additional lot for the subject property at 165 Commerce Drive West.

Community Development Director Smith Strack explained that Ridgeview Medical Center and The Lutheran Home Association have applied for a Planned Unit Development plan amendment and a replat of Ridgeview Health Campus. The proposed replat is attached and includes a second lot, the perimeter of which is coterminous with the residential component of the mixed use attached structure. The replat will create the potential to transfer fee ownership of Lot 2 to a different property owner. The lot/structure concurrent boundary is possible under amendment of the PUD. Any potential building code related issues resulting from the property boundary will be addressed administratively as construction plans are filed. Community Development Director Smith Strack noted a provision will be added to proposed Resolution 16-084 regarding that the conditions of the previous plat will be included by reference.

Mayor Pingalore opened the public hearing at 6:42 p.m. and asked for public comment. There was no response.

The Mayor read a letter dated July 5, 2016 from Robert Stevens, President and CEO of Ridgeview Medical Center and Michael Klatt, President and CEO of The Lutheran Home Association, requesting approval of the replat and amended Planned Unit Development plan. They also extended their thanks and appreciation for the development process.

Councilmember Chard would like to see a condition added that would require the property to remain taxable, preventing it from becoming tax exempt. City Attorney Vose commented that it would be difficult to add the tax exempt requirement as a condition of the platting process but could be addressed in an agreement. He noted that it was not a condition of the business subsidy agreement. Councilmember Chard assumed that because the City donated the land to Ridgeview Medical, that it would remain subject to property taxes. He asked whether a covenant could cause the parcel to remain taxable. Councilmember Chard also inquired about utility easements between Lots 1 and 2. Community Development Director Smith Strack replied the City is seeking evidence of easements between the owners of Lot 1 and Lot 2. City Attorney Vose commented that he and City Staff recently met with representatives of Ridgeview Medical. Ridgeview will own Lots 1 and 2 and obtain a ground lease for Lot 2. During the meeting, Ridgeview explained that inhibiting the conveyance of Lot 2 would cause the project to become cost prohibitive.

RECESS AT 6:58 P.M.

Mayor Pingalore recessed the City Council meeting at 6:58 p.m. due to inclement weather. The meeting was reconvened at 7:10 p.m.

In returning to the discussion regarding Lot 2, Mayor Pingalore stated the tax exempt status will be addressed as a separate issue.

1. Resolution 16-084 Approving Re-Plat and Amended Planned Unit Development for Ridgeview Health Campus.

MOTION by Councilmember Coop, second by Councilmember Pressley, to approve Resolution 16-084 Approving Re-Plat and Amended Planned Unit Development for Ridgeview Health Campus, with the provision that the conditions of the previous plat are included by reference. Councilmembers Coop, Pressley and Pingalore VOTED AYE. Councilmembers Chard and Trost VOTED NAY. MOTION CARRIED.

Mayor Pingalore asked for a vote on the issue to pursue tax exempt status for the Lot 2 of Ridgeview Health Center. Councilmembers Chard and Trost were in favor. Mayor Pingalore and Councilmembers Coop and Pressley were opposed. There will be no further action on this issue due to a lack of consensus by the Council.

8. BUSINESS.

8.1. Presentation of Claims.

1. **Pay Request No. 4 by Chard Tiling & Excavating for the 2016 Street & Utility Improvement Project.**
2. **Pay Request No. 6 by S.M. Hentges & Sons, Inc. for the Enterprise Drive Extension & TH 169 Overpass.**
3. **Pay Request No. 1 by Allied Blacktop Company for the 2016 Pavement Maintenance Project.**
4. **Pay Request No.6 by Chard Tiling & Excavating for the 2015 Street & Utility Improvement Project.**

MOTION by Councilmember Coop, second by Councilmember Trost, to approve the Presentation of Claims, Pay Request No. 4 by Chard Tiling & Excavating for the 2016 Street & Utility Improvement Project, Pay Request No. 6 by S.M. Hentges & Sons, Inc. for the Enterprise Drive Extension & TH 169 Overpass, Pay Request No. 1 by Allied Blacktop Company for the 2016 Pavement Maintenance Project and Pay Request No.6 by Chard Tiling & Excavating for the 2015 Street & Utility Improvement Project. ALL VOTED AYE. MOTION CARRIED.

8.2. Wages for Seasonal Pool Employees.

Councilmember Coop proposed a one-dollar an hour increase in wages for the seasonal pool employees. He believes the skills and training of the lifeguards and water safety instructors deserve to be paid higher than minimum wage. Councilmember Pressley expressed concern for lack of substantiated evidence for this request. Councilmember Chard was in favor, contingent that it is used as an incentive for pool employees to remain on the job until the close of the season.

MOTION by Councilmember Coop, second by Councilmember Trost, to increase the wage of seasonal pool employees by $1 (one dollar) per hour effective July 7, 2016. The Pool Manager is exempt from the wage increase. Councilmember Pressley VOTED NAY. ALL OTHERS VOTED AYE. MOTION CARRIED.

9. ADMINISTRATION.
9.1. Upcoming Meetings.
1. EDA, 5:00 pm, Monday, July 11.
2. Planning Commission, 6:30 pm, Monday, July 11.
3. Public Works, 11:00 am, Tuesday, July 12.
4. Joint Annexation - Blakeley Township, 7:30 p.m. Monday, July 11.
5. Park Board, 5:00 pm, Monday, July 18.
6. City Council, 6:30 pm, Monday, July 18.

The Council was reminded of the upcoming meetings as listed.

10. ADJOURN.

MOTION by Councilmember Coop, second by Councilmember Pressley, to adjourn at 7:21 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Patricia Krings
Recording Secretary