



BELLE PLAINE CITY COUNCIL
NOTICE OF REGULAR MEETING AND AGENDA

Monday, November 3, 2025 – 6:00 PM

City Hall, 218 North Meridian Street, Belle Plaine, Minnesota

Please use the north entrance door

1. PLEDGE OF ALLEGIANCE.

2. CALL TO ORDER.

2.1. Roll Call.

3. APPROVAL OF AGENDA.

4. PUBLIC FORUM.

*Anyone wishing to address the Council must sign up before the meeting and then have a seat in the audience. The signup sheet is removed 5 minutes before the start of the meeting. Maximum of three (3) minutes per speaker. No official action will be taken.

5. APPROVAL OF CONSENT AGENDA.

5.1. Regular Session Minutes of October 20, 2025.

5.2. Work Session Minutes of October 20, 2025.

5.3. Closed Session Minutes of October 20, 2025.

5.4. Closed Personnel Minutes of October 20, 2025.

5.5. Call for Public Hearing on the Proposed Fee Changes for the City's 2026 Fee Schedule.

5.6. Resolution Amending Resolution 25-025 Approving Premise Permit for the Belle Plaine Chamber of Commerce at Steel Horse Tavern.

5.7. Resolution 25-128 Approving Continuing Premise Permit for Belle Plaine Chamber of Commerce at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern.

5.8. Resolution 25-129 Approving Continuing Premise Permit for the Belle Plaine Friends of the Library at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar.

5.9. Resolution 25-130 Approving Continuing Premise Permit for German Days Inc. at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door.

5.10. Resolution 25-131 Approving Continuing Premise Permit for Belle Plaine Dollars for Scholars at Ruby's Family Restaurant.

6. DEPARTMENT REPORTS.

6.1. Public Works Department.

6.2. City Engineer Department.

6.3. Administration Department.

7. PUBLIC HEARINGS. None.

8. BUSINESS.

Agenda printed 00/00/2025– Subject to change.

Live stream/video recording of council meeting at www.belleplainemn.gov

- 8.1. Presentation of Claims.
 - 8.1.1. Pay Request No. 6, Wm. Mueller & Sons, Inc. for the 2025 Improvement Project.
 - 8.1.2. Pay Request No. 7, The Joseph Company, Inc. for the Well No. 5 Project.
- 8.1.1. 8.1.1. Pay Request No. 6, Wm. Mueller & Sons, Inc. for the 2025 Improvement Project.
- 8.1.2. Pay Request No. 7, The Joseph Company, Inc. for the Well No. 5 Project.
- 8.2. Resolution 25-127 A Resolution Awarding the Sale of General Obligation Improvement Bonds, Series 2025A.

9. ADMINISTRATION.

9.1. Upcoming Tentative Meetings.

- 1. EDA, Monday, November 10, 5:00 PM.
- 2. Planning, Monday, November 10, 6:00 PM.
- 3. City Offices Closed in Observance of the Holiday, Tuesday, November 11.
- 4. Public Works, Wednesday, November 12, 7:00 AM.
- 5. Finance Ways & Means, Wednesday, November 12, 3:00 PM.
- 6. City Council, Monday, November 17, 6:00 PM.
- 7. Work Session, Monday, November 17, 6:15 PM.

10. ADJOURN.

**BELLE PLAINE CITY COUNCIL
REGULAR MEETING
OCTOBER 20, 2025**

1. PLEDGE OF ALLEGIANCE.

Mayor Ladd 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, August 18, 2025 at 6:01 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Ladd called the meeting to order with Councilmembers Luke Otto, James Evans, Brady Hartmann and Rex Stacey present.

Also present were City Administrator Meyer, Community Development Director Smith Strack, Public Works Superintendent Otto, City Attorney Vose, City Engineer Duncan, Fire Chief Otto, and Police Sergeant Vycital.

3. APPROVAL OF AGENDA.

Mayor Ladd moved item 5.7. Resolution 25-124 and 5.8. Resolution 25-126 to the business portion of the meeting.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

4. PUBLIC FORUM.

**Anyone wishing to address the Council must sign up before the meeting and then have a seat in the audience. The signup sheet is removed 5 minutes before the start of the meeting. Maximum of three (3) minutes per speaker. No official action will be taken.*

None.

5. APPROVAL OF CONSENT AGENDA.

5.1. Regular Session Minutes of October 6, 2025.

5.2. Joint Work Session Minutes of October 6, 2025.

5.3. Resolution 25-119 Accepting a Donation of 50 Pumpkins from Minnesota's Largest Candy Store for Community Activities.

5.4. Resolution 25-120 Approving Terms of a ROSE Program Loan to Riverview Coffee 139 Main Street East.

5.5. Resolution 25-121 Accepting Public Improvements Enterprise Drive Extension and Hickory Grove.

5.6. Resolution 25-122 Accepting Public Sanitary Sewer Main 1100 Block State Street West.

~~5.7. Resolution 25-124 Adopting City Unmanned Aerial System (drone) Policy.~~

~~5.8. Resolution 25-126 A Resolution Supporting the Pursuit of 2026/2027 Local Road Improvement Programs Funding from MNDOT for Enterprise Drive and Meridian Street (CSAH 3) Roundabout Conversion Project.~~

MOTION by Councilmember Stacey, second by Councilmember Otto, to approve 5.1. Regular Session Minutes of October 6, 2025; 5.2. Joint Work Session Minutes of October 6, 2025; 5.3. Resolution 25-119 Accepting a Donation of 50 Pumpkins from Minnesota's Largest Candy Store for Community Activities; 5.4. Resolution 25-120 Approving Terms of a ROSE Program Loan to Riverview Coffee 139 Main Street East; 5.5. Resolution 25-121 Accepting Public Improvements Enterprise Drive Extension and Hickory Grove; and 5.6. Resolution 25-122 Accepting Public Sanitary Sewer Main 1100 Block State Street West. Councilmembers Stacey, Otto, Ladd and Hartmann VOTED AYE. Councilmember Evans ABSTAINED. MOTION CARRIED.

6. DEPARTMENT REPORTS.

6.1. Community Services Department. (Report Only)

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

6.2. Ambulance Department. (Report Only)

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

6.3. Police Department.

Police Sergeant Vycital highlighted the Police Report.

6.4. Fire Department.

Fire Chief Otto highlighted the Fire Department Report.

6.5. Community Development Department.

Community Development Director Smith Strack highlighted the Community Development Report.

7. PUBLIC HEARINGS.

7.1. Final Assessment Hearing for the 2025 Improvement Project. The City Council will accept public comment on assessments for the 2025 Improvement Project.

City Administrator Meyer and City Engineer reviewed the Final Assessment for the 2025 Improvement Project.

Mayor Ladd opened the Public Hearing at 6:08 PM and asked for public comment.

Paul Chard, 320 S. Walnut Street, spoke on the project.

Heather O'Grady, 235 S. Elm Street, spoke against the project and noted her appeal.

Mike Steriff, 300 S. Chestnut Street, spoke against the assessment.

Nirat Bhakta, NTSS Hospitality LLC, 331 Enterprise Drive, spoke against the project access to his property and assessment.

MOTION by Councilmember Evans, second by Councilmember Stacey, to adjourn the public hearing at 6:16 PM. ALL VOTED AYE. MOTION CARRIED.

Council held discussion on the benefits of a 7-year repayment vs a 10-year repayment. It was the consensus of Council to maintain the 7-year repayment schedule.

7.1.1. Resolution 25-123 Adopting Final Assessment for the 2025 Improvement Project.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Resolution 25-123 Adopting Final Assessment for the 2025 Improvement Project. ALL VOTED AYE. MOTION CARRIED.

8. BUSINESS.

8.1. Presentation of Claims.

8.1.1. Pay Request No. 2 (Final), Allied Blacktop Company for the 2025 Pavement Maintenance Project.

8.1.2. Pay Request No. 5, Rochon Corporation for the Library Addition Project.

MOTION by Councilmember Evans, second by Councilmember Hartmann, to approve the reviewed claims as presented in the amount of \$533,096.86. ALL VOTED AYE. MOTION CARRIED.

8.2. Resolution 25-125 Authorizing Change Orders No. 1, 2 and 3 for Rochon Corporation and Change Order No. 1 for Terracon Consultants, Inc. to the Library Addition Project.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Resolution 25-125 Authorizing Change Orders No. 1, 2 and 3 for Rochon Corporation and Change Order No. 1 for Terracon Consultants, Inc. to the Library Addition Project. ALL VOTED AYE. MOTION CARRIED.

8.3. Resolution 25-124 Adopting City Unmanned Aerial System (drone) Policy.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Resolution 25-124 Adopting City Unmanned Aerial System Policy. Councilmembers Stacey, Hartmann and Evans VOTED AYE. Councilmembers Otto and Ladd VOTED NAY. MOTION CARRIED 3-2.

8.4. Resolution 25-126 A Resolution Supporting the Pursuit of 2026/2027 Local Road Improvement Programs Funding from MNDOT for Enterprise Drive and Meridian Street (CSAH 3) Roundabout Conversion Project.

City Administrator Meyer and City Engineer Duncan reviewed the application process and potential project.

MOTION by Councilmember Otto, second by Councilmember Evans, to approve Resolution 25-126 A Resolution Supporting the Pursuit of 2026/2027 Local Road Improvement Programs Funding from MNDOT for Enterprise Drive and Meridian Street (CSAH 3) Roundabout Conversion Project. ALL VOTED AYE. MOTION CARRIED.

9. ADMINISTRATION.

9.1. Upcoming Tentative Meetings.

1. Finance Ways & Means, Tuesday, October 21, 3:00 PM.
2. Finance Ways & Means, Thursday, October 23, 3:00 PM.
3. Design, Monday, November 3, 5:00 PM
4. City Council, Monday, November 3, 6:00 PM
5. Work Session, Monday, November 3, 6:15 PM

Mayor Ladd reviewed the upcoming tentative meetings as listed.

10. ADJOURN.

MOTION by Councilmember Stacey, second by Councilmember Otto, to adjourn the meeting at 6:35 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary

UNAPPROVED

**BELLE PLAINE CITY COUNCIL
WORK SESSION
OCTOBER 20, 2025**

1. CALL TO ORDER. 1.1. ROLL CALL.

A Work Session of the Belle Plaine City Council met on Monday, February 3, 2025 at 6:40 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Present were Mayor Ryan Ladd and Councilmembers James Evans, Rex Stacey, Brady Hartmann and Luke Otto.

Also present were City Administrator Meyer, Finance Director Jirik, Community Development Director Smith Strack, City Attorney Vose, City Engineer Duncan, Fire Chief Otto, Public Works Superintendent Otto and Police Sergeant Vycital.

2. APPROVAL OF AGENDA.

Mayor Ladd added 3.2. Special Dog Permit to the agenda.

MOTION by Councilmember Otto, second by Councilmember Hartmann, to approve the Agenda with the addition of 3.2. Special Dog Permit. ALL VOTED AYE. MOTION CARRIED.

3. DISCUSSION ITEMS.

3.1. Proposed 2026 Fee Schedule.

Finance Director Jirik explained the proposed changes for the 2025 Fee Schedule are in red.

Mayor Ladd reviewed the changes in red with Council and held discussion. Council asked clarifying questions.

No additional changes were made.

3.2. Special Dog Permit.

City Administrator Meyer explained the application was sent out with changes after the last Work Session. Meyer noted staff will send it out again for review, explaining no further action is needed from Council unless further changes are requested.

4. ADJOURN.

MOTION by Councilmember Otto, second by Councilmember Stacey, to adjourn the meeting at 7:11PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary

UNAPPROVED

**BELLE PLAINE CITY COUNCIL
CLOSED SESSION
OCTOBER 20, 2025**

1. CALL TO ORDER. 2.1. ROLL CALL.

The Belle Plaine City Council met in Closed Session on Monday, October 20, 2025 at 7:15 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Ryan Ladd called the meeting to order with Councilmembers James Evans, Rex Stacey, Luke Otto and Brady Hartmann present.

Also present were City Administrator Meyer, Community Development Director Smith Strack, Public Works Superintendent Otto, City Attorney Vose, Finance Director Jirik, City Engineer Duncan, Police Sergeant Vycital and Fire Chief Otto.

Mayor Ladd read the following statement:

Pursuant to Minnesota Statutes Section 13D.05, subd. 3(c), the City Council will close the meeting to consider potential sale of properties identified as PID: 201200021 and 201200022.

2. CLOSE MEETING.

Mayor Ladd closed the meeting at 7:15 PM.

3. DISCUSSION.

The Council held discussion and gave direction to staff.

4. ADJOURN CLOSED MEETING.

MOTION by Councilmember Evans, second by Councilmember Otto, to adjourn the closed meeting at 7:41 PM. ALL VOTED AYE. MOTION CARRIED.

5. OPEN MEETING.

Mayor Ladd opened the meeting at 7:41 PM.

5.1. STATEMENT (if needed).

None.

6. ADJOURN.

MOTION by Councilmember Stacey, second by Councilmember Evans, to adjourn the meeting at 7:41 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary

UNAPPROVED

**BELLE PLAINE CITY COUNCIL
CLOSED PERSONNEL
OCTOBER 20, 2025**

1. CALL TO ORDER. 1.1. ROLL CALL.

The Belle Plaine City Council conducted a Closed Personnel Meeting Pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(a), on Monday, October 20, 2025 at 7:45 PM in the council chambers of City Hall 218 North Meridian Street, Belle Plaine, MN. Present were Mayor Ryan Ladd Councilmembers Luke Otto, James Evans, Rex Stacey and Brady Hartmann.

Also present was City Administrator Dawn Meyer.

City Administrator Meyer invited staff members Finance Director Jirik, Community Development Director Jirik, Public Works Superintendent Otto, Fire Chief Otto, City Attorney Vose, City Engineer Duncan and Police Sergeant Vycital to the beginning of her meeting.

2. APPROVAL OF AGENDA.

MOTION by Councilmember Evans, second by Councilmember Otto, to approve the Agenda as presented. ALL VOTED AYE. MOTION CARRIED.

3. Pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(a), a Closed Personnel Meeting has been scheduled for the City Administrator Annual Review.

Mayor Ladd read the following statement: Pursuant to Minnesota Statutes, Section 13D.05, subdivision 3(a), a Closed Personnel Meeting has been scheduled for the City Administrator Annual Review.

3.1. CLOSE MEETING.

Mayor Ladd closed the meeting at 7:46 PM.

4. DISCUSSION ITEMS.

4.1. Annual City Administrator Review

Council provided comments and held discussion regarding Meyer's evaluation.

4. ADJOURN CLOSED MEETING.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to adjourn the Closed portion of the meeting at 9:17 PM. ALL VOTED AYE. MOTION CARRIED.

Mayor Ladd made a statement of the review noting it was the consensus of the Council to give a 4 out of 5 rating (Exceptional) for 2025 and a recommendation of 3.5% COLA for 2026.

5. ADJOURN MEETING.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to adjourn the meeting at 9:17 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Call for a Public Hearing on the Proposed Fee Changes for the City's 2026 Fee Schedule.
BACKGROUND/ JUSTIFICATION:	Each year a public hearing is held for changes for the City's annual fee schedule. Council reviewed the proposed fee schedule at the October 20 Work Session and recommended moving forward with the proposed changes. The public hearing will be held on December 1, 2025 for fee changes to take effect on January 1, 2026.
FISCAL IMPACT:	Anticipated revenues are included in the 2026 budget.
STAFF RECOMMENDATION:	Approve Call for a Public Hearing on the Proposed Fee Changes for the City's 2026 Fee Schedule.



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Resolution Amending Resolution 25-025 Approving Premise Permit for the Belle Plaine Chamber of Commerce at Steel Horse Tavern.
BACKGROUND/ JUSTIFICATION:	The City of Belle Plaine allows for lawful gambling by nonprofit organizations. The Belle Plaine Chamber of Commerce has applied to operate at Steel Horse Tavern and was approved on March 17, 2025. The resolution was amended on June 16, 2025 at the request of the State Gambling office to remove the "or as soon thereafter language" previously included. The State is now requesting the dates be removed all together. Staff have updated the attached resolution. It is appropriate to approve the lawful gambling premise permit.
FISCAL IMPACT:	The City requires 10% of lawful gambling proceeds be contributed to the City of Belle Plaine, those funds are used for Public Safety purposes.
STAFF RECOMMENDATION:	Approve Resolution Amending Resolution 25-025 Approving Premise Permit for the Belle Plaine Chamber of Commerce at Steel Horse Tavern.

Amended

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-025**

**RESOLUTION APPROVING PREMISE PERMIT FOR
THE BELLE PLAINE CHAMBER OF COMMERCE AT STEEL HORSE TAVERN**

WHEREAS, the Belle Plaine Chamber of Commerce conducts lawful gambling at Steel Horse Tavern in the City of Belle Plaine;

WHEREAS, the City's Fee Schedule requires a premise permit fee of \$100.00 per site;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT: the premise permit for the Belle Plaine Chamber of Commerce at Steel Horse Tavern at 114 Meridian Street North are hereby approved.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Resolution 25-128 Approving Continuing Premise Permit for Belle Plaine Chamber of Commerce at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern. Resolution 25-129 Approving Continuing Premise Permit for the Belle Plaine Friends of the Library at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar. Resolution 25-130 Approving Continuing Premise Permit for German Days Inc. at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door. Resolution 25-131 Approving Continuing Premise Permit for Belle Plaine Dollars for Scholars at Ruby's Family Restaurant.
BACKGROUND/ JUSTIFICATION:	Charitable Gambling Premise Permits are perpetual. The City of Belle Plaine reviews premises permits for lawful gambling purposes on an annual basis. Renewal payments are due by December 15, 2025, for the fiscal year beginning January 1, 2026, and ending December 31, 2026. Continuation of premise permits is contingent upon: • Receipt of twelve (12) months of expenditures reports; • Submission of an annual report of intended donations and distributions within the trade area; • Payment of the annual renewal fee. Currently, four organizations operate lawful gambling activities within the City of Belle Plaine that require premise permits: 1. Belle Plaine Chamber of Commerce operates at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern 2. Belle Plaine Friends of the Library operates at Sparetime Tavern, Prairie Grille & Bowl and the Neisen's Red Door Bar. 3. German Days, Inc. operates at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door 4. Belle Plaine Dollars for Scholars operates at Ruby's Family Restaurant. Attached are four resolutions for review and adoptions.
FISCAL IMPACT:	The City requires 10% of lawful gambling proceeds be contributed to the City of Belle Plaine, those funds are used for Public Safety purposes.
STAFF RECOMMENDATION:	Approve Resolutions 25-1xx, 25-1xx and 25-1xx, Pertaining to the Lawful Gambling Premises Permits for 2025.

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-128**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR
THE BELLE PLAINE CHAMBER OF COMMERCE AT NEISEN'S CORNER BAR,
HUCK'S SHIPWRECK SALOON, JOHAN'S BAR AND GRILL, OLDENBURG BREWERY, RUBY'S
FAMILY RESTAURANT AND STEEL HORSE TAVERN**

WHEREAS, the Belle Plaine Chamber of Commerce conducts lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Chamber of Commerce.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Chamber of Commerce, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Neisen's Corner Bar, 101 East Main Street
 - Huck's Shipwreck Saloon, 110 North Meridian Street
 - Johan's Bar and Grill, 117 North Meridian Street
 - Oldenburg Brewery, 116 West Main Street
 - Ruby's Family Restaurant, 321 Enterprise Drive East
 - Steel Horse Tavern, 114 North Meridian Street
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3th day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-129**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR
THE BELLE PLAINE FRIENDS OF THE LIBRARY AT
SPARETIME TAVERN, PRAIRIE GRILLE & BOWL, AND NEIESEN'S RED DOOR BAR**

WHEREAS, the Belle Plaine Friends of the Library conducts lawful gambling at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar in the City of Belle Plaine; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Friends of the Library.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Friends of the Library, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Sparetime Tavern, 117 West Main Street
 - Prairie Grille & Bowl, 235 South Ash Street
 - Neisen's Corner Bar, 101 East Main Street
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-130**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR THE GERMAN DAYS INC. AT
NEISEN'S CORNER BAR, HUCK'S SHIPWRECK SALOON AND NEISEN'S RED DOOR BAR**

WHEREAS, German Days Inc. is requesting to conduct lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door Bar in the City of Belle Plaine;

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the German Days Inc..

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for German Days Inc. at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, German Days Inc., the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Neisen's Corner Bar, 101 East Main Street
 - Huck's Shipwreck Saloon, 110 North Meridian Street
 - Neisen's Red Door Bar, 125 North Meridian Street
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-131**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR THE BELLE PLAINE DOLLARS
FOR SCHOLARS AT RUBY'S FAMILY RESTAURANT**

WHEREAS, Belle Plaine Dollars for Scholars is requesting to conduct lawful gambling at Ruby's Family Restaurant; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Dollars for Scholars.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following location is hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Dollars for Scholars, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Ruby's Family Restaurant, 321 Enterprise Drive East
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Resolution 25-128 Approving Continuing Premise Permit for Belle Plaine Chamber of Commerce at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern. Resolution 25-129 Approving Continuing Premise Permit for the Belle Plaine Friends of the Library at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar. Resolution 25-130 Approving Continuing Premise Permit for German Days Inc. at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door. Resolution 25-131 Approving Continuing Premise Permit for Belle Plaine Dollars for Scholars at Ruby's Family Restaurant.
BACKGROUND/ JUSTIFICATION:	Charitable Gambling Premise Permits are perpetual. The City of Belle Plaine reviews premises permits for lawful gambling purposes on an annual basis. Renewal payments are due by December 15, 2025, for the fiscal year beginning January 1, 2026, and ending December 31, 2026. Continuation of premise permits is contingent upon: • Receipt of twelve (12) months of expenditures reports; • Submission of an annual report of intended donations and distributions within the trade area; • Payment of the annual renewal fee. Currently, four organizations operate lawful gambling activities within the City of Belle Plaine that require premise permits: 1. Belle Plaine Chamber of Commerce operates at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern 2. Belle Plaine Friends of the Library operates at Sparetime Tavern, Prairie Grille & Bowl and the Neisen's Red Door Bar. 3. German Days, Inc. operates at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door 4. Belle Plaine Dollars for Scholars operates at Ruby's Family Restaurant. Attached are four resolutions for review and adoptions.
FISCAL IMPACT:	The City requires 10% of lawful gambling proceeds be contributed to the City of Belle Plaine, those funds are used for Public Safety purposes.
STAFF RECOMMENDATION:	Approve Resolutions 25-1xx, 25-1xx and 25-1xx, Pertaining to the Lawful Gambling Premises Permits for 2025.

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-128**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR
THE BELLE PLAINE CHAMBER OF COMMERCE AT NEISEN'S CORNER BAR,
HUCK'S SHIPWRECK SALOON, JOHAN'S BAR AND GRILL, OLDENBURG BREWERY, RUBY'S
FAMILY RESTAURANT AND STEEL HORSE TAVERN**

WHEREAS, the Belle Plaine Chamber of Commerce conducts lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Chamber of Commerce.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Chamber of Commerce, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Neisen's Corner Bar, 101 East Main Street
 - Huck's Shipwreck Saloon, 110 North Meridian Street
 - Johan's Bar and Grill, 117 North Meridian Street
 - Oldenburg Brewery, 116 West Main Street
 - Ruby's Family Restaurant, 321 Enterprise Drive East
 - Steel Horse Tavern, 114 North Meridian Street
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3th day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-129**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR
THE BELLE PLAINE FRIENDS OF THE LIBRARY AT
SPARETIME TAVERN, PRAIRIE GRILLE & BOWL, AND NEIESEN'S RED DOOR BAR**

WHEREAS, the Belle Plaine Friends of the Library conducts lawful gambling at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar in the City of Belle Plaine; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Friends of the Library.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Friends of the Library, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Sparetime Tavern, 117 West Main Street
 - Prairie Grille & Bowl, 235 South Ash Street
 - Neisen's Corner Bar, 101 East Main Street
2. Continuation of each premises permit is subject to City Code.

The adoption of the foregoing resolution was duly moved by Councilmember _____ and seconded by Councilmember _____, and after full discussion thereof and upon a vote being taken thereon, the following Councilmembers voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-130**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR THE GERMAN DAYS INC. AT
NEISEN'S CORNER BAR, HUCK'S SHIPWRECK SALOON AND NEISEN'S RED DOOR BAR**

WHEREAS, German Days Inc. is requesting to conduct lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door Bar in the City of Belle Plaine;

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the German Days Inc..

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for German Days Inc. at the following locations are hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, German Days Inc., the City of Belle Plaine, or the Minnesota Gambling Control Board:
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 - Huck's Shipwreck Saloon, 110 North Meridian Street
 - Neisen's Red Door Bar, 125 North Meridian Street
2. Continuation of each premises permit is subject to City Code.

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Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-131**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR THE BELLE PLAINE DOLLARS
FOR SCHOLARS AT RUBY'S FAMILY RESTAURANT**

WHEREAS, Belle Plaine Dollars for Scholars is requesting to conduct lawful gambling at Ruby's Family Restaurant; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

WHEREAS, the current premises permit annual payment is set for December 15, 2025 and it is appropriate to authorize continuation of lawful gambling activities at said premises under the Belle Plaine Dollars for Scholars.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

1. The premises permit for the Belle Plaine Chamber of Commerce at the following location is hereby approved as continuing permits, and remaining in effect unless rescinded by the premise establishment, Belle Plaine Dollars for Scholars, the City of Belle Plaine, or the Minnesota Gambling Control Board:
 - Ruby's Family Restaurant, 321 Enterprise Drive East
2. Continuation of each premises permit is subject to City Code.

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Whereupon said resolution was declared duly passed and adopted. Dated this 3rd day of November, 2025.

ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Resolution 25-128 Approving Continuing Premise Permit for Belle Plaine Chamber of Commerce at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern. Resolution 25-129 Approving Continuing Premise Permit for the Belle Plaine Friends of the Library at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar. Resolution 25-130 Approving Continuing Premise Permit for German Days Inc. at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door. Resolution 25-131 Approving Continuing Premise Permit for Belle Plaine Dollars for Scholars at Ruby's Family Restaurant.
BACKGROUND/ JUSTIFICATION:	Charitable Gambling Premise Permits are perpetual. The City of Belle Plaine reviews premises permits for lawful gambling purposes on an annual basis. Renewal payments are due by December 15, 2025, for the fiscal year beginning January 1, 2026, and ending December 31, 2026. Continuation of premise permits is contingent upon: • Receipt of twelve (12) months of expenditures reports; • Submission of an annual report of intended donations and distributions within the trade area; • Payment of the annual renewal fee. Currently, four organizations operate lawful gambling activities within the City of Belle Plaine that require premise permits: 1. Belle Plaine Chamber of Commerce operates at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern 2. Belle Plaine Friends of the Library operates at Sparetime Tavern, Prairie Grille & Bowl and the Neisen's Red Door Bar. 3. German Days, Inc. operates at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door 4. Belle Plaine Dollars for Scholars operates at Ruby's Family Restaurant. Attached are four resolutions for review and adoptions.
FISCAL IMPACT:	The City requires 10% of lawful gambling proceeds be contributed to the City of Belle Plaine, those funds are used for Public Safety purposes.
STAFF RECOMMENDATION:	Approve Resolutions 25-1xx, 25-1xx and 25-1xx, Pertaining to the Lawful Gambling Premises Permits for 2025.

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-128**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR
THE BELLE PLAINE CHAMBER OF COMMERCE AT NEISEN'S CORNER BAR,
HUCK'S SHIPWRECK SALOON, JOHAN'S BAR AND GRILL, OLDENBURG BREWERY, RUBY'S
FAMILY RESTAURANT AND STEEL HORSE TAVERN**

WHEREAS, the Belle Plaine Chamber of Commerce conducts lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern; and

WHEREAS, the City's Fee Schedule requires a premises permit fee of \$100.00 per site, payable annually; and

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NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA THAT:

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2. Continuation of each premises permit is subject to City Code.

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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-129**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR
THE BELLE PLAINE FRIENDS OF THE LIBRARY AT
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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-130**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR THE GERMAN DAYS INC. AT
NEISEN'S CORNER BAR, HUCK'S SHIPWRECK SALOON AND NEISEN'S RED DOOR BAR**

WHEREAS, German Days Inc. is requesting to conduct lawful gambling at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door Bar in the City of Belle Plaine;

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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-131**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR THE BELLE PLAINE DOLLARS
FOR SCHOLARS AT RUBY'S FAMILY RESTAURANT**

WHEREAS, Belle Plaine Dollars for Scholars is requesting to conduct lawful gambling at Ruby's Family Restaurant; and

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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	November 3, 2025
FROM:	Dawn Meyer, City Administrator
AGENDA ITEM:	Resolution 25-128 Approving Continuing Premise Permit for Belle Plaine Chamber of Commerce at Neisen's Corner Bar, Huck's Shipwreck Saloon, Johan's Bar and Grill Oldenburg Brewery, Ruby's Family Restaurant, and Steel Horse Tavern. Resolution 25-129 Approving Continuing Premise Permit for the Belle Plaine Friends of the Library at Sparetime Tavern, Prairie Grille & Bowl, and Neisen's Red Door Bar. Resolution 25-130 Approving Continuing Premise Permit for German Days Inc. at Neisen's Corner Bar, Huck's Shipwreck Saloon and Neisen's Red Door. Resolution 25-131 Approving Continuing Premise Permit for Belle Plaine Dollars for Scholars at Ruby's Family Restaurant.
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**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-128**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR
THE BELLE PLAINE CHAMBER OF COMMERCE AT NEISEN'S CORNER BAR,
HUCK'S SHIPWRECK SALOON, JOHAN'S BAR AND GRILL, OLDENBURG BREWERY, RUBY'S
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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-129**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR
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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-130**

**RESOLUTION APPROVING CONTINUING PREMISES PERMITS FOR THE GERMAN DAYS INC. AT
NEISEN'S CORNER BAR, HUCK'S SHIPWRECK SALOON AND NEISEN'S RED DOOR BAR**

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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator

**BELLE PLAINE CITY COUNCIL
RESOLUTION 25-131**

**RESOLUTION APPROVING CONTINUING PREMISES PERMIT FOR THE BELLE PLAINE DOLLARS
FOR SCHOLARS AT RUBY'S FAMILY RESTAURANT**

WHEREAS, Belle Plaine Dollars for Scholars is requesting to conduct lawful gambling at Ruby's Family Restaurant; and

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ATTEST:

Ryan Ladd
Mayor

Dawn Meyer
City Administrator



DATE: November 3, 2025
TO: Mayor Ladd, Belle Plaine City Council Members
FROM: Todd Otto, Public Works Superintendent
RE: Public Works Department Report

- M.D.H. sampling is performed & MPCA reports are submitted monthly by Public Works.
- Locates and inspections are performed as required.
- Public Works crew continues to perform monthly water meter readings, service work orders, monthly maintenance of filters and generators, monthly fire extinguisher checks, installation & repairs of street signs, mechanical repairs, hydrant inspections, jetting sewer lines, street sweeping, and maintenance of all City fleet vehicles, and/or general maintenance or work order requests for City-owned facilities.
- Public Works certified tree inspectors continue to monitor & perform inspections of trees on City and residential properties reporting EAB. Staff is utilizing GIS software to generate a master list of the tree canopy on City-owned properties. Marking of infected trees & stump grinding at various locations throughout the City continues.
- Recreation Department Upcoming Events for November:
Archery Park: Archery Clinic: October 25 at 10 am. This event was well attended with 15 participants.
Heritage Square Park: Belle Plaine's Amazing Race: Saturday, November 15 starting at 10 am
Hickory Park: Cards & Conversation: Wednesdays, November 5 & 12 from 5pm-7pm
The Gateway Parking Lot: Carriage Rides: Thursday, November 6 from 4:30 pm – 6:30 pm
Coming in December: Illuminate the Night Parade: Friday, December 12 starting at 6 pm; Family Cosmic Skate: December 29 from 6:00 pm – 7:30 pm.
- Public Works crew continue repairing potholes using hot mix for the season. To date, 123.50 tons of hot mix have been used to repair potholes.
- Public Works crew continue with the maintenance on all storm ponds to include removing trees and brush and continue to trim trees on public properties.
- Public Works crew continue to perform necessary repairs, maintenance, and inventories of the parks and ballfields.
- Public Works crew continue to oversee the Public Library expansion project, assist when needed, and attend bi-weekly construction meetings.
- Public Works crew have completed winterizing of the bioswale, drinking fountains, and parks. All parks are shut down for the season.
- Public Works crew are working on finalizing the shutdown for the Aquatic Center.
- Public works crew have set all towers to winter settings.
- The compost site was inspected on October 17. A report will follow at a later date.
- Public Works staff attended SafeAssure training on 10/20/25, a Waterous Tour in St. Paul on 10/22/25, and attended the MSA Fall Conference on 10/30/25.

**NOVEMBER 2025**

2026 Street & Utility Improvements

The Council has authorized plans and specifications for 1) reconstruction of segments of Court Street and Grove Street, 2) reclamation of segments of Aspen Lane, E Commerce Drive and E South Street, 3) surfacing improvements at the Public Works Facility, and 4) parking lot, shelter, restroom and lighting improvements to Prairie Park. We are currently collecting topographic survey data and will then proceed to final design. Bidding documents will come back before the City Council this winter for consideration to seek competitive bids.

2025 Street & Utility Improvements

Area A (reconstruction) is substantially complete with the final lift of bituminous pavement scheduled for next spring. Boulevard hydroseeding has resulted in a substantial emergence of turf grass. Base course bituminous in Area C (Haralson Drive) was recently paved and the long-anticipated connection to South Street is open to traffic. The contractor is targeting an appropriate weather window to complete the bituminous trail. The final wearing course on the street will be placed next Spring.

Well No. 5

The Council authorized increasing electrical and pumping capacity of this facility to more fully capture the well's production capability of approximately 1500gpm. Work around the wellhouse this past month includes concrete flatwork, fencing and landscaping. The vertical turbine pump has been received, while electrical components are expected by February 2026.

Wastewater Treatment Facility (WWTF)

Funding is crucial for this project to proceed. Draft funding packages are expected this month, at which time selected projects will address final scope, timing and an appropriate contractor procurement process. The entrance improvements, part of a resiliency grant, are proceeding separately.

Brecken Place

The final lift of bituminous was recently paved. The developer continues to address remaining items identified for final completion of the municipal infrastructure.

Municipal State Aid (MSAS)

The fall pre-screening board meeting was held in October. The City's annual allocation, received in February of each year, is expected to remain steady based on collections in the HUTDF. This fund supports more than 143,000 miles of trunk highways, county state aid highways and municipal state aid streets. With distributions from 95% of the fund set at 62% - 29% - 9% respectively, this dedicated source generates primarily from fuel tax, license fees, motor vehicle sales tax, and auto parts sales tax revenue.

ADMINISTRATION REPORT



DATE: November 3, 2025
TO: Mayor Ladd, Belle Plaine City Council Members
FROM: Dawn Meyer, City Administrator
RE: Administration Report

PROJECTS AND ACTIVITIES

1. Met with League of Minnesota Cities and Police Chief Stier regarding their research on Well Being Polices and standards.
2. Met with City Engineer Duncan and Public Works Superintendent Otto regarding design for the proposed update of Prairie Park as part of the 2026 Project.
3. Facilitated several meetings for internal review of the budget with Department Heads.
4. Met with Finance Director Jirik, Community Development Director Smith Strack and Todd Hagen from Ehlers regarding the Standard and Poor's Rating. Staff answered questions for review of city's bond rating based on financial and economic status for the Bond for the 2025 Improvement Project.
5. Attended the Belle Plaine Rural Fire Association meeting.
6. Participated in two Finance Ways and Means Budget meetings.
7. Worked with vendor regarding security system maintenance and updates.
8. Gathered and prepared information needed for review of records from a data request.
9. Met with Community Development Director Smith Strack, Scott County CDA Julie Siegert and Jo Foust for an update on Housing needs and programs.
10. Met with City Engineer Duncan and Scott County regarding private work done in the County Right of Way.
11. Met with residential developer and Community Development Director Smith Strack regarding potential development opportunities.
12. Met with Belle Plaine Historical Representative regarding grant opportunities for the historical properties.
13. Met with a City Administrator regarding long-term capital planning.
14. Met with City Engineer Duncan regarding updates on Police Department facility concept.
15. Facilitated data requests.
16. Managed HR tasks, meetings, policies and personnel issues.
17. Attended the Public Safety, Public Works and Fire Department monthly meetings.
18. Department Head meetings continue weekly.
19. Continuing to monitor and track the list of on-going projects.

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CITY OF BELLE PLAINE
Claim Approval Signature Page
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We have examined the entries listed on the foregoing register and except for those not allowed as shown on the register; such entries are hereby approved in the total amount of \$492,627.98(four hundred ninety-two thousand six hundred twenty-seven dollars and ninety-eight cents).

Dated this 3rd of November, 2025.

Approved by the governing Council of the City of Belle Plaine.

10/30/25
09:20:40

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 10/25
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* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15535	64628M	3678 GUARDIAN FLEET SAFETY	12,097.96								
RESO 25-083		303153 08/28/25 PD: 2023 TAHOE BUILD 88-24	12,097.96			101		421100	580000		10010
		Total for Vendor:	12,097.96								
15536	64630M	512 US POSTAL SERVICE	796.91								
11-2025	10/28/25	GEN: 11/25 NEWSLETTER	796.91			101		411100	322000		10010
		Total for Vendor:	796.91								
		# of Claims	2	Total:	12,894.87	# of Vendors	0				

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CITY OF BELLE PLAINE
Fund Summary for Claims
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Fund/Account	Amount
101 General 10010 Cash - Checking	12,594.87
Total:	12,594.87

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15578		9 ANCOM COMMUNICATIONS	188.00								
	130389	10/22/25 FD: RADIO REPAIR	188.00			101		422100	404000		10010
15579		9 ANCOM COMMUNICATIONS	188.00								
	130390	10/22/25 FD: RADIO REPAIR	188.00			101		422100	404000		10010
15580		9 ANCOM COMMUNICATIONS	212.00								
	130391	10/22/25 FD: RADIO REPAIR	212.00			101		422100	404000		10010
15581		9 ANCOM COMMUNICATIONS	258.00								
	130392	10/22/25 FD: RADIO REPAIR	258.00			101		422100	404000		10010
15586		9 ANCOM COMMUNICATIONS	364.20								
	130429	10/22/25 PD: PORTABLE RADIO BATTERIES	364.20			101		421100	565000		10010
		Total for Vendor:	1,210.20								
15593		24 BELLE PLAINE APTS./CARD. RIDGE	310.00								
	11-2025	11/01/25 ADM: 11/25 SUBSIDY	310.00			101		413200	412000		10010
		Total for Vendor:	310.00								
15618		83 BIFFS, INC.	170.00								
	INV274387	10/29/25 PRK: 11/25 RENTAL; CENTURY	170.00			101		452020	407000		10010
15619		83 BIFFS, INC.	170.00								
	INV274388	10/29/25 PRK: 11/25 RENTAL; HICKORY	170.00			101		452020	407000		10010
15620		83 BIFFS, INC.	95.00								
	INV274389	10/29/25 PRK: 11/25 RENTAL; CHATFIEL	95.00			101		452020	407000		10010
15621		83 BIFFS, INC.	95.00								
	INV274386	10/29/25 PRK: 11/25 RENTAL; MEADOW	95.00			101		452020	407000		10010
		Total for Vendor:	530.00								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15538	0376010	616 BOLTON & MENK, INC 10/09/25 BRECKEN PLACE 2ND ADDTN ENG	1,385.00 1,385.00*			467		495482	303000		10010
15539	0376007	616 BOLTON & MENK, INC 10/09/25 PW: ENGINEERING FEES	115.00 115.00*			101		431210	303000		10010
15594	0376490	616 BOLTON & MENK, INC 10/09/25 2024 ST IMPROV PROJECT ENG FE	710.00 710.00*			498		495459	303000		10010
15595	0376008	616 BOLTON & MENK, INC 10/09/25 2025 ST IMPROV PROJ ENG FEES	14,672.50 14,672.50*			470		495459	303000		10010
15596	0376011	616 BOLTON & MENK, INC 10/09/25 HWY 25/CSAH 3 RAB	9,136.50 9,136.50*			472		495459	303000		10010
15597	0376009	616 BOLTON & MENK, INC 10/09/25 2026 ST IMPROV PROJ ENG FEES	13,365.00 13,365.00*			473		495459	303000		10010
15616	0376003	616 BOLTON & MENK, INC 10/09/25 ADM: CONSULTING FEES	1,036.38 660.00			101		413200	311000		10010
	0376003	10/09/25 CD: CONSULTING FEES	166.00			101		460505	311000		10010
	0376003	10/09/25 WTR: CONSULTING FEES	210.38*			604		432570	311000		10010
		Total for Vendor:	40,420.38								
15582	85954182	830 BOUND TREE MEDICAL 10/10/25 FD: TRAINING	16.47 16.47			101		422100	205000		10010
		Total for Vendor:	16.47								
15598	570505	4002 BUCKINGHAM COMPANIES 11/01/25 ADM: 11/25 REFUSE	1,685.00 84.25			101		413200	384000		10010
	570505	11/01/25 AMB: 11/25 REFUSE	50.55			101		422700	384000		10010
	570505	11/01/25 PD: 11/25 REFUSE	117.95			101		421100	384000		10010
	570505	11/01/25 FD: 11/25 REFUSE	67.40			101		422100	384000		10010
	570505	11/01/25 PW: 11/25 REFUSE	438.10			101		431210	384000		10010
	570505	11/01/25 LIB: 11/25 REFUSE	33.70			101		455010	401000		10010
	570505	11/01/25 SWR: 11/25 REFUSE	117.95			603		432500	384000		10010

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
	570505	11/01/25 WTR: 11/25 REFUSE	117.95			604		432570	384000		10010
	570505	11/01/25 AC: 11/25 REFUSE	101.10			101		451240	384000		10010
	570505	11/01/25 PRK: 11/25 REFUSE	488.65			101		452020	384000		10010
	570505	11/01/25 COM: 11/25 REFUSE	67.40			101		453020	384000		10010
		Total for Vendor:	1,685.00								
15540		1903 CENTERPOINT ENERGY	198.71								
	SWR: 9/25	10/10/25 SWR: 22360 UNION TRL	198.71			603		432500	383000		10010
15585		1903 CENTERPOINT ENERGY	32.35								
	PWA: 9/25	10/17/25 PW: 891 DIVERSIFIED DR A	32.35			101		431210	383000		10010
15599		1903 CENTERPOINT ENERGY	624.79								
	9/25	10/16/25 GEN: 9/25 GAS	12.84			101		411100	383000		10010
	9/25	10/16/25 ADM: 9/25 GAS	29.97*			101		413200	383000		10010
	9/25	10/16/25 PD: 9/25 GAS	72.80			101		421100	383000		10010
	9/25	10/16/25 FD: 9/25 GAS	88.02			101		422100	383000		10010
	9/25	10/16/25 AMB: 9/25 GAS	31.20			101		422700	383000		10010
	9/25	10/16/25 PW: 9/25 GAS	60.35			101		431210	383000		10010
	9/25	10/16/25 HP: 9/25 GAS	57.19			101		450100	383000		10010
	9/25	10/16/25 AC: 9/25 GAS	83.11			101		451240	383000		10010
	9/25	10/16/25 PRK: 9/25 GAS	18.03			101		452020	383000		10010
	9/25	10/16/25 LIB: 9/25 GAS	21.11			101		455010	383000		10010
	9/25	10/16/25 WTR: 9/25 GAS	150.17			604		432570	383000		10010
		Total for Vendor:	855.85								
15600		104 CITY OF BELLE PLAINE	2.79								
	102325	10/23/25 ADM: POSTAGE	0.93			101		413200	322000		10010
	102325	10/23/25 SWR: POSTAGE	0.93*			603		432500	322000		10010
	102325	10/23/25 WTR: POSTAGE	0.93*			604		432570	322000		10010
		Total for Vendor:	2.79								
15541		3300 CONCRETE COATING UNLIMITED LLC	18,435.00								
	1419	10/19/25 AC: POOL DECK WASH & SEAL	18,435.00			101		451240	407000		10010
		Total for Vendor:	18,435.00								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15542		3501 CONCRETE CUTTING CORING	113.18								
	34807	10/17/25 PW: REPAIRS/MAINTENANCE	91.22			101		431210	407000		10010
	34807	10/17/25 REF: TREE MGMT	21.96			101		461020	409000		10010
		Total for Vendor:	113.18								
15543		1313 CORE & MAIN	766.00								
	X904544	10/10/25 WTR: MXU WARRANTY REPLACEMENT	766.00*			604		432570	407500		10010
15544		1313 CORE & MAIN	369.00								
	X904590	10/10/25 WTR: MXU WARRANTY REPLACEMENT	369.00*			604		432570	407500		10010
15560		1313 CORE & MAIN	4,000.00								
	X068980	10/16/25 SWR: DUES & SUBSCRIPTIONS	2,000.00*			603		432500	433000		10010
	X068980	10/16/25 WTR: DUES & SUBSCRIPTIONS	2,000.00*			604		432570	433000		10010
		Total for Vendor:	5,135.00								
15545		1477 CREATIVE PRODUCT SOURCING INC	286.64								
	165604	10/16/25 DARE TSHIRTS	286.64			101		421200	208000		10010
		Total for Vendor:	286.64								
15561		133 EARL F. ANDERSEN, INC.	462.00								
	0141233-IN	10/24/25 PW: STREETS/ALLEYS	462.00*			101		431210	407200		10010
		Total for Vendor:	462.00								
15623	E	3729 ELAN FINANCIAL SERVICES	4,590.34								
	CC-1717	10/08/25 CD: COMPUTER EQUIPMENT	89.99			101		20110			10010
BEST BUY					CC Accounting: 101-	-460505-575000					
	CC-1718	09/26/25 ADM: RESOURCE SUPPLIES	61.36			101		20110			10010
AMAZON					CC Accounting: 101-	-413200-435000					
	CC-1719	09/25/25 ADM: OFFICE SUPPLIES	194.95			101		20110			10010
AMAZON					CC Accounting: 101-	-413200-201000					
	CC-1720	09/25/25 ADM: OFFICE SUPPLIES	134.98			101		20110			10010
AMAZON					CC Accounting: 101-	-413200-201000					
	CC-1721	09/29/25 PW: EQUIPMENT/PARTS	199.00			101		20110			10010
AMAZON					CC Accounting: 101-	-431210-221000					
	CC-1722	10/02/25 ADM: OFFICE SUPPLIES	181.97			101		20110			10010
AMAZON					CC Accounting: 101-	-413200-201000					

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	CC-1723	10/17/25 CD: EDUCATION	225.00			101		20110			10010
	EROSION AND SEDIMENT CONTROL PROGRAM			CC Accounting:	101-	-460505		-207000			
	CC-1724	10/17/25 CD: EDUCATION	225.00			101		20110			10010
	EROSION AND SEDIMENT CONTROL PROGRAM			CC Accounting:	101-	-460505		-207000			
	CC-1725	09/23/25 PD: REPAIRS/MAINTENANCE	256.90			101		20110			10010
	WEATHERTECH DIRECT, LLC			CC Accounting:	101-	-421100		-407000			
	CC-1726	10/14/25 PD: POSTAGE	7.25			101		20110			10010
	US POSTAL SERVICE			CC Accounting:	101-	-421100		-322000			
	CC-1727	10/15/25 PD: POSTAGE	7.70			101		20110			10010
	US POSTAL SERVICE			CC Accounting:	101-	-421100		-322000			
	CC-1728	10/17/25 PD: TRAVEL EXPENSE	1,152.88			101		20110			10010
	SONESTA HOTELS & RESORTS			CC Accounting:	101-	-421100		-331000			
	CC-1729	09/24/25 ADM: TRAVEL	284.78			101		20110			10010
	FAIRFIELD BY MARRIOTT			CC Accounting:	101-	-413200		-331000			
	CC-1730	09/24/25 ADM: TRAVEL	284.78			101		20110			10010
	FAIRFIELD BY MARRIOTT			CC Accounting:	101-	-413200		-331000			
	CC-1731	10/01/25 PW: SUPPLIES	91.50			101		20110			10010
	AMAZON			CC Accounting:	101-	-431210		-208000			
	CC-1732	10/22/25 PD: DUES & SUBSCRIPTIONS	179.00			101		20110			10010
	AMAZON			CC Accounting:	101-	-413200		-433000			
	CC-1733	09/24/25 PW: EQUIPMENT/PARTS	479.00			101		20110			10010
	HOME DEPOT			CC Accounting:	101-	-431210		-221000			
	CC-1734	09/24/25 PW: EQUIPMENT/PARTS	169.00			101		20110			10010
	HOME DEPOT			CC Accounting:	101-	-431210		-221000			
	CC-1735	09/25/25 PRK: GENERAL SUPPLIES	139.98			101		20110			10010
	AMAZON			CC Accounting:	101-	-452020		-208000			
	CC-1736	09/25/25 PRK: GENERAL SUPPLIES	22.25			101		20110			10010
	AMAZON			CC Accounting:	101-	-452020		-208000			
	CC-1737	09/26/25 PRK: GENERAL SUPPLIES	29.96			101		20110			10010
	AMAZON			CC Accounting:	101-	-452020		-208000			
	CC-1738	09/26/25 PRK: GENERAL SUPPLIES	68.96			101		20110			10010
	AMAZON			CC Accounting:	101-	-452020		-208000			
	CC-1739	10/09/25 REC: GENERAL SUPPLIES	31.97			101		20110			10010
	DOLLAR GENERAL			CC Accounting:	101-	-451000		-208000			
	CC-1740	10/17/25 REC: GENERAL SUPPLIES	37.19			101		20110			10010
	AMAZON			CC Accounting:	101-	-451000		-208000			
	CC-1741	10/21/25 REC: GENERAL SUPPLIES	34.99			101		20110			10010
	AMAZON			CC Accounting:	101-	-451000		-208000			
		Total for Vendor:	4,590.34								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15601		139 FAHEY, AL	600.00								
	11-2025	11/01/25 PW: 11/25 RETIREE INSURANCE	198.00			101		431210	131000		10010
	11-2025	11/01/25 SWR: 11/25 RETIREE INSURANCE	204.00			603		432500	131000		10010
	11-2025	11/01/25 WTR: 11/25 RETIREE INSURANCE	198.00			604		432570	131000		10010
		Total for Vendor:	600.00								
15587		3942 FINKEN WATER SOLUTIONS	137.95								
	00702TO	10/27/25 PD: WATER	137.95			101		421100	208000		10010
		Total for Vendor:	137.95								
15562		169 GRAINGER	21.86								
	9686561235	10/23/25 PRK: REPAIRS/MAINTENANCE	21.86			101		452020	208000		10010
15563		169 GRAINGER	836.46								
	9685259526	10/23/25 AC: REPAIRS/MAINTENANCE	836.46			101		451240	407000		10010
15564		169 GRAINGER	82.29								
	9683353917	10/21/25 AC: REPAIRS/MAINTENANCE	82.29			101		451240	407000		10010
15622		169 GRAINGER	25.98								
	9691655485	10/29/25 PRK: GENERAL SUPPLIES	25.98			101		452020	208000		10010
		Total for Vendor:	966.59								
15583		2780 HEIMAN FIRE EQUIPMENT	169.07								
	0947587-IN	10/14/25 FD: EQUIPMENT/PARTS	169.07*			101		422100	221000		10010
		Total for Vendor:	169.07								
15602		3465 HENDERSON INDEPENDENT	128.25								
	101725	10/17/25 ADM: PUBLICATIONS	67.50			101		413200	351000		10010
	101725	10/17/25 FD: PUBLICATIONS	60.75			101		422100	208000		10010
		Total for Vendor:	128.25								
15603		748 HERRMANN, MIKE	600.00								
	11-2025	11/01/25 PW: 11/25 RETIREE INSURANCE	204.00			101		431210	131000		10010
	11-2025	11/01/25 SWR: 11/25 RETIREE INSURANCE	198.00			603		432500	131000		10010
	11-2025	11/01/25 WTR: 11/25 RETIREE INSURANCE	198.00			604		432570	131000		10010
		Total for Vendor:	600.00								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15565	I-30040-1	206 LANGES PLUMBING & HEATING 10/24/25 WTR: BLDG MAINTENANCE	170.00 170.00			604		432570	401000		10010
15566	I-30116-1	206 LANGES PLUMBING & HEATING 10/24/25 WTR: BLDG MAINTENANCE	470.00 470.00			604		432570	401000		10010
15604	I-29984-1	206 LANGES PLUMBING & HEATING 10/16/25 GEN: BLDG MAINTENANCE	709.00 212.70			101		411100	401000		10010
	I-29984-1	10/16/25 ADM: BLDG MAINTENANCE	496.30			101		413200	401000		10010
		Total for Vendor:	1,349.00								
15546	P68120	219 MACQUEEN EQUIPMENT, INC. 10/17/25 PW: STREET SWEEPER REPAIR	2,047.76 2,047.76			101		431210	407000		10010
		Total for Vendor:	2,047.76								
15588	125357	1766 MATT SAXE CHEVY BUICK 10/24/25 PD: 2023 TAHOE 88-22 R/M	130.15 130.15			101		421100	407000		10010
15589	125358	1766 MATT SAXE CHEVY BUICK 10/24/25 PD: 2022 CHIEF TAHOE R/M	57.57 57.57			101		421100	407000		10010
		Total for Vendor:	187.72								
15547	47679	888 MENARDS- BURNSVILLE 10/16/25 WTR: OFFICE SUPPLIES	167.11 8.95			604		432570	201000		10010
	47679	10/16/25 AMB: BLDG MAINTENANCE	158.16*			101		422700	401000		10010
		Total for Vendor:	167.11								
15548	INV102423	2116 NORTH AMERICAN SAFETY 10/08/25 PW: STREETS/ALLEYS	989.97 989.97*			101		431210	407200		10010
15549	INV102671	2116 NORTH AMERICAN SAFETY 10/16/25 PW: UNIFORM ALLOWANCE	351.00 117.00			101		431210	217000		10010
	INV102671	10/16/25 SWR: UNIFORM ALLOWANCE	117.00			603		432500	217000		10010
	INV102671	10/16/25 WTR: UNIFORM ALLOWANCE	117.00			604		432570	217000		10010

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15550	INV102620	2116 NORTH AMERICAN SAFETY 10/15/25 PW: SAFETY EQUIPMENT	445.12 445.12*			101		431210	221000		10010
15617	INV103055	2116 NORTH AMERICAN SAFETY 10/29/25 PW: UNIFORM ALLOWANCE	82.49 27.50			101		431210	217000		10010
	INV103055	10/29/25 SWR: UNIFORM ALLOWANCE	27.50			603		432500	217000		10010
	INV103055	10/29/25 WTR: UNIFORM ALLOWANCE	27.49			604		432570	217000		10010
		Total for Vendor:	1,868.58								
15551	PSO248473	3239 NUSS TRUCK & EQUIPMENT 10/17/25 PW: 2021 MACK GR42F #12 R/M	478.10 478.10			101		431210	407000		10010
		Total for Vendor:	478.10								
15567	10/21/25 445078474001	636 ODP BUSINESS SOLUTIONS, LLC SWR: OFFICE SUPPLIES	49.05 49.05			603		432500	201000		10010
15568	10/21/25 445078475001	636 ODP BUSINESS SOLUTIONS, LLC SWR: OFFICE SUPPLIES	6.30 6.30			603		432500	201000		10010
15569	10/24/25 446013842001	636 ODP BUSINESS SOLUTIONS, LLC PW: OFFICE EQUIPMENT	1,222.94 1,222.94			101		431210	570000		10010
15570	10/24/25 446031115001	636 ODP BUSINESS SOLUTIONS, LLC ADM: OFFICE SUPPLIES	111.86 37.28			101		413200	201000		10010
	10/24/25 446031115001	SWR: OFFICE SUPPLIES	37.29			603		432500	201000		10010
	10/24/25 446031115001	WTR: OFFICE SUPPLIES	37.29			604		432570	201000		10010

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15571		636 ODP BUSINESS SOLUTIONS, LLC	54.57								
	10/22/25	ADM: OFFICE SUPPLIES	43.47			101		413200	201000		10010
445078090001											
	10/22/25	PW: OFFICE SUPPLIES	11.10			101		431210	201000		10010
445078090001											
15605		636 ODP BUSINESS SOLUTIONS, LLC	31.80								
	10/22/25	ADM: OFFICE SUPPLIES	31.80			101		413200	201000		10010
443170895001											
15606		636 ODP BUSINESS SOLUTIONS, LLC	22.70								
	10/22/25	ADM: GENERAL SUPPLIES	22.70			101		413200	208000		10010
443179585001											
		Total for Vendor:	1,499.22								
15607		1455 PC2 SOLUTIONS	4,536.56								
	101825014	10/21/25 ADM: COMPUTER EQUIP/MAINT	1,320.20			101		413200	575000		10010
	101825014	10/21/25 FD: COMPUTER EQUIP/MAINT	235.20			101		422100	575000		10010
	101825014	10/21/25 PD: COMPUTER EQUIP/MAINT	570.20*			101		421100	575000		10010
	101825014	10/21/25 PW: COMPUTER EQUIP/MAINT	835.20			101		431210	575000		10010
	101825014	10/21/25 SWR: COMPUTER EQUIP/MAINT	385.19			603		432500	575000		10010
	101825014	10/21/25 WTR: COMPUTER EQUIP/MAINT	385.19			604		432570	575000		10010
	101825014	10/21/25 CD: COMPUTER EQUIP/MAINT	570.19			101		460505	575000		10010
	101825014	10/21/25 EDA: COMPUTER EQUIP/MAINT	235.19*			801		460500	575000		10010
		Total for Vendor:	4,536.56								
15552		2044 PER MAR SECURITY SERVICES	851.75								
	3707716	10/21/25 FIRE HALL ACCESS CONTROL SYS	851.75*			471		491000	404500		10010
		Total for Vendor:	851.75								
15553		3064 RMB ENVIRONMENTAL LABORATORIES	306.19								
	B020042	10/20/25 SWR: TESTS/CHEMICALS	306.19			603		432500	312500		10010

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15554		3064 RMB ENVIRONMENTAL LABORATORIES	109.73								
	B020158	10/17/25 WTR: TESTS/CHEMICALS	109.73			604		432570	312500		10010
15572		3064 RMB ENVIRONMENTAL LABORATORIES	306.19								
	B020157	10/23/25 SWR: TESTS/CHEMICALS	306.19			603		432500	312500		10010
15584		3064 RMB ENVIRONMENTAL LABORATORIES	306.19								
	B020253	10/28/25 SWR: TESTS/CHEMICALS	306.19			603		432500	312500		10010
		Total for Vendor:	1,028.30								
15608		2371 SAVAGE, WANDA	110.26								
	10/25	10/29/25 CBL: 10/25 VIDEO OPERATOR	110.26			206		451750	108000		10010
		Total for Vendor:	110.26								
15609		1018 SIWEK LUMBER	13.98								
	118389	10/28/25 ADM: BLDG MAINTENANCE	13.98			101		413200	401000		10010
		Total for Vendor:	13.98								
15555		483 STREICHERS	477.92								
	I1789938	10/21/25 PD: UNIFORM ALLOWANCE	477.92			101		421100	217000		10010
15556		483 STREICHERS	48.99								
	I1789788	10/21/25 PD: UNIFORM ALLOWANCE	48.99			101		421100	217000		10010
15590		483 STREICHERS	38.97								
	I1790311	10/23/25 PD: DEPT EQUIPMENT	38.97			101		421100	560000		10010
		Total for Vendor:	565.88								
15591		2276 SUEL PRINTING COMPANY	118.45								
	297253	10/24/25 PD: GENERAL SUPPLIES	118.45			101		421100	208000		10010
		Total for Vendor:	118.45								
15557		3749 TERRACON CONSULTANTS, INC.	984.16								
	TP68692	10/16/25 LIBRARY ADDITION PROJECT	984.16*			101		495484	303000		10010
		Total for Vendor:	984.16								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15615		4003 THE JOSEPH COMPANY, INC	37,430.00								
	PAY 6	10/29/25 WTR: WELL NO 5 PAY 6	37,430.00*			604		495462	404500		10010
		Total for Vendor:	37,430.00								
15574		2351 THREE RIVERS PARK DISTRICT	240.00								
	7250424	10/16/25 REC: PROGRAMMING	240.00			101		451000	451100		10010
15575		2351 THREE RIVERS PARK DISTRICT	352.50								
NCLI GRANT											
	7240607	10/02/25 REC: ARCHERY CAMP	352.50			101		451000	451100		10010
		Total for Vendor:	592.50								
15573		1881 TOTAL COMPLIANCE SOLUTIONS INC	68.00								
	74483	03/08/24 PW: TESTING	68.00			101		431210	206000		10010
15592		1881 TOTAL COMPLIANCE SOLUTIONS INC	3,468.00								
	75862	10/11/25 ADM: TESTING	136.00			101		413200	206000		10010
	75862	10/11/25 PD: TESTING	136.00			101		421100	206000		10010
	75862	10/11/25 PW: TESTING	680.00			101		431210	206000		10010
	75862	10/11/25 CD: TESTING	68.00			101		460505	206000		10010
	75862	10/11/25 AC: TESTING	2,448.00*			101		451240	206000		10010
15610		1881 TOTAL COMPLIANCE SOLUTIONS INC	1,904.00								
	74995	08/16/24 ADM: TESTING	68.00			101		413200	206000		10010
	74995	08/16/24 PD: TESTING	408.00			101		421100	206000		10010
	74995	08/16/24 FD: TESTING	204.00*			101		422100	206000		10010
	74995	08/16/24 PW: TESTING	272.00			101		431210	206000		10010
	74995	08/16/24 AC: TESTING	884.00*			101		451240	206000		10010
	74995	08/16/24 CD: TESTING	68.00			101		460505	206000		10010
		Total for Vendor:	5,440.00								
15625		3654 USA BLUE BOOK	154.46								
	10/17/25	WTR: TESTS/CHEMICALS	154.46			604		432570	312500		10010
INV00860008											
		Total for Vendor:	154.46								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15611		2 VERIZON WIRELESS	1,678.50								
	6125692006	10/10/25 ADM: PHONE/DATA CARD	115.23			101		413200	321000		10010
	6125692006	10/10/25 PD: PHONE/DATA CARD	824.46			101		421100	321000		10010
	6125692006	10/10/25 CD: PHONE/DATA CARD	108.43			101		460505	321000		10010
	6125692006	10/10/25 FD: PHONE/DATA CARD	275.26			101		422100	321000		10010
	6125692006	10/10/25 REC: TABLET	35.01			101		451000	321000		10010
	6125692006	10/10/25 PW: PHONE/DATA CARD	97.43			101		431210	321000		10010
	6125692006	10/10/25 SWR: PHONE/DATA CARD	99.18			603		432500	321000		10010
	6125692006	10/10/25 WTR: PHONE/DATA CARD	99.18			604		432570	321000		10010
	6125692006	10/10/25 PRK: PHONE	24.32			101		452020	208000		10010
		Total for Vendor:	1,678.50								
15558		1321 VESTIS	91.45								
	2560431641	10/20/25 PW: UNIFORM ALLOWANCE	30.48			101		431210	217000		10010
	2560431641	10/20/25 SWR: UNIFORM ALLOWANCE	30.49			603		432500	217000		10010
	2560431641	10/20/25 WTR: UNIFORM ALLOWANCE	30.48			604		432570	217000		10010
15576		1321 VESTIS	104.57								
	2560433725	10/27/25 PW: UNIFORM ALLOWANCE	34.86			101		431210	217000		10010
	2560433725	10/27/25 SWR: UNIFORM ALLOWANCE	34.86			603		432500	217000		10010
	2560433725	10/27/25 WTR: UNIFORM ALLOWANCE	34.85			604		432570	217000		10010
		Total for Vendor:	196.02								
15612		3690 WEX BANK	7,050.22								
	108210936	10/25/25 ADM: FUEL	77.66			101		413200	212000		10010
	108210936	10/25/25 FD: FUEL	929.03			101		422100	212000		10010
	108210936	10/25/25 PD: FUEL	2,200.26			101		421100	212000		10010
	108210936	10/25/25 PD: CAR WASH	168.99			101		421100	407000		10010
	108210936	10/25/25 PW: FUEL	1,131.69			101		431210	212000		10010
	108210936	10/25/25 SWR: FUEL	1,131.69			603		432500	212000		10010
	108210936	10/25/25 WTR: FUEL	1,131.69			604		432570	212000		10010
	108210936	10/25/25 DTF: FUEL	279.21			101		421100	307500		10010
		Total for Vendor:	7,050.22								

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Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
15537		526 WM MUELLER & SONS, INC.	329,305.21								
	2025-6	10/28/25 2025 ST IMPROV PROJECT PAY 6	329,305.21*			470		495459	404500		10010
15559		526 WM MUELLER & SONS, INC.	257.55								
	318298	10/16/25 PW: STREETS/ALLEYS	257.55*			101		431210	407200		10010
		Total for Vendor:	329,562.76								
15577	E	341 XCEL ENERGY	1,192.00								
	102225	10/22/25 WELL NO 5 PROJECT	1,192.00*			604		495462	404500		10010
15624	E	341 XCEL ENERGY	51.42								
	950104443	10/24/25 HP: 410 N CEDAR ST	51.42*			101		450100	381000		10010
		Total for Vendor:	1,243.42								
15613		3133 Z SYSTEMS INC	935.73								
	86757	10/25/25 GEN: MEDIA	935.73			101		411100	347000		10010
15614		3133 Z SYSTEMS INC	2,987.96								
	86758	10/27/25 GEN: MEDIA	2,880.14			101		411100	347000		10010
	86758	10/27/25 CBL: EQUIPMENT	107.82			206		451750	221000		10010
		Total for Vendor:	3,923.69								
		# of Claims	89	Total:	479,733.11	# of Vendors	43				
		Total Electronic Claims	5,833.76								
		Total Non-Electronic Claims	473899.35								

\$473,899.35 11/25 Claims
+ \$12,894.87 10/25 Manual Checks
= \$492,627.98 Total Claims Approval

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CITY OF BELLE PLAINE
Fund Summary for Claims
For the Accounting Period: 11/25

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Fund/Account	Amount
101 General	
10010 Cash - Checking	58,888.43
206 Cable Television	
10010 Cash - Checking	218.08
467 Develop Projects	
10010 Cash - Checking	1,385.00
470 2025 Street & Utility Improvement	
10010 Cash - Checking	343,977.71
471 Fire Station Renovation & Expansion	
10010 Cash - Checking	851.75
472 HWY 25/CSAH 3 Roundabout	
10010 Cash - Checking	9,136.50
473 2026 St & Utill Imrp Project	
10010 Cash - Checking	13,365.00
498 2024 Improvement Project	
10010 Cash - Checking	710.00
603 Sewer	
10010 Cash - Checking	5,556.71
604 Water	
10010 Cash - Checking	45,408.74
801 Economic Development Authority	
10010 Cash - Checking	235.19
Total:	479,733.11

Contractor's Application for Payment

Owner:	City of Belle Plaine	Owner's Project No.:	
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0M1.133701
Contractor:	Wm. Mueller & Sons, Inc.	Agency's Project No.:	
Project:	2025 Street & Utility Improvements		
Contract:			
Application No.:	6	Application Date:	10/28/2025
Application Period:	From 9/27/2025	to	10/24/2025

1. Original Contract Price	\$	2,147,318.80
2. Net change by Change Orders	\$	371,820.53
3. Current Contract Price (Line 1 + Line 2)	\$	2,519,139.33
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	2,326,836.14
5. Retainage		
a. 5% X \$ 2,326,836.14 Work Completed	\$	116,341.81
b. X \$ - Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	116,341.81
6. Amount eligible to date (Line 4 - Line 5.c)	\$	2,210,494.33
7. Less previous payments	\$	1,881,189.12
8. Amount due this application	\$	329,305.21
9. Balance to finish, including retainage (Line 3 - Line 4)	\$	192,303.19

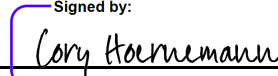
Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Wm. Mueller & Sons, Inc., 831 Park Avenue, PO Box 247, Hamburg, MN 55339

Signed by:

Signature:  **Date:** October 28, 2025

Name: Cory Hoernemann **Title:** Vice President

Recommended by Engineer

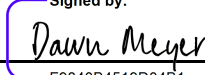
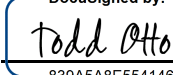
DocuSigned by:

By:  **Name:** D. Joseph Duncan II, P.E.

Title: City Engineer

Date: October 28, 2025

Approved by Owner

Signed by:	DocuSigned by:
By: 	By: 
Name: Dawn Meyer	Name: Todd Otto
Title: City Administrator	Title: Public Works Superintendent
Date: October 29, 2025	Date: October 29, 2025

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:

City of Belle Plaine

Engineer:

Bolton & Menk, Inc.

Contractor:

Wm. Mueller & Sons, Inc.

Project:

2025 Street & Utility Improvements

Contract:

Owner's Project No.:

Engineer's Project No.:

OM1133701

Agency's Project No.:

Application No.: 6

Application Period: From 09/27/25 to 10/24/25

Application Date: 10/28/25

A	B	C	D	E	F	F1	F2	G	H	I	J	K
Bid Item No.	Description	Contract Information				Previous Estimate		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
Original Contract												
BASE BID AREA A - PARK ST, WALNUT ST, ELM ST, LINDEN ST												
1	MOBILIZATION	1.00	LUMP SUM	49,400.00	49,400.00	0.75	37,050.00	0.90	44,460.00		44,460.00	90%
2	CLEARING	39.00	EACH	360.00	14,040.00	36.00	12,960.00	36.00	12,960.00		12,960.00	92%
3	GRUBBING	41.00	EACH	95.00	3,895.00	36.00	3,420.00	36.00	3,420.00		3,420.00	88%
4	REMOVE MANHOLE	8.00	EACH	300.00	2,400.00	9.00	2,700.00	9.00	2,700.00		2,700.00	113%
5	REMOVE HYDRANT	5.00	EACH	300.00	1,500.00	5.00	1,500.00	5.00	1,500.00		1,500.00	100%
6	REMOVE DRAINAGE STRUCTURE	22.00	EACH	300.00	6,600.00	22.00	6,600.00	22.00	6,600.00		6,600.00	100%
7	REMOVE SIGN	17.00	EACH	45.00	765.00	10.00	450.00	10.00	450.00		450.00	59%
8	REMOVE SEWER PIPE (STORM)	2,235.00	LIN FT	5.00	11,175.00	2,237.00	11,185.00	2,237.00	11,185.00		11,185.00	100%
9	REMOVE CURB AND GUTTER	6,380.00	LIN FT	4.00	25,520.00	6,862.00	27,448.00	6,862.00	27,448.00		27,448.00	108%
10	REMOVE CONCRETE DRIVEWAY PAVEMENT	715.00	SQ YD	9.20	6,578.00	659.00	6,062.80	659.00	6,062.80		6,062.80	92%
11	REMOVE BITUMINOUS PAVEMENT	16,120.00	SQ YD	2.28	36,753.60	16,766.57	38,227.78	16,766.57	38,227.78		38,227.78	104%
12	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	600.00	SQ YD	8.00	4,800.00	599.00	4,792.00	599.00	4,792.00		4,792.00	100%
13	REMOVE CONCRETE WALK	1,100.00	SQ FT	1.50	1,650.00	1,706.00	2,559.00	1,706.00	2,559.00		2,559.00	155%
14	EXCAVATION - COMMON (P)	6,870.00	CU YD	20.89	143,514.30	4,170.00	87,111.30	6,870.00	143,514.30		143,514.30	100%
15	EXCAVATION - SUBGRADE	1,500.00	CU YD	0.01	15.00	1,445.00	14.45	1,445.00	14.45		14.45	96%
16	SELECT GRANULAR EMBANKMENT (CV)	1,500.00	CU YD	0.01	15.00	1,445.00	14.45	1,445.00	14.45		14.45	96%
17	SOIL STABILIZATION GEOGRID	2,600.00	SQ YD	2.30	5,980.00	-	-	-	-		-	-
18	AGGREGATE BASE (P)(CV) CLASS 5	4,310.00	CU YD	29.40	126,714.00	4,181.43	122,934.04	4,181.43	122,934.04		122,934.04	97%
19	BITUMINOUS PATCH SPECIAL	200.00	SQ YD	47.15	9,430.00	385.00	18,152.75	385.00	18,152.75		18,152.75	193%
20	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	1,450.00	TON	82.95	120,277.50	379.70	31,496.12	379.70	31,496.12		31,496.12	26%
21	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	1,910.00	TON	78.35	149,648.50	1,820.00	142,597.00	1,820.00	142,597.00		142,597.00	95%
22	2" INSULATION	20.00	SQ YD	62.75	1,255.00	93.50	5,867.13	93.50	5,867.13		5,867.13	468%
23	12" RC PIPE SEWER DESIGN 3006 CLASS V	704.00	LIN FT	53.88	37,931.52	703.00	37,877.64	703.00	37,877.64		37,877.64	100%
24	15" RC PIPE SEWER DESIGN 3006 CLASS V	470.00	LIN FT	54.22	25,483.40	470.00	25,483.40	470.00	25,483.40		25,483.40	100%
25	18" RC PIPE SEWER DESIGN 3006 CLASS III	471.00	LIN FT	57.01	26,851.71	471.00	26,851.71	471.00	26,851.71		26,851.71	100%
26	21" RC PIPE SEWER DESIGN 3006 CLASS III	343.00	LIN FT	66.56	22,830.08	344.00	22,896.64	344.00	22,896.64		22,896.64	100%
27	24" RC PIPE SEWER DESIGN 3006 CLASS III	580.00	LIN FT	73.71	42,751.80	574.00	42,309.54	574.00	42,309.54		42,309.54	99%
28	CONNECT TO EXISTING SANITARY SEWER	7.00	EACH	1,142.86	8,000.02	7.00	8,000.02	7.00	8,000.02		8,000.02	100%
29	CONNECT TO EXISTING STORM SEWER	3.00	EACH	1,711.67	5,135.01	3.00	5,135.01	3.00	5,135.01		5,135.01	100%
30	8"x4" PVC WYE	19.00	EACH	293.74	5,581.06	23.00	6,756.02	23.00	6,756.02		6,756.02	121%
31	8" PVC PIPE SEWER	1,377.00	LIN FT	47.37	65,228.49	1,477.50	69,989.18	1,477.50	69,989.18		69,989.18	107%
32	4" PVC SANITARY SERVICE PIPE	650.00	LIN FT	36.95	24,017.50	519.00	19,177.05	519.00	19,177.05		19,177.05	80%
33	TEMPORARY WATER SERVICE	1.00	LUMP SUM	8,000.00	8,000.00	3.00	24,000.00	3.00	24,000.00		24,000.00	300%
34	CONNECT TO EXISTING WATER MAIN	9.00	EACH	1,466.67	13,200.03	11.00	16,133.37	11.00	16,133.37		16,133.37	122%
35	HYDRANT	6.00	EACH	12,830.83	76,984.98	6.00	76,984.98	6.00	76,984.98		76,984.98	100%
36	ADJUST VALVE BOX	8.00	EACH	415.00	3,320.00	2.00	830.00	2.00	830.00		830.00	25%
37	1" CORPORATION STOP	15.00	EACH	779.13	11,686.95	23.00	17,919.99	23.00	17,919.99		17,919.99	153%
38	6" GATE VALVE AND BOX	6.00	EACH	2,475.67	14,854.02	6.00	14,854.02	6.00	14,854.02		14,854.02	100%
39	8" GATE VALVE AND BOX	7.00	EACH	3,243.57	22,704.99	7.00	22,704.99	7.00	22,704.99		22,704.99	100%
40	1" CURB STOP AND BOX	15.00	EACH	894.33	13,414.95	23.00	20,569.59	23.00	20,569.59		20,569.59	153%
41	1" TYPE PE PIPE	845.00	LIN FT	17.89	15,117.05	807.00	14,437.23	807.00	14,437.23		14,437.23	96%
42	6" PVC WATERMAIN	101.00	LIN FT	52.96	5,348.96	95.00	5,031.20	95.00	5,031.20		5,031.20	94%
43	8" PVC WATERMAIN	1,413.00	LIN FT	66.04	93,314.52	1,456.00	96,154.24	1,456.00	96,154.24		96,154.24	103%
44	WATERMAIN FITTINGS	943.00	POUND	0.01	9.43	1,215.00	12.15	1,215.00	12.15		12.15	129%

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:
Engineer:
Contractor:
Project:
Contract:

City of Belle Plaine
Bolton & Menk, Inc.
Wm. Mueller & Sons, Inc.
2025 Street & Utility Improvements

Owner's Project No.:
Engineer's Project No.:
Agency's Project No.:

OM1.133701

Application No.: 6		Application Period: From 09/27/25 to 10/24/25		Application Date: 10/28/25								
A	B	C	D	E	F	F1	F2	G	H	I	J	K
Bid Item No.	Description	Contract Information				Previous Estimate		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
45	CASTING ASSEMBLY (STORM)	32.00	EACH	935.00	29,920.00	-	-	21.00	19,635.00		19,635.00	66%
46	CASTING ASSEMBLY (SANITARY)	7.00	EACH	1,400.00	9,800.00	-	-	-	-		-	
47	ADJUST FRAME AND RING CASTING	18.00	EACH	265.00	4,770.00	-	-	-	-		-	
48	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	64.10	LIN FT	456.47	29,259.73	63.58	29,022.36	63.58	29,022.36		29,022.36	99%
49	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	40.50	LIN FT	528.10	21,388.05	40.46	21,366.93	40.46	21,366.93		21,366.93	100%
50	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	17.10	LIN FT	740.64	12,664.94	17.10	12,664.94	17.10	12,664.94		12,664.94	100%
51	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	8.10	LIN FT	979.38	7,932.98	8.10	7,932.98	8.10	7,932.98		7,932.98	100%
52	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	69.60	LIN FT	525.50	36,574.80	69.61	36,580.06	69.61	36,580.06		36,580.06	100%
53	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2	44.60	LIN FT	472.42	21,069.93	44.63	21,084.10	44.63	21,084.10		21,084.10	100%
54	3" BITUMINOUS TRAIL (3,C)	35.00	TON	225.00	7,875.00	-	-	-	-		-	
55	4" CONCRETE WALK	555.00	SQ FT	4.88	2,708.40	880.00	4,294.40	880.00	4,294.40		4,294.40	159%
56	6" CONCRETE WALK	215.00	SQ FT	15.35	3,300.25	2,953.00	45,328.55	2,953.00	45,328.55		45,328.55	1373%
57	DRILL AND GROUT REINF BAR (EPOXY COATED)	100.00	EACH	15.00	1,500.00	81.00	1,215.00	93.00	1,395.00		1,395.00	93%
58	CONCRETE CURB AND GUTTER DESIGN B618	6,485.00	LIN FT	17.84	115,692.40	6,867.00	122,507.28	6,867.00	122,507.28		122,507.28	106%
59	6" CONCRETE DRIVEWAY PAVEMENT	1,350.00	SQ YD	64.50	87,075.00	1,153.00	74,368.50	1,153.00	74,368.50		74,368.50	85%
60	TRUNCATED DOMES	36.00	SQ FT	45.00	1,620.00	104.00	4,680.00	104.00	4,680.00		4,680.00	289%
61	TRAFFIC CONTROL	1.00	LUMP SUM	6,950.00	6,950.00	0.70	4,865.00	0.90	6,255.00		6,255.00	90%
62	SIGN PANELS TYPE C	56.25	SQ FT	65.00	3,656.25	75.00	4,875.00	75.00	4,875.00		4,875.00	133%
63	SIGN PANELS TYPE SPECIAL	54.00	SQ FT	65.00	3,510.00	54.00	3,510.00	54.00	3,510.00		3,510.00	100%
64	STABILIZED CONSTRUCTION EXIT	2.00	EACH	750.00	1,500.00	-	-	-	-		-	
65	STORM DRAIN INLET PROTECTION	23.00	EACH	150.00	3,450.00	25.00	3,750.00	25.00	3,750.00		3,750.00	109%
66	SEDIMENT CONTROL LOG TYPE WOOD FIBER	320.00	LIN FT	4.00	1,280.00	-	-	-	-		-	
67	ORGANIC TOPSOIL BORROW (LV)	2,400.00	CU YD	36.00	86,400.00	629.82	22,673.52	629.82	22,673.52		22,673.52	26%
68	FERTILIZER TYPE 3	510.00	POUND	1.25	637.50	834.00	1,042.50	834.00	1,042.50		1,042.50	164%
69	SEEDING	1.70	ACRE	2,000.00	3,400.00	1.61	3,220.00	1.61	3,220.00		3,220.00	95%
70	MOWING	1.70	ACRE	85.00	144.50	-	-	-	-		-	
71	WEED SPRAYING	1.70	ACRE	1,000.00	1,700.00	-	-	-	-		-	
72	SEED MIXTURE 25-151	510.00	POUND	6.50	3,315.00	390.24	2,536.56	390.24	2,536.56		2,536.56	77%
73	HYDRAULIC BONDED FIBER MATRIX	5,950.00	POUND	1.25	7,437.50	5,650.00	7,062.50	5,650.00	7,062.50		7,062.50	95%
74	CROSSWALK PAINT	432.00	SQ FT	2.00	864.00	-	-	-	-		-	
BASE BID AREA B - STREET RESURFACING												
75	MOBILIZATION	1.00	LUMP SUM	6,000.00	6,000.00	1.00	6,000.00	1.00	6,000.00		6,000.00	100%
76	REMOVE CURB AND GUTTER	150.00	LIN FT	14.00	2,100.00	198.00	2,772.00	198.00	2,772.00		2,772.00	132%
77	FULL DEPTH RECLAMATION	16,970.00	SQ YD	2.86	48,534.20	16,792.00	48,025.12	16,792.00	48,025.12		48,025.12	99%
78	CONCRETE CURB AND GUTTER DESIGN B618	150.00	LIN FT	64.85	9,727.50	252.00	16,342.20	252.00	16,342.20		16,342.20	168%
79	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	1,450.00	TON	80.08	116,116.00	1,457.91	116,749.43	1,457.91	116,749.43		116,749.43	101%
80	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	1,950.00	TON	77.55	151,222.50	2,121.00	164,483.55	2,121.00	164,483.55		164,483.55	109%
81	ADJUST VALVE BOX	8.00	EACH	405.00	3,240.00	10.00	4,050.00	10.00	4,050.00		4,050.00	125%
82	ADJUST FRAME AND RING CASTING	19.00	EACH	1,360.00	25,840.00	18.00	24,480.00	18.00	24,480.00		24,480.00	95%
83	TRAFFIC CONTROL	1.00	LUMP SUM	750.00	750.00	1.00	750.00	1.00	750.00		750.00	100%
84	STORM DRAIN INLET PROTECTION	18.00	EACH	150.00	2,700.00	16.00	2,400.00	16.00	2,400.00		2,400.00	89%
		-	-	-	-				-		-	
Original Contract Totals					\$ 2,147,318.80		\$ 1,957,882.26		\$ 2,042,900.27	\$ -	\$ 2,042,900.27	95%

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Belle Plaine
 Engineer: Bolton & Menk, Inc.
 Contractor: Wm. Mueller & Sons, Inc.
 Project: 2025 Street & Utility Improvements
 Contract:

Owner's Project No.:
 Engineer's Project No.: OM1.133701
 Agency's Project No.:

Application No.: 6 Application Period: From 09/27/25 to 10/24/25 Application Date: 10/28/25

A	B	C	D	E	F	F1	F2	G	H	I	J	K
Bid Item No.	Description	Contract Information				Previous Estimate		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
Change Orders												
CHANGE ORDER NO. 1												
CO-1.1	MOBILIZATION	1.00	LS	15,000.00	15,000.00	0.75	11,250.00	0.90	13,500.00		13,500.00	90%
CO-1.2	CLEARING	9.00	EACH	360.00	3,240.00	14.00	5,040.00	17.00	6,120.00		6,120.00	189%
CO-1.3	GRUBBING	9.00	EACH	95.00	855.00	14.00	1,330.00	14.00	1,330.00		1,330.00	156%
CO-1.4	REMOVE CURB AND GUTTER	85.00	LIN FT	4.00	340.00	-	-	138.00	552.00		552.00	162%
CO-1.5	REMOVE CONCRETE DRIVEWAY PAVEMENT	50.00	SQ YD	9.20	460.00	-	-	54.00	496.80		496.80	108%
CO-1.6	REMOVE BITUMINOUS PAVEMENT	1,700.00	SQ YD	2.28	3,876.00	2,060.00	4,696.80	2,181.00	4,972.68		4,972.68	128%
CO-1.7	REMOVE CONCRETE WALK	250.00	SQ FT	1.50	375.00	-	-	318.60	477.90		477.90	127%
CO-1.8	EXCAVATION - COMMON	1,400.00	CU YD	20.89	29,246.00	-	-	1,400.00	29,246.00		29,246.00	100%
CO-1.9	EXCAVATION - SUBGRADE	240.00	CU YD	0.01	2.40	-	-	177.20	1.77		1.77	74%
CO-1.10	SELECT GRANULAR EMBANKMENT (CV)	480.00	CU YD	0.01	4.80	-	-	177.20	1.77		1.77	37%
CO-1.11	SOIL STABILIZATION GEOGRID	720.00	SQ YD	2.30	1,656.00	-	-	-	-		-	-
CO-1.12	AGGREGATE BASE (CV) CLASS 5	900.00	CU YD	29.40	26,460.00	-	-	896.40	26,354.16		26,354.16	100%
CO-1.13	BITUMINOUS PATCH SPECIAL	100.00	SQ YD	47.15	4,715.00	-	-	-	-		-	-
CO-1.14	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	285.00	TON	82.95	23,640.75	-	-	-	-		-	-
CO-1.15	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	430.00	TON	78.35	33,690.50	-	-	421.10	32,993.19		32,993.19	98%
CO-1.16	24" RC PIPE APRON	1.00	EACH	3,128.00	3,128.00	-	-	1.00	3,128.00		3,128.00	100%
CO-1.17	12" RC PIPE SEWER DESIGN 3006 CLASS V	70.00	LIN FT	68.30	4,781.00	-	-	69.00	4,712.70		4,712.70	99%
CO-1.18	18" RC PIPE SEWER DESIGN 3006 CLASS III	250.00	LIN FT	59.87	14,967.50	-	-	259.00	15,506.33		15,506.33	104%
CO-1.19	24" RC PIPE SEWER DESIGN 3006 CLASS III	50.00	LIN FT	86.36	4,318.00	-	-	38.00	3,281.68		3,281.68	76%
CO-1.20	8"x4" PVC WYE	8.00	EACH	3,751.00	30,008.00	-	-	4.00	15,004.00		15,004.00	50%
CO-1.21	4" PVC SANITARY SERVICE PIPE	350.00	LIN FT	37.45	13,107.50	-	-	104.00	3,894.80		3,894.80	30%
CO-1.22	HYDRANT	1.00	EACH	12,830.83	12,830.83	-	-	1.00	12,830.83		12,830.83	100%
CO-1.23	ADJUST VALVE BOX	3.00	EACH	425.00	1,275.00	-	-	-	-		-	-
CO-1.24	1" CORPORATION STOP	8.00	EACH	779.13	6,233.04	-	-	4.00	3,116.52		3,116.52	50%
CO-1.25	1" CURB STOP AND BOX	8.00	EACH	894.33	7,154.64	-	-	4.00	3,577.32		3,577.32	50%
CO-1.26	1" TYPE PE PIPE	350.00	LIN FT	17.89	6,261.50	-	-	225.00	4,025.25		4,025.25	64%
CO-1.27	6" GATE VALVE & BOX	1.00	EACH	2,744.00	2,744.00	-	-	2.00	5,488.00		5,488.00	200%
CO-1.28	6" PVC WATERMAIN	20.00	LIN FT	52.96	1,059.20	-	-	158.00	8,367.68		8,367.68	790%
CO-1.29	WATERMAIN FITTINGS	500.00	POUND	0.01	5.00	-	-	249.00	2.49		2.49	50%
CO-1.30	CASTING ASSEMBLY (STORM)	6.00	EACH	935.00	5,610.00	-	-	4.00	3,740.00		3,740.00	67%
CO-1.31	CASTING ASSEMBLY (SANITARY)	1.00	EACH	1,400.00	1,400.00	-	-	-	-		-	-
CO-1.32	ADJUST FRAME AND RING CASTING	3.00	EACH	265.00	795.00	-	-	-	-		-	-
CO-1.33	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	12.00	LIN FT	794.67	9,536.04	-	-	12.00	9,536.04		9,536.04	100%
CO-1.34	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	17.00	LIN FT	558.24	9,490.08	-	-	13.97	7,798.61		7,798.61	82%
CO-1.35	GEOTEXTILE FILTER TYPE 4	50.00	SQ YD	10.00	500.00	-	-	-	-		-	-
CO-1.36	RANDOM RIPRAP CLASS III	20.00	CU YD	140.00	2,800.00	-	-	12.00	1,680.00		1,680.00	60%
CO-1.37	6" CONCRETE WALK	300.00	SQ FT	15.35	4,605.00	-	-	261.90	4,020.17		4,020.17	87%
CO-1.38	3" BITUMINOUS TRAIL	90.00	TON	225.00	20,250.00	-	-	-	-		-	-
CO-1.39	CONCRETE CURB AND GUTTER DESIGN B618	1,150.00	LIN FT	17.84	20,516.00	-	-	1,157.00	20,640.88		20,640.88	101%
CO-1.40	6" CONCRETE DRIVEWAY PAVEMENT	25.00	SQ YD	64.50	1,612.50	-	-	100.40	6,475.80		6,475.80	402%
CO-1.41	TRUNCATED DOMES	36.00	SQ FT	45.00	1,620.00	-	-	39.00	1,755.00		1,755.00	108%
CO-1.42	TRAFFIC CONTROL	1.00	DOLLAR	2,500.00	2,500.00	-	-	0.90	2,250.00		2,250.00	90%
CO-1.43	SIGN PANELS TYPE C	6.25	SQ FT	65.00	406.25	-	-	-	-		-	-

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Belle Plaine	Owner's Project No.:	
Engineer:	Bolton & Menk, Inc.	Engineer's Project No.:	0M1.133701
Contractor:	Wm. Mueller & Sons, Inc.	Agency's Project No.:	
Project:	2025 Street & Utility Improvements		
Contract:			

Application No.: 6		Application Period:		From	09/27/25	to	10/24/25	Application Date: 10/28/25				
A	B	C	D	E	F	F1	F2	G	H	I	J	K
Bid Item No.	Description	Contract Information				Previous Estimate		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
CO-1.44	SIGN PANELS TYPE SPECIAL	9.00	SQ FT	65.00	585.00	-	-	-	-		-	
CO-1.45	STABILIZED CONSTRUCTION EXIT	2.00	EACH	750.00	1,500.00	-	-	-	-		-	
CO-1.46	STORM DRAIN INLET PROTECTION	4.00	EACH	150.00	600.00	-	-	4.00	600.00		600.00	100%
CO-1.47	SEDIMENT CONTROL LOG TYPE WOOD FIBER	400.00	LIN FT	4.00	1,600.00	-	-	860.00	3,440.00		3,440.00	215%
CO-1.48	ORGANIC TOPSOIL BORROW	200.00	CU YD	36.00	7,200.00	-	-	-	-		-	
CO-1.49	FERTILIZER TYPE 3	135.00	POUND	1.25	168.75	-	-	-	-		-	
CO-1.50	SEEDING	0.45	ACRE	2,000.00	900.00	-	-	-	-		-	
CO-1.51	WEED SPRAYING	0.23	ACRE	1,000.00	230.00	-	-	-	-		-	
CO-1.52	SEED MIXTURE 25-151	135.00	POUND	6.50	877.50	-	-	-	-		-	
CO-1.53	HYDRAULIC BONDED FIBER MATRIX	1,575.00	POUND	1.25	1,968.75	-	-	-	-		-	
CO-1.54	CROSSWALK PAINT	340.00	SQ FT	2.00	680.00	-	-	-	-		-	
CHANGE ORDER NO. 2												
CO-2.1	CONSTRUCTION MH DES 4007	1.00	EA	13,715.00	13,715.00	-	-	1.00	13,715.00		13,715.00	100%
CO-2.2	8" PVC PIPE SEWER	60.00	LF	122.00	7,320.00	-	-	76.25	9,302.50		9,302.50	127%
CO-2.3	CASTING ASSEMBLY (SANITARY)	1.00	EA	1,400.00	1,400.00	-	-	-	-		-	
Change Order Totals					\$ 371,820.53		\$ 22,316.80		\$ 283,935.87		\$ 283,935.87	76%
Original Contract and Change Orders												
Project Totals					\$ 2,519,139.33		\$ 1,980,199.06		\$ 2,326,836.14		\$ 2,326,836.14	92%



MEMORANDUM

Date: October 29, 2025
To: City of Belle Plaine Mayor and City Council
Dawn Meyer, City Administrator
From: Gunnar S. Kern, P.E.
Subject: Pay Request No. 7
Well No. 5 and Well House
City of Belle Plaine, Minnesota
Project No.: 0M2.126560

INTRODUCTION

Pay Request No. 7 for the above-referenced project in the amount of \$37,430.00 is being submitted for approval.

DISCUSSION

This pay application covers work completed on the project from September 30, 2025, to October 29, 2025.

- Caulked and sealed concrete joints.
- Delivered and installed HVAC equipment.
- Installed doors and painted doors.

BUDGET IMPACT

This expenditure is part of the overall Well No. 5 and Well House Project.

ACTION REQUESTED

Approve the attached pay request from The Joseph Company for the total amount of \$37,430.00. This represents approximately 2% of the total project cost, bringing the total work completed to date to 66%.

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: City of Belle Plaine
218 North Meridian Street
PO Box 129
Belle Plaine, MN 56011

PROJECT: Belle Plaine Well #5

FROM CONTRACTOR: The Joseph Company, Inc.
2003 14th Street NE Suite 106
Austin, MN 55912

VIA ARCHITECT:

APPLICATION NO: 24-26
1-00009 **PERIOD TO:** 10/29/2025

CONTRACT FOR:

CONTRACT DATE:

PROJECT NOS: 24-26 / /

Distribution to:

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM	\$	1,922,000.00
2. NET CHANGE BY CHANGE ORDERS	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	1,922,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	1,344,712.00
5. RETAINAGE:		
a. % of Completed Work		
(Columns D + E on G703)	\$	67,235.60
b. % of Stored Material		
(Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$	67,235.60
6. TOTAL EARNED LESS RETAINAGE	\$	1,277,476.40
(Line 4 minus Line 5 Total)		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$	1,240,046.40
(Line 6 from prior Certificate)		
		37,430.00
8. CURRENT PAYMENT DUE	\$	
9. BALANCE TO FINISH, INCLUDING RETAINAGE		644,523.60
(Line 3 minus Line 6)	\$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____
State of: Minnesota
County of: Mower

Date: 10.29.2025

Subscribed and sworn to before me this

29th day of October

Notary Public _____
My commission expires: 1.31.2029



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 37,430.00

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: 10/29/2025

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE: 24-261-00009
PERIOD TO: 10/29/2025
ARCHITECT'S PROJECT NO: 10/29/2025

A	B	C	D	E	F	G	H	I	
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
01001	General Conditions	160,000.00	140,000.00	10,000.00		150,000.00	93.75	10,000.00	7,500.00
01002	Bond	20,000.00	20,000.00			20,000.00	100.00		1,000.00
01003	Submittal Exchange	3,280.00	3,280.00			3,280.00	100.00		164.00
01004	Allowance - General Construct.	100,000.00	40,029.00			40,029.00	40.03	59,971.00	2,001.45
01005	Allowance - Utility Serv Conn.	15,000.00						15,000.00	
01006	Allowance - Building Permit	5,000.00						5,000.00	
03001	Cast in Place Conc FootingWall	76,000.00	76,000.00			76,000.00	100.00		3,800.00
03002	Cast in Place Concrete Slabs	12,000.00	12,000.00			12,000.00	100.00		600.00
03003	Precast Hollow Core Planks	50,000.00	50,000.00			50,000.00	100.00		2,500.00
04001	Unit Masonry Assemblies	125,000.00	125,000.00			125,000.00	100.00		6,250.00
05001	Misc Metal Work	4,000.00	4,000.00			4,000.00	100.00		200.00
06001	Rough Carpentry	12,000.00	12,000.00			12,000.00	100.00		600.00
06002	Solid Surface Sills/Thresholds	300.00	300.00			300.00	100.00		15.00
07001	Dampproofing	10,000.00	10,000.00			10,000.00	100.00		500.00
07002	Bldg Insulation-CMU Foam Injec	11,000.00	11,000.00			11,000.00	100.00		550.00
07003	Vapor Barrier	5,000.00	5,000.00			5,000.00	100.00		250.00
07004	Fully Adhered Membrane RoofS	35,000.00	30,000.00			30,000.00	85.71	5,000.00	1,500.00
07005	Roof Hatches	6,000.00	6,000.00			6,000.00	100.00		300.00
07006	Caulking & Sealants	6,000.00		5,500.00		5,500.00	91.67	500.00	275.00
08001	Doors & Frames	11,000.00	8,000.00	3,000.00		11,000.00	100.00		550.00
09001	Water Treatment Fac. Painting	20,000.00		4,000.00		4,000.00	20.00	16,000.00	200.00
10001	Identifying Devices	1,100.00						1,100.00	
10002	Safety Devices	1,900.00						1,900.00	
23001	HVAC	38,000.00		16,900.00		16,900.00	44.47	21,100.00	845.00
26001	Electrical	364,000.00	92,263.00			92,263.00	25.35	271,737.00	4,613.15
	GRAND TOTAL								

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Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO:
APPLICATION DATE: 24-261-00009
PERIOD TO: 10/29/2025
ARCHITECT'S PROJECT NO: 10/29/2025

A	B	C	D	E	F	G	24-261	H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
31001	Site Clear/Earthwk/Erosion Con	98,000.00	88,000.00			88,000.00	89.80	10,000.00	4,400.00
32001	Site Fencing	15,000.00						15,000.00	
32002	7" Paving / Sidewalk	31,000.00	31,000.00			31,000.00	100.00		1,550.00
32003	Landscaping	18,000.00	5,000.00			5,000.00	27.78	13,000.00	250.00
33001	Site Utilities	65,000.00	55,000.00			55,000.00	84.62	10,000.00	2,750.00
33002	Well Drilling/Connections	336,000.00	296,440.00			296,440.00	88.23	39,560.00	14,822.00
33003	Water Util Transmission/Distri	100,000.00	95,000.00			95,000.00	95.00	5,000.00	4,750.00
33004	Site Util/Vert Turb Well Pump	100,420.00	90,000.00			90,000.00	89.62	10,420.00	4,500.00
40001	Process Piping & Pipe Fittings	67,000.00						67,000.00	
Totals		1,922,000.00	1,305,312.00	39,400.00		1,344,712.00	69.96	577,288.00	67,235.60
GRAND TOTAL									

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MEMORANDUM

DATE:	November 3, 2025
FROM:	Amy Jirik, Finance Director
AGENDA ITEM:	Resolution 25-127 A Resolution Awarding the Sale of General Obligation Improvement Bonds, Series 2025A.
BACKGROUND/ JUSTIFICATION:	On October 6, 2025, the City Council approved Resolution 25-117, which authorized calling for the sale of General Obligation (G.O.) Improvement Bonds to finance the 2025 Improvement Project. The City then proceeded with a bond rating call with Standard & Poor's Global Ratings (S&P), the conference call was held on October 20, 2025. On October 27, 2025, S&P released a report affirming the City's bond rating of AA+ with a stable outlook. The report is attached and available on the City's website. Today bids were taken on the sale of the bond. Todd Hagen from Ehlers and Associates, the City's Financial Advisor, will be present at the meeting to provide the results of the bids on today's sale.
FISCAL IMPACT:	The Series 2025A bond issuance will have an impact on the City's overall tax levy and debt burden.
STAFF RECOMMENDATION:	Approve Resolution 25-127 A Resolution Awarding the Sale of General Obligation Improvement Bonds, Series 2025A.

Research Update:

Belle Plaine, MN Series 2025A GO Improvement Bonds Rated 'AA+'; Existing GO Debt Ratings Affirmed; Outlook Stable

October 27, 2025

Overview

- S&P Global Ratings assigned its 'AA+' rating to the city of [Belle Plaine](#), Minn.'s anticipated \$2.79 million series 2025A general obligation (GO) improvement bonds.
- At the same time, we affirmed our 'AA+' rating on the city's existing GO debt and 'AA' rating on the [Belle Plaine Economic Development Authority](#)'s public project revenue bonds outstanding.
- The outlook is stable.

Rationale

Security

The series 2025A GO bonds are secured by the city's unlimited-tax GO pledge. Management anticipates paying debt service from a combination of special assessments and ad valorem taxes. Proceeds will finance street improvements.

The outstanding public project revenue bonds are special limited obligations of the Belle Plaine Economic Development Authority, payable from lease-rental payments made by the city, as lessee, to the authority, as lessor. We rate this obligation one notch lower than Belle Plaine's general creditworthiness, as reflected in the GO rating, to show the appropriation risk associated with lease payments. The city budgets for lease payments out of its annual debt service levy. Our assessment considers the affordability and likelihood of lease payments, which align with our view of Belle Plaine's general creditworthiness. Overall, the lease terms are standard, presenting no unusual risks regarding timely debt payment.

Much of Belle Plaine's GO debt outstanding is secured by additional revenue pledges, including special assessments, utility revenue, and state transportation aid, but we rate this debt based on the city's GO pledge

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Credit highlights

The 'AA+' GO rating reflects our view of Belle Plaine's stable financial performance characterized by straightforward and primarily tax-supported budget that is historically well-managed. The city's consistently positive operating results have supported a robust reserve position, in line with its fund balance policy, which mandates a minimum general fund reserve of 40%-60% of expenditures. Management reports that fiscal 2025 year-to-date results are tracking favorably with the breakeven budget and anticipates a slight increase in year-end reserves to 50% of expenditures.

Labor contracts are settled through fiscal 2027, with expected moderate annual cost-of-living adjustments, since current compensation levels are aligned with market rates. Our forward-looking evaluation of the city's debt and liability profile includes tentative plans to issue up to \$9 million over the next two years for essential street improvements and the construction of a new police station. Notably, estimates for the police station have significantly decreased from the original projected cost of approximately \$11.5 million.

While these debt plans moderately weaken the debt and liability assessment, we do not anticipate future issuances will create material tax base or budgetary pressure because the city amortizes its debt fairly rapidly. Overall, we see limited downside rating pressure through the two-year outlook horizon based on our expectation of stable revenue performance, continued balanced financial results, and modest economic growth.

Credit fundamentals supporting the 'AA+' rating include our opinion of the city's:

- Real gross county product that for Scott County has lagged the U.S. average in recent years, although Belle Plaine has seen steady market value growth based on its position in the county's southwest, affording residents access to jobs in the broader Twin Cities and Mankato area economies.
- Historically balanced financial performance with unlimited statutory taxing flexibility supporting reliable levy growth. The city's available general fund reserves are supplemented by a nearly \$4.5 million assigned balance in the capital improvement fund in fiscal 2024, which management indicates is available for operations through the vote of the council. Accounting for this nongeneral fund available balance, total reserves are close to a full year's revenue.
- The city's financial management framework incorporates realistic budget assumptions and includes quarterly reports to the city council that compare budgeted performance to actual results, with only occasional budget amendments. In addition, the city maintains a comprehensive 10-year operational projection and an annually updated formal five-year capital improvement plan that outlines project costs and funding for future initiatives. This approach fosters a realistic budgeting process that can anticipate potential pressures. Furthermore, the city has established formal policies for reserves and debt management and complies with statutory investment requirements, all of which contribute to a well-structured financial strategy.
- Gross direct debt currently totals about \$20.4 million. The city plans to issue about \$9 million of additional debt for routine street improvements and a new police station over the next two years. We expect that the city's stable-to-expanding economic base and unlimited taxing flexibility should allow it to absorb the new debt without creating significant credit pressure.
- Limited exposure to pension and other postemployment benefit (OPEB) liabilities, with per capita net pension liabilities that are low and current costs for retirement benefits that, while increasing, will remain a small share of the city's budget.

- For more information on our institutional framework assessment for Minnesota municipalities, see "[Institutional Framework Assessment: Minnesota Local Governments](#)," Sept. 10, 2024.

Environmental, social, and governance

Environmental, social, and governance factors are neutral within the credit analysis. In summer 2024, much of southern Minnesota, including Scott County, experienced significant flooding following intense rainfall. Despite Belle Plaine's adjacency to the Minnesota River, management reports no material flood damage to public or private property since the city maintains its flood-mitigating infrastructure. The city's cybersecurity and cyber incident response procedures align with those of peers.

Outlook

The stable outlook reflects our view of Belle Plaine's healthy financial position supported by statutory taxing flexibility, an expanding tax base, and a history conservative budget management, which we believe will sustain the city's fiscal health and responsiveness in the years ahead.

Downside scenario

We could lower the rating if the city unexpectedly experiences persistent deterioration in financial performance and significantly draws down available reserves.

Upside scenario

We could raise the rating with sustainable economic growth, resulting in per capita wealth and effective buying income that better align with those of 'AAA' rated peers, while all other factors remain equal.

Belle Plaine, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	2.11
Economy	3.0
Financial performance	2
Reserves and liquidity	1
Management	1.30
Debt and liabilities	3.25

Belle Plaine, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Economy				
Real GCP per capita % of U.S.	75	--	75	74
County PCPI % of U.S.	116	--	116	116
Market value (\$000s)	985,288	942,061	909,170	793,832
Market value per capita (\$)	129,252	123,581	119,329	96,409
Top 10 taxpayers % of taxable value	10.7	11.5	10.4	--
County unemployment rate (%)	2.9	2.7	2.4	2.0

Belle Plaine, Minnesota--key credit metrics

	Most recent	2024	2023	2022
Local median household EBI % of U.S.	113	113	126	118
Local per capita EBI % of U.S.	98	98	100	92
Local population	7,623	7,623	7,619	8,234
Financial performance				
Operating fund revenues (\$000s)	--	9,862	8,504	7,834
Operating fund expenditures (\$000s)	--	8,505	7,926	6,467
Net transfers and other adjustments (\$000s)	--	(756)	(518)	(624)
Operating result (\$000s)	--	601	60	743
Operating result % of revenues	--	6.1	0.7	9.5
Operating result three-year average %	--	5.4	6.0	9.3
Reserves and liquidity				
Available reserves % of operating revenues	--	46.5	46.9	49.3
Available reserves (\$000s)	--	4,584	3,990	3,862
Debt and liabilities				
Debt service cost % of revenues	--	14.2	13.9	20.8
Net direct debt per capita (\$)	2,670	3,085	2,159	1,924
Net direct debt (\$000s)	20,355	23,515	16,453	15,841
Direct debt 10-year amortization (%)	83	72	89	--
Pension and OPEB cost % of revenues	--	3.0	2.0	3.0
NPLs per capita (\$)	--	296	374	642
Combined NPLs (\$000s)	--	2,255	2,851	5,284

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product, PCPI--Per capita personal income, EBI--Effective buying income, OPEB--Other postemployment benefits, NPLs--Net pension liabilities.

Ratings List

New Issue Ratings

US\$2.785 mil GO imp bnds ser 2025A due 02/01/2036

Long Term Rating AA+/Stable

Ratings Affirmed

Local Government

Belle Plaine, MN Lease Appropriation AA+/Stable

Belle Plaine, MN Unlimited Tax General Obligation AA+/Stable

Belle Plaine, MN Unlimited Tax General Obligation and Special Assessments AA+/Stable

Belle Plaine, MN Unlimited Tax General Obligation and Water System AA+/Stable

Belle Plaine, MN Unlimited Tax General Obligation, Storm Water System, and Special Assessment Revenues AA+/Stable

Pooled

Belle Plaine, MN Unlimited Tax General Obligation and Road Fund State Aid AA+/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have

different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at <https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria> for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at <https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352>. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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Extract of Minutes of Meeting
of the City Council of the
City of Belle Plaine, Scott County, Minnesota

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Belle Plaine, Minnesota, was duly held in the City Hall in said City on Monday, November 3, 2025, commencing at 6:00 p.m.

The following members were present:
and the following were absent:

* * *

* * *

* * *

The Mayor announced that the next order of business was consideration of the proposals which had been received for the purchase of the City's General Obligation Improvement Bonds, Series 2025A, to be issued in the original aggregate principal amount of \$2,785,000.

The City Administrator presented a tabulation of the proposals that had been received in the manner specified in the Terms of Proposal for the Bonds. The proposals are attached hereto as EXHIBIT A.

After due consideration of the proposals, Member _____ then introduced the following resolution and moved its adoption:

RESOLUTION NO. 25-127

A RESOLUTION AWARDING THE SALE OF GENERAL OBLIGATION IMPROVEMENT BONDS, SERIES 2025A, IN THE ORIGINAL AGGREGATE PRINCIPAL AMOUNT OF \$2,785,000; FIXING THEIR FORM AND SPECIFICATIONS; DIRECTING THEIR EXECUTION AND DELIVERY; AND PROVIDING FOR THEIR PAYMENT

BE IT RESOLVED By the City Council of the City of Belle Plaine, Scott County, Minnesota (the “City”), as follows:

Section 1. Sale of Bonds.

1.01. Authorization. Pursuant to a resolution adopted by the City Council on October 6, 2025, the City authorized the sale of its General Obligation Improvement Bonds, Series 2025A (the “Bonds”), to finance or reimburse the City for costs of the construction of certain assessable public improvements designated as the 2025 Improvement Project (the “Improvements”), pursuant to Minnesota Statutes, Chapters 429 and 475, as amended (the “Act”).

1.02. Award to the Purchaser and Interest Rates. The proposal of _____ (the “Purchaser”) to purchase the Bonds of the City is hereby found and determined to be a reasonable offer and is hereby accepted, the proposal being to purchase the Bonds at a price of \$_____ (par amount of \$2,785,000, [plus original issue premium of \$_____,] [less original issue discount of \$_____,] less underwriter’s discount of \$_____), plus accrued interest to the date of delivery, if any, for Bonds bearing interest as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Interest Rate</u>
2027	%	2032	%
2028		2033	
2029		2034	
2030		2035	
2031		2036	

True interest cost: _____ %

1.03. Purchase Contract. Any amount paid by the Purchaser over the minimum purchase price shall be credited to the Debt Service Fund hereinafter created or deposited in the Construction Fund hereinafter created, as determined by the Finance Director of the City in consultation with the City’s municipal advisor. The good faith deposit of the Purchaser shall be retained and deposited until the Bonds have been delivered and shall be deducted from the purchase price paid at settlement. The Mayor and City Administrator are directed to execute a contract with the Purchaser on behalf of the City.

1.04. Terms and Principal Amounts of the Bonds. The City will forthwith issue and sell the Bonds pursuant to the Act in the total principal amount of \$2,785,000, originally dated November 20, 2025, in the denomination of \$5,000 each or any integral multiple thereof, numbered No. R-1, upward, bearing interest as above set forth, and maturing serially on February 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount</u>	<u>Year</u>	<u>Amount</u>
2027	\$	2032	\$
2028		2033	
2029		2034	
2030		2035	
2031		2036	

1.05. Optional Redemption. The City may elect on February 1, 2033, and on any day thereafter to prepay the Bonds due on or after February 1, 2034. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC (as defined in Section 7 hereof) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

[1.06. Mandatory Redemption; Term Bonds. The Bonds maturing on February 1, 20____, February 1, 20____, and February 1, 20____ shall hereinafter be referred to collectively as the "Term Bonds." The principal amount of the Term Bonds subject to mandatory sinking fund redemption on any date may be reduced through earlier optional redemptions, with any partial redemptions of the Term Bonds credited against future mandatory sinking fund redemptions of such Term Bonds in such order as the City shall determine. The Term Bonds are subject to mandatory sinking fund redemption and shall be redeemed in part at par plus accrued interest on February 1 of the following years and in the principal amounts as follows:

Sinking Fund Installment Date

February 1, 20____ Term Bond

Principal Amount

* *Maturity*

February 1, 20____ Term Bond

Principal Amount

* *Maturity*

February 1, 20____ Term Bond

Principal Amount

* *Maturity]*

Section 2. Registration and Payment.

2.01. Registered Form. The Bonds will be issued only in fully registered form. The interest thereon and, upon surrender of each Bond, the principal amount thereof, is payable by check or draft issued by the Registrar described herein.

2.02. Dates; Interest Payment Dates. Each Bond will be dated as of the last interest payment date preceding the date of authentication to which interest on the Bond has been paid or made available for payment, unless (i) the date of authentication is an interest payment date to which interest has been paid or made available for payment, in which case the Bond will be dated as of the date of authentication, or (ii) the date of authentication is prior to the first interest payment date, in which case the Bond will be dated as of the date of original issue. The interest on the Bonds is payable on February 1 and August 1 of each year, commencing August 1, 2026, to the registered owners of record thereof as of the close of business on the fifteenth day of the immediately preceding month, whether or not such day is a business day.

2.03. Registration. The City will appoint a bond registrar, transfer agent, authenticating agent and paying agent (the “Registrar” and the “Paying Agent”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto are as follows:

(a) Register. The Registrar must keep at its principal corporate trust office a bond register in which the Registrar provides for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of a Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until that interest payment date.

(c) Exchange of Bonds. When Bonds are surrendered by the registered owner for exchange the Registrar will authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity as requested by the registered owner or the owner’s attorney in writing.

(d) Cancellation. Bonds surrendered upon transfer or exchange will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When a Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the Bond until the Registrar is satisfied that the endorsement on the Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar will incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name a Bond is registered in the bond register as the absolute owner of the Bond, whether the Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Bond and for all other purposes and payments so made to registered owner or upon the owner’s order will be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. The Registrar may impose a charge upon the owner thereof for a transfer or exchange of Bonds, sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to the transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. If a Bond becomes mutilated or is destroyed, stolen or lost, the Registrar will deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of the mutilated Bond or in lieu of and in substitution for a Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that the Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it and as provided by law, in which both the City and the Registrar must be named as obligees. Bonds so surrendered to the Registrar will be cancelled by the Registrar and evidence of such cancellation must be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it is not necessary to issue a new Bond prior to payment.

(i) Redemption. In the event any of the Bonds are called for redemption, notice thereof identifying the Bonds to be redeemed will be given by the Registrar by mailing a copy of the redemption notice by first-class mail (postage prepaid) to the registered owner of each Bond to be redeemed at the address shown on the registration books kept by the Registrar and by publishing the notice if required by law. Failure to give notice by publication or by mail to any registered owner, or any defect therein, will not affect the validity of the proceedings for the redemption of Bonds. Bonds so called for redemption will cease to bear interest after the specified redemption date, provided that the funds for the redemption are on deposit with the place of payment at that time.

2.04. Appointment of Initial Registrar. The City appoints Bond Trust Services Corporation, Minneapolis, Minnesota, as the initial Registrar. The Mayor and the City Administrator are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, the resulting corporation is authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty (30) days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar must deliver all cash and Bonds in its possession to the successor Registrar and must deliver the bond register to the successor Registrar. On or before each principal or interest due date, without further order of the City Council, the Finance Director must transmit to the Registrar moneys sufficient for the payment of all principal and interest then due.

2.05. Execution, Authentication and Delivery. The Bonds will be prepared under the direction of the Finance Director and executed on behalf of the City by the signatures of the Mayor and the City Administrator, provided that those signatures may be printed, engraved or lithographed facsimiles of the originals. If an officer whose signature or a facsimile of whose signature appears on the Bonds ceases to be such officer before the delivery of a Bond, that signature or facsimile will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. Notwithstanding such execution, a Bond will not be valid or obligatory for any purpose or entitled to any security or benefit under this resolution unless and until a certificate of authentication on the Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on a Bond is conclusive evidence that it has been authenticated and delivered under this resolution. When the Bonds have been so prepared, executed and authenticated, the City Administrator will deliver the same to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser is not obligated to see to the application of the purchase price.

Section 3. Form of Bond.

3.01. Execution of the Bonds. The Bonds will be printed or typewritten in substantially the form attached hereto as EXHIBIT B.

3.02. Approving Legal Opinion. The City Administrator is authorized and directed to obtain a copy of the proposed approving legal opinion of Kutak Rock LLP, Minneapolis, Minnesota, as bond counsel to the City ("Bond Counsel"), and to cause the opinion to be printed on or accompany each Bond.

Section 4. Payment; Security; Pledges and Covenants.

4.01. Debt Service Fund. The Bonds will be payable from the General Obligation Improvement Bonds, Series 2025A Debt Service Fund (the "Debt Service Fund") hereby created, and the proceeds of general taxes hereinafter levied (the "Taxes") and special assessments levied or to be levied (the "Assessments") for the Improvements described herein are hereby pledged to the Debt Service Fund. There is appropriated to the Debt Service Fund (i) amounts over the minimum purchase price of the Bonds paid by the Purchaser, to the extent designated for deposit in the Debt Service Fund in accordance with Section 1.03 hereof; and (ii) capitalized interest financed with Bond proceeds, if any.

4.02. Construction Fund. The proceeds of the Bonds, less the appropriations made in Section 4.01 hereof, together with any other funds appropriated for the Improvements, Assessments, and Taxes collected during the construction of the Improvements, will be deposited in a separate construction fund (the "Construction Fund") to be used solely to defray expenses of the Improvements and the payment of principal of and interest on the Bonds prior to the completion and payment of all costs of the Improvements. Any balance remaining in the Construction Fund after completion of the Improvements may be used to pay the cost in whole or in part of any other improvement instituted under the Act under the direction of the City Council. When the Improvements are completed and the cost thereof paid, the Construction Fund is to be closed and subsequent collections of Assessments and Taxes for the Improvements are to be deposited in the Debt Service Fund.

4.03. City Covenants. It is hereby determined that the Improvements will directly and indirectly benefit abutting property, and the City hereby covenants with the holders from time to time of the Bonds as follows:

(a) The City has caused or will cause the Assessments for the Improvements to be promptly levied so that the first installment will be collectible not later than 2026 and will take all steps necessary to assure prompt collection, and the levy of the Assessments is hereby authorized. The City Council will cause to be taken with due diligence all further actions that are required for the construction of each Improvement financed wholly or partly from the proceeds of the Bonds, and will take all further actions necessary for the final and valid levy of the Assessments and the appropriation of any other funds needed to pay the Bonds and interest thereon when due.

(b) In the event of any current or anticipated deficiency in Assessments and Taxes, the City Council will levy additional ad valorem taxes in the amount of the current or anticipated deficiency.

(c) The City will keep complete and accurate books and records showing receipts and disbursements in connection with the Improvements, Assessments and Taxes levied therefor and other funds appropriated for their payment, collections thereof and disbursements therefrom, monies on hand, and the balance of unpaid Assessments.

(d) The City will cause its books and records to be audited at least annually and will furnish copies of such audit reports to any interested person upon request.

(e) At least twenty percent (20%) of the cost to the City of the assessable Improvements described herein will be specially assessed against benefited properties.

4.04. Pledge of Tax Levy. For the purpose of paying a portion of the principal of and interest on the Bonds, there is levied a direct annual irrevocable ad valorem tax upon all of the taxable property in the City, which will be spread upon the tax rolls and collected with and as part of other general taxes of the City. The Taxes will be credited to the Debt Service Fund above provided and will be in the years and amounts as attached hereto as EXHIBIT C.

4.05. General Obligation Pledge. For the prompt and full payment of principal of and interest on the Bonds, as the same respectively become due, the full faith, credit, and taxing powers of the City will be and are hereby irrevocably pledged. If the balance in the Debt Service Fund is ever insufficient to pay all principal and interest due on the Bonds and any other bonds payable therefrom, the deficiency will be promptly paid out of moneys in the general fund of the City, which are available for such purpose, and such general fund may be reimbursed with or without interest from the Debt Services Fund when a sufficient balance is available therein.

4.06. Certification to County Auditor as to Debt Service Fund Amount. It is hereby determined that the estimated collections of Assessments and Taxes will produce at least five percent (5%) in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levy herein provided is irrevocable until all of the Bonds are paid, provided that at the time the City makes its annual tax levies the Finance Director may certify to the County Auditor of Scott County, Minnesota (the "County Auditor") the amount available in the Debt Service Fund to pay principal and interest due during the ensuing year, and the County Auditor will thereupon reduce the levy collectible during such year by the amount so certified.

4.07. Registration of Resolution. The City authorizes and directs Bond Counsel to file a certified copy of this resolution with the County Auditor, on behalf of the City, and to obtain the certificate required by Section 475.63 of the Act.

Section 5. Authentication of Transcript.

5.01. City Proceedings and Records. The officers of the City are authorized and directed to prepare and furnish to the Purchaser and to the attorneys approving the Bonds, certified copies of proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other certificates, affidavits and transcripts as may be required to show the facts within their knowledge or as shown by the books and records in their custody and under their control, relating to the validity and marketability of the Bonds, and such instruments, including any heretofore furnished, will be deemed representations of the City as to the facts stated therein.

5.02. Certification as to Official Statement. The Mayor, the City Administrator, and the Finance Director are authorized and directed to certify that they have examined the Official Statement prepared and circulated in connection with the issuance and sale of the Bonds and that to the best of their knowledge and belief the Final Official Statement is a complete and accurate representation of the facts and representations made therein as of the date of the Official Statement.

5.03. Other Certificates. The Mayor, the City Administrator, and the Finance Director are hereby authorized and directed to furnish to the Purchaser at the closing such certificates as are required as a

condition of sale. Unless litigation shall have been commenced and be pending questioning the Bonds or the organization of the City or incumbency of its officers, at the closing the Mayor, the City Administrator, and the Finance Director shall also execute and deliver to the Purchaser a suitable certificate as to absence of material litigation, and the Finance Director shall also execute and deliver a certificate as to payment for and delivery of the Bonds.

5.04. Electronic Signatures. The electronic signature of the Mayor, the City Administrator, and/or the Finance Director to this resolution and to any certificate authorized to be executed hereunder shall be as valid as an original signature of such party and shall be effective to bind the City thereto. For purposes hereof, (i) “electronic signature” means a manually signed original signature that is then transmitted by electronic means; and (ii) “transmitted by electronic means” means sent in the form of a facsimile or sent via the internet as a portable document format (“pdf”) or other replicating image attached to an electronic mail or internet message.

5.05. Payment of Costs of Issuance. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses in accordance with the closing memorandum to be prepared and distributed by Ehlers and Associates, Inc., the municipal advisor to the City, on the date of closing.

Section 6. Tax Covenant.

6.01. Tax-Exempt Bonds. The City covenants and agrees with the holders from time to time of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any action which would cause the interest on the Bonds to become subject to taxation under the Internal Revenue Code of 1986, as amended (the “Code”), and the Treasury Regulations promulgated thereunder, in effect at the time of such actions, and that it will take or cause its officers, employees or agents to take, all affirmative action within its power that may be necessary to ensure that such interest will not become subject to taxation under the Code and applicable Treasury Regulations, as presently existing or as hereafter amended and made applicable to the Bonds.

6.02. No Rebate Required.

(a) The City will comply with requirements necessary under the Code to establish and maintain the exclusion from gross income of the interest on the Bonds under Section 103 of the Code, including without limitation requirements relating to temporary periods for investments, limitations on amounts invested at a yield greater than the yield on the Bonds, and the rebate of excess investment earnings to the United States if the Bonds (together with other obligations reasonably expected to be issued in calendar year 2025) exceed the small issuer exception amount of \$5,000,000.

(b) For purposes of qualifying for the small issuer exception to the federal arbitrage rebate requirements, the City hereby finds, determines, and declares that the aggregate face amount of all tax-exempt bonds (other than private activity bonds) issued by the City (and all subordinate entities of the city) during the calendar year in which the Bonds are issued and outstanding at one time is not reasonably expected to exceed \$5,000,000, all within the meaning of Section 148(f)(4)(D) of the Code.

6.03. Not Private Activity Bonds. The City further covenants not to use the proceeds of the Bonds or to cause or permit them or any of them to be used, in such a manner as to cause the Bonds to be “private activity bonds” within the meaning of Sections 103 and 141 through 150 of the Code.

6.04. Qualified Tax-Exempt Obligations. In order to qualify the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code, the City makes the following factual statements and representations:

- (a) the Bonds are not “private activity bonds” as defined in Section 141 of the Code;
- (b) the City designates the Bonds as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code;
- (c) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds that are not qualified 501(c)(3) bonds) which will be issued by the City (and all subordinate entities of the City) during calendar year 2025 will not exceed \$10,000,000; and
- (d) not more than \$10,000,000 of obligations issued by the City during calendar year 2025 have been designated for purposes of Section 265(b)(3) of the Code.

6.05. Procedural Requirements. The City will use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designations made by this section.

Section 7. Book-Entry System; Limited Obligation of City.

7.01. DTC. The Bonds will be initially issued in the form of a separate single typewritten or printed fully registered Bond for each of the maturities set forth in Section 1.04 hereof. Upon initial issuance, the ownership of each Bond will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). Except as provided in this section, all of the outstanding Bonds will be registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC.

7.02. Participants. With respect to Bonds registered in the registration books kept by the Registrar in the name of Cede & Co., as nominee of DTC, the City, the Registrar and the Paying Agent will have no responsibility or obligation to any broker dealers, banks and other financial institutions from time to time for which DTC holds Bonds as securities depository (the “Participants”) or to any other person on behalf of which a Participant holds an interest in the Bonds, including but not limited to any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any Participant or any other person (other than a registered owner of Bonds, as shown by the registration books kept by the Registrar) of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any Participant or any other person, other than a registered owner of Bonds, of any amount with respect to principal of, premium, if any, or interest on the Bonds. The City, the Registrar and the Paying Agent may treat and consider the person in whose name each Bond is registered in the registration books kept by the Registrar as the holder and absolute owner of such Bond for the purpose of payment of principal, premium and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bonds, and for all other purposes. The Paying Agent will pay all principal of, premium, if any, and interest on the Bonds only to or on the order of the respective registered owners, as shown in the registration books kept by the Registrar, and all such payments will be valid and effectual to fully satisfy and discharge the City’s obligations with respect to payment of principal of, premium, if any, or interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of Bonds, as shown in the registration books kept by the Registrar, will receive a certificated Bond evidencing the obligation of this resolution. Upon delivery by DTC to the City Administrator of a written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the words “Cede & Co.” will refer to such new nominee of DTC; and

upon receipt of such a notice, the City Administrator will promptly deliver a copy of the same to the Registrar and Paying Agent.

7.03. Representation Letter. The City has heretofore executed and delivered to DTC a Blanket Issuer Letter of Representations (the “Representation Letter”) which will govern payment of principal of, premium, if any, and interest on the Bonds and notices with respect to the Bonds. Any Paying Agent or Registrar subsequently appointed by the City with respect to the Bonds will agree to take all action necessary for all representations of the City in the Representation Letter with respect to the Registrar and Paying Agent, respectively, to be complied with at all times.

7.04. Transfers Outside Book-Entry System. In the event the City, by resolution of the City Council, determines that it is in the best interests of the persons having beneficial interests in the Bonds that they be able to obtain Bond certificates, the City will notify DTC, whereupon DTC will notify the Participants, of the availability through DTC of Bond certificates. In such event, the City will issue, transfer and exchange Bond certificates as requested by DTC and any other registered owners in accordance with the provisions of this resolution. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law. In such event, if no successor securities depository is appointed, the City will issue and the Registrar will authenticate Bond certificates in accordance with this resolution and the provisions hereof will apply to the transfer, exchange and method of payment thereof.

7.05. Payments to Cede & Co. Notwithstanding any other provision of this resolution to the contrary, so long as a Bond is registered in the name of Cede & Co., as nominee of DTC, payments with respect to principal of, premium, if any, and interest on the Bond and all notices with respect to the Bond will be made and given, respectively in the manner provided in DTC’s Operational Arrangements, as set forth in the Representation Letter.

Section 8. Continuing Disclosure.

8.01. Execution of Continuing Disclosure Certificate. “Continuing Disclosure Certificate” means that certain Continuing Disclosure Certificate executed by the Mayor and City Administrator and dated the date of issuance and delivery of the Bonds, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

8.02. City Compliance with Provisions of Continuing Disclosure Certificate. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this resolution, failure of the City to comply with the Continuing Disclosure Certificate is not to be considered an event of default with respect to the Bonds; however, any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this section.

Section 9. Defeasance. When all Bonds and all interest thereon have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the holders of the Bonds will cease, except that the pledge of the full faith and credit of the City for the prompt and full payment of the principal of and interest on the Bonds will remain in full force and effect. The City may discharge all Bonds which are due on any date by depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full. If any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____, and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon said resolution was declared duly passed and adopted.

EXHIBIT A
PROPOSALS

EXHIBIT B
FORM OF BOND

No. R-_____

\$_____

UNITED STATES OF AMERICA
STATE OF MINNESOTA
COUNTY OF SCOTT
CITY OF BELLE PLAINE

GENERAL OBLIGATION IMPROVEMENT BOND
SERIES 2025A

<u>Rate</u>	<u>Maturity</u>	<u>Date of Original Issue</u>	<u>CUSIP</u>
	February 1, 20__	November 20, 2025	

Registered Owner: Cede & Co.

The City of Belle Plaine, Minnesota, a duly organized and existing municipal corporation in Scott County, Minnesota (the “City”), acknowledges itself to be indebted and for value received hereby promises to pay to the Registered Owner specified above or registered assigns, the principal sum of \$_____ on the maturity date specified above, with interest thereon from the date hereof at the annual rate specified above (calculated on the basis of a 360 day year of twelve 30 day months), payable February 1 and August 1 in each year, commencing August 1, 2026, to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding month. The interest hereon and, upon presentation and surrender hereof, the principal hereof are payable in lawful money of the United States of America by check or draft by Bond Trust Services Corporation, Minneapolis, Minnesota, as Bond Registrar, Paying Agent, Transfer Agent and Authenticating Agent, or its designated successor under the Resolution described herein. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

The City may elect on February 1, 2033, and on any day thereafter to prepay Bonds due on or after February 1, 2034. Redemption may be in whole or in part and if in part, at the option of the City and in such manner as the City will determine. If less than all Bonds of a maturity are called for redemption, the City will notify The Depository Trust Company (“DTC”) of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant’s interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. Prepayments will be at a price of par plus accrued interest.

This Bond is one of an issue in the aggregate principal amount of \$2,785,000 all of like original issue date and tenor, except as to number, maturity date, redemption privilege, and interest rate, all issued pursuant to a resolution adopted by the City Council on November 3, 2025 (the “Resolution”), for the purpose of providing money to defray the expenses incurred and to be incurred in making certain assessable local improvements, pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Chapters 429 and 475, as amended, and the principal hereof and interest hereon are payable from special assessments levied against property specially benefited by local

improvements and ad valorem taxes, as set forth in the Resolution to which reference is made for a full statement of rights and powers thereby conferred. The full faith and credit of the City are irrevocably pledged for payment of this Bond and the City Council has obligated itself to levy additional ad valorem taxes on all taxable property in the City in the event of any deficiency in special assessments and taxes pledged, which taxes may be levied without limitation as to rate or amount. The Bonds of this series are issued only as fully registered Bonds in denominations of \$5,000 or any integral multiple thereof of single maturities.

The City Council has designated the issue of Bonds of which this Bond forms a part as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Bond Registrar, by the registered owner hereof in person or by the owner’s attorney duly authorized in writing, upon surrender hereof together with a written instrument of transfer satisfactory to the Bond Registrar, duly executed by the registered owner or the owner’s attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Bond Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Bond Registrar will be affected by any notice to the contrary.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota, to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required, and that the issuance of this Bond does not cause the indebtedness of the City to exceed any constitutional or statutory limitation of indebtedness.

This Bond is not valid or obligatory for any purpose or entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon has been executed by the Bond Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Belle Plaine, Scott County, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile or manual signatures of the Mayor and City Administrator and has caused this Bond to be dated as of the date set forth below.

Dated: November 20, 2025

CITY OF BELLE PLAINE, MINNESOTA

(Facsimile)
Mayor

(Facsimile)
City Administrator

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

BOND TRUST SERVICES CORPORATION

By _____
Authorized Representative

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, will be construed as though they were written out in full according to applicable laws or regulations:

TEN COM -- as tenants in common

UNIF GIFT MIN ACT

(Cust) Custodian (Minor)

TEN ENT -- as tenants by entireties

under Uniform Gifts or Transfers to Minors
Act, State of _____

JT TEN -- as joint tenants with right of
survivorship and not as tenants in common

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by a financial institution that is a member of the Securities Transfer Agent Medallion Program ("STAMP"), the Stock Exchange Medallion Program ("SEMP"), the

New York Stock Exchange, Inc. Medallion Signatures Program (“MSP”) or other such “signature guarantee program” as may be determined by the Registrar in addition to, or in substitution for, STAMP, SEMP or MSP, all in accordance with the Securities Exchange Act of 1934, as amended.

The Bond Registrar will not effect transfer of this Bond unless the information concerning the assignee requested below is provided.

Name and Address:

(Include information for all joint owners if this Bond is
held by joint account.)

Please insert social security or other identifying
number of assignee

PROVISIONS AS TO REGISTRATION

The ownership of the principal of and interest on the within Bond has been registered on the books of the Registrar in the name of the person last noted below.

Date of Registration

Registered Owner

Signature of
Officer of Registrar

Cede & Co.
Federal ID #13-2555119

EXHIBIT C
TAX LEVY SCHEDULE

STATE OF MINNESOTA)
)
COUNTY OF SCOTT) SS.
)
CITY OF BELLE PLAINE)

I, being the duly qualified and acting City Administrator of the City of Belle Plaine, Minnesota (the “City”), do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a regular meeting of the City Council of the City held on November 3, 2025, with the original minutes on file in my office and the extract is a full, true and correct copy of the minutes insofar as they relate to the issuance and sale of the City’s General Obligation Improvement Bonds, Series 2025A, in the original aggregate principal amount of \$2,785,000.

WITNESS My hand officially as such City Administrator and the corporate seal of the City this _____ day of November, 2025.

(SEAL)

City Administrator
City of Belle Plaine, Minnesota