

**BELLE PLAINE CITY COUNCIL
REGULAR SESSION
NOVEMBER 19, 2018**

1. PLEDGE OF ALLEGIANCE.

Mayor Christopher 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, November 19, 2018 at 6:30 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Chris Meyer called the meeting to order with Councilmembers Ben Stier, Cary Coop, Paul Chard and Theresa McDaniel present.

Also present were City Administrator Dawn Meyer, Finance Director Amy Jirik, Community Development Director Cynthia Smith Strack, Public Works Superintendent Al Fahey, Police Chief Tom Stolee and City Attorney Bob Vose. City Engineer Joe Duncan was not present. Wanda Savage served as video recording operator.

3. APPROVAL OF AGENDA.

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

4. APPROVAL OF CONSENT AGENDA.

- 4.1. Regular Session Minutes of November 5, 2018.**
- 4.2. Work Session Minutes of November 5, 2018.**
- 4.3. Special Session Minutes of October 29, 2018.**
- 4.4. Resolution 18-131 Resolution Approving Amended Revolving Loan Standards.**
- 4.5. Resolution 18-132 Adopting Utility Assessments Delinquent Accounts.**
- 4.6. Resolution 18-133 Adopting Special Assessments for Delinquent Fire Bills.**
- 4.7. Resolution 18-137 Adopting Special Assessments for Delinquent Code Bills.**
- 4.8. Authorize Advertising to Seek Candidates for Boards and Commissions.**
- 4.9. Call for Public Hearing on Amended Fees for 2019 Fee Schedule.**
- 4.10. Large Assembly Permit by Belle Plaine Historical Society for Holiday Traditions Event on December 6, 2018.**
- 4.11. Accept Resignation of Belle Plaine Firefighter Lenny Traxler.**
- 4.12. Accept Resignation of Belle Plaine Firefighter Jim Salden.**
- 4.13. Authorize Purchase of a Police Squad Vehicle.**
- 4.14. Resolution 18-136 Authorizing Amending Special Assessment Waiver with Ridgeview Belle Plaine Real Estate.**
- 4.15. Resolution 18-139 Approving ROSE Façade loan for 809 Main Street East.**

MOTION by Councilmember Coop, second by Councilmember Stier, to approve the consent agenda as follows: 4.1. Regular Session Minutes of November 5, 2018, 4.2. Work Session Minutes of November 5, 2018, 4.3. Special Session Minutes of October 29, 2018, 4.4. Resolution 18-131 Resolution Approving Amended Revolving Loan Standards, 4.5. Resolution 18-132 Adopting Utility Assessments Delinquent Accounts, 4.6. Resolution 18-133 Adopting Special Assessments for Delinquent Fire Bills, 4.7. Resolution 18-137 Adopting Special Assessments for Delinquent Code Bills, 4.8. Authorize Advertising to Seek Candidates for Boards and Commissions, 4.9. Call for Public Hearing on Amended Fees for 2019 Fee Schedule, 4.10. Large Assembly Permit by Belle Plaine Historical Society for Holiday Traditions Event on December 6, 2018, 4.11. Accept Resignation of Belle Plaine Firefighter Lenny Traxler, 4.12. Accept Resignation of Belle Plaine Firefighter Jim Salden, 4.13. Authorize Purchase of a Police Squad Vehicle,

4.14. Resolution 18-136 Authorizing Amending Special Assessment Waiver with Ridgeview Belle Plaine Real Estate, and 4.15. Resolution 18-139 Approving ROSE Façade loan for 809 Main Street East.
ALL VOTED AYE. MOTION CARRIED.

5. DEPARTMENT REPORTS.

5.1. Ambulance Department.

Ridgeview Ambulance Supervisor Doug Sweeney was not present. The Council acknowledged receipt of the Ambulance Department report.

5.2. Fire Department Report

Fire Chief Matt Stier was present. The Council acknowledged receipt of the Fire Department report.

5.3. Community Services Report.

Community Services Representative Dorothy Saulsbury was present. The Council acknowledged receipt of the Community Services Report.

5.4. Police Report.

Police Chief Tom Stolee was present. The Council acknowledged receipt of the Police Department Report.

5.5 Community Development Report.

Community Development Director Cynthia Smith Strack was present. The Council acknowledged receipt of the Community Development Report.

5.6. Public Works Department - Update on Wayfinding Signs and Community Swimming Pool.

Public Works Superintendent Al Fahey provided an update on the City's proposed wayfinding signage project. He reported that MNDOT has recently approved the wayfinding signs and Staff is now working with Scott County for their review and approval. Many of the signs will be placed on County roads. Upon County approval, the wayfinding signage project will be presented to the City Council for their review and approval.

Public Works Superintendent Fahey reported that demolition of the existing swimming pool will commence soon. Adjacent property owners will be notified of the construction timeline.

6. PUBLIC HEARINGS.

6.1. Ordinance 18-06: Filing Period for Recording Final Plats. The City Council will hear public comment on proposed Ordinance 18-06, which, if approved, will extend the length of time developers have to record a final plat following City Council approval.

Mayor Meyer introduced the agenda item.

Community Development Director Smith Strack explained that Section 1204.03, Subd. 2(E) of the City Code requires recording of a final plat within 90 days of City Council approval of said plat. The deadline has proven to be problematic in some cases due to a variety of reasons. Therefore, staff with support of

the Planning Commission recommends amending the code to allow 180 days for recording of an approved final plat. The current standard is 90 days. The City Attorney has reviewed the proposed action.

Mayor Meyer opened the public hearing at 6:48 p.m. and asked for public comment. There was no response.

MOTION by Councilmember Coop, second by Councilmember Chard, to close the public hearing at 6:49 p.m. ALL VOTED AYE. MOTION CARRIED.

6.1.1. Adoption of Ordinance 18-06, An Ordinance Amending Section 1204.03 Subd. 2(E) of the City Code Pertaining to the Timeline for Recording of Final Plats.

MOTION by Councilmember Coop, second by Councilmember Chard, to adopt Ordinance 18-06, An Ordinance Amending Section 1204.03 Subd. 2(E) of the City Code Pertaining to the Timeline for Recording of Final Plats. ALL VOTED AYE. MOTION CARRIED.

6.1.2 Resolution 18-134 Approving Summary Publication of Ordinance 18-06.

MOTION by Councilmember Coop, second by Councilmember Chard, to approve Resolution 18-134 Approving Summary Publication of Ordinance 18-06. ALL VOTED AYE. MOTION CARRIED.

7. BUSINESS.

7.1. Presentation of Claims.

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

7.2. Amended Purchase Option Lot 1, Block 1 Valley Business Park Third Addition.

Mayor Meyer introduced the agenda item.

Community Development Director Smith Strack explained that in June 2018, the City Council authorized and directed execution of an option agreement with Ameya Moghe d.b.a. Aztron Technologies. The City has received an amended request for purchase option for Lot 1, Block 1 Valley Business Park Third Addition. The City Attorney's Office has drafted the option agreement revision. The revision adjusts the purchaser name and proposes an accelerated five-year repayment amortization schedule in the event the Company does not remain in business five years after project completion. Other agreement components remain the same as under the original option, including a land write down from an estimated value of \$34,500 to \$1 in exchange for the establishment of an R&D facility and creation of a new employment position. Repayment provisions for non-performance and/or failure to remain in business apply. A formal business subsidy agreement will be drafted, reviewed, and executed prior to closing on the subject parcel.

7.2. Resolution 18-135: Resolution Approving Option To Purchase And Sale Of Land.

MOTION by Councilmember Coop, second by Councilmember Stier, to approve Resolution 18-135, Approving Option to Purchase and Sale of Land. ALL VOTED AYE. MOTION CARRIED.

7.3 Calling for the Sale of Bonds for Aquatic Center.

Mayor Meyer introduced the agenda item.

Finance Director Jirik explained the City Council awarded the contract for the Belle Plaine Aquatic Center on October 29, 2018 to Bradbury Stamm Construction Winkelman, LLC. Funding for the project will be from General Obligation Tax Abatement Bonds. The General Obligation Bonds will be repaid using tax abatement of selected properties however the debt burden is spread over all City taxed properties. The City is utilizing approximately \$2,000,000 from capital funds that have been part of long term planning for the project. As part of the bonding process a tax abatement public hearing will be held on December 17, 2018. It is appropriate for the Council to review the Presale Report prepared by Ehlers and Associates, and then call for the sale of the Bonds.

7.3.1. Resolution 18-138 Calling for Sale of 3,210,000 G.O. Tax Abatement Bonds, 2019A.

MOTION by Councilmember Coop, second by Councilmember Chard, to approve Resolution 18-138 Calling for Sale of 3,210,000 G.O. Tax Abatement Bonds, 2019A. ALL VOTED AYE. MOTION CARRIED.

7.3.2. Resolution 18-140 Calling for a Public Hearing on the Proposed Property Tax Abatement.

MOTION by Councilmember Coop, second by Councilmember McDaniel, to approve Resolution 18-140 Calling for a Public Hearing on the Proposed Property Tax Abatement. ALL VOTED AYE. MOTION CARRIED.

8. ADMINISTRATION.

8.1. Upcoming Meetings.

1. Public Works Committee, 9:00 AM, Wednesday, November 21.
2. City Offices Closed, in Observation of Thanksgiving, November 22.
3. City Offices Closed, November 23.
4. Design Committee, 5:15 PM, Monday, December 3.
5. Truth in Taxation, 6:15 PM, Monday, December 3.
6. City Council, 6:30 PM, Monday, December 3.
7. City Council Work Session, 6:45 PM, Monday, December 3.
8. EDA, 5:00 PM, Monday, December 10.
9. Planning, 6:30 PM., Monday, December 10.
10. Public Safety, 4:30 PM, Tuesday, December 11.
11. Public Works, 9:00 AM., Thursday, December 13, tentative.
12. Park Board, 5:00 PM, Monday, December 17.
13. City Council, 6:30 PM, Monday, December 17.
14. City Council Work Session, 6:45 PM, Monday December 17.

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

9. ADJOURN.

MOTION by Councilmember Coop, second by Councilmember McDaniel, to adjourn the meeting at 6:55 p.m. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Amy Jirik and Patricia Krings
Acting Recording Secretary