



BELLE PLAINE CITY COUNCIL
NOTICE OF REGULAR MEETING AND AGENDA

Monday, April 20, 2026 – 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.

Roll Call.

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.

4.1. **PROCLAMATION – Arbor Day 2026**

5. APPROVAL OF CONSENT AGENDA.

5.1. Regular Session Minutes of April 6, 2026.

5.2. Work Session Minutes of April 6, 2026.

5.3. Resolution 26-047 Adopting the Police Department Contract for Law Enforcement Services.

5.4. Resolution 26-048 Closing 2015A General Obligation Improvement Bond (Fund 341) and Closing 2015B MSA General Obligation Bond (Fund 342) and Transferring Funds from the General (Fund 101) to Fund 341 and Fund 342.

6. DEPARTMENT REPORTS.

6.1. Community Services Department.

6.2. Ambulance Department. (Report Only)

6.3. Police Department.

6.4. Fire Department.

6.5. Community Development Department. (Report Only)

7. PUBLIC HEARINGS.

7.1. Variance: Impervious Surface Coverage 148 Chestnut Street South St. Johns Lutheran Church.

The City Council will consider public comment on a variance to Section 1105.07 (5)(5) of the city code which limits the total lot surface coverage to 40% in the R-3 One and Two Family Residential District. The Applicant is requesting a variance to allow lot coverage exceeding 40% to accommodate additional off-street parking.

7.1.1. **Resolution 26-049 (A or B)** Resolution Approving (Denying) a Variance to Section 1105.07 (5)(5) of the City Code to Allow 85 Percent Impervious Surface Coverage on Lot 1, Block 1 St. Johns Lutheran Church, 148 Chestnut Street South.

Subject to change.

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

- 7.2. **Drainage and Utility Easement Vacation.** The Council will consider public comment on a request by the City of Belle Plaine, 218 Meridian Street North, Belle Plaine MN, to vacate certain drainage and utility easements as dedicated on the recorded plat of Valley Business Park Third. The proposed easements are located on internal lot lines, the vacation of which will provide for the combination of four city-owned lots proposed under a plat entitled Valley Business Park Fourth.

7.2.1. **Resolution 26-050** A Resolution Granting Approval Of The Vacation Of Certain Existing Drainage And Utility Easements Dedicated In The Plat of Valley Business Park Third.

- 7.3. **Preliminary Plat Valley Business Park Fourth.** The City Council is to hold a public hearing on a preliminary plat for Valley Business Park Fourth. The proposed plat combines four parcels owned by the City of Belle Plaine.

7.3.1. **Resolution 26-051** Resolution Approving Preliminary Plat of Valley Business Park Fourth.

8. BUSINESS.

- 8.1. Presentation of Claims.
- 8.2. Resolution 26-052 Resolution Approving Final Plat for Valley Business Park Fourth.
- 8.3. Resolution 26-053 Awarding Bid for the 2026 Pavement Maintenance Project to Pearson Bros., Inc..
- 8.4. Accepting the 2025 Audit Report and Management Letter.

9. ADMINISTRATION.

9.1. Upcoming Tentative Meetings.

1. Finance Ways & Means, Monday, May 4, 3:00 PM.
2. Design, Monday, May 4, 5:00 PM.
3. City Council, Monday, May 4, 6:15 PM.

10. ADJOURN.



Office of the Mayor

Belle Plaine, Minnesota

PROCLAMATION - ARBOR DAY

WHEREAS, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

NOW, THEREFORE, I, James Evans, Mayor of the City of Belle Plaine, do hereby proclaim Friday, April 25, 2026 as ARBOR DAY in the City of Belle Plaine, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands; and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 20th Day of April, 2026.

*In Witness Whereof, I have hereunto set
my hand caused this seal to be affixed.*

*James Evans
Mayor of Belle Plaine*

**BELLE PLAINE CITY COUNCIL
REGULAR MEETING
APRIL 6, 2026**

1. PLEDGE OF ALLEGIANCE.

Mayor Evans 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, April 6, 2026 at 6:00 PM in the council chambers of City Hall, 218 north Meridian Street, Belle Plaine, MN. Mayor Evans called the meeting to order with Councilmembers Luke Otto, Brady Hartmann, Rex Stacey and Shane Theas present.

Also present were City Administrator Meyer, Finance Director Jirik, Assistant Community Development Director Gerold, City Attorney Vose, City Engineer Duncan, Public Works Superintendent Otto, and Police Sergeant Vycital. Wanda Savage served as the video recording operator.

3. APPROVAL OF AGENDA.

MOTION by Councilmember Hartmann, second by Councilmember Otto, 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.*

Michael Woletz, 304 Shea Street, spoke on Respectful Workplace policy and accountability. Woletz requested the audio recording from the closed session on February 2, 2026 be released on the City website.

4.1. Christian Huskey – Deputy Scott County Assessor

Presentation of assessments.

Deputy Scott County Assessor Huskey overviewed Scott County valuation assessments and the process of how they are calculated along with how to contest your proposed valuation assessments.

5. APPROVAL OF CONSENT AGENDA.

5.1. Regular Session Minutes of March 16, 2026.

5.2. Closed Session Minutes of March 16, 2026.

5.3. Council Orientation Minutes of March 30, 2026.

5.4. Resolution 26-042 Appointing David Buck and Blaine Zikuda as members of the Belle Plaine Fire Department.

5.5. Resolution 26-043 Accept Donation of \$20,000.00 from the Metro Baseball League (MBL) and the Belle Plaine Youth Baseball Association (BPYBA) for the Field Updates at Meadow Park.

5.6. Approve the Large Assembly Permit for Belle Plaine Festival and Events for Belle Plaine All-Wheel Wednesdays in 2026.

5.7. Approve the Large Assembly Permit for Trinity Lutheran School Track & Field Event on May 22, 2026.

5.8. Approve the Large Assembly Permit for Belle Plaine Historical Society, for Multiple Open House Events in 2026.

5.9. Resolution 26-044 Appoint Full Time and Part Time Public Works Seasonal Employees for the 2026 Season.

5.10. Resolution 26-045 Appointing Emmett Gerres as the Aquatic Center Assistant Manager for the 2026 Season.

MOTION by Councilmember Hartmann, second by Councilmember Otto, to approve the Consent Agenda as follows: 5.1. Regular Session Minutes of March 16, 2026; 5.2. Closed Session Minutes of March 16, 2026; 5.3. Council Orientation Minutes of March 30, 2026; 5.4. Resolution 26-042 Appointing David Buck and Blaine Zikuda as members of the Belle Plaine Fire Department; 5.5. Resolution 26-043 Accept Donation of \$20,000.00 from the Metro Baseball League (MBL) and the Belle Plaine Youth Baseball Association (BPYBA) for the Field Updates at Meadow Park; 5.6. Approve the Large Assembly Permit for Belle Plaine Festival and Events for Belle Plaine All-Wheel Wednesdays in 2026; 5.7. Approve the Large Assembly Permit for Trinity Lutheran School Track & Field Event on May 22, 2026; 5.8. Approve the Large Assembly Permit for Belle Plaine Historical Society, for Multiple Open House Events in 2026; 5.9. Resolution 26-044 Appoint Full Time and Part Time Public Works Seasonal Employees for the 2026 Season and 5.10. Resolution 26-045 Appointing Emmett Gerres as the Aquatic Center Assistant Manager for the 2026 Season. ALL VOTED AYE. MOTION CARRIED.

6. DEPARTMENT REPORTS.

6.1. Public Works Department.

Public Works Superintendent Otto highlighted the Public Works Report.

6.2. City Engineer Department.

City Engineer Duncan highlighted the Engineer Report.

6.3. Administration Department.

City Administrator Meyer highlighted the Administration Report.

7. PUBLIC HEARINGS. None Scheduled.

8. BUSINESS.

8.1. Presentation of Claims.

8.1.1. Pay Request No. 8, The Joseph Company, Inc. for the Well No. 5 and Well House Project.

8.1.2. Pay Request No. 9, The Joseph Company, Inc. for the Well No. 5 and Well House Project.

MOTION by Councilmember Hartmann, second by Councilmember Otto, to approve the reviewed claims as presented in the amount of \$989,091.13. ALL VOTED AYE. MOTION CARRIED.

8.2. Resolution 26-046 Consideration of Awarding the Bid for the 2026 Improvement Project.

City Administrator Meyer reviewed the 2026 Improvement Project. City Engineer Duncan reviewed the bid and overall project.

Council held discussion.

MOTION by Councilmember Stacey, second by Councilmember Theas, to approve Resolution 26-046 Awarding the Base Bid, Alternate Bid 3 and Alternate Bid 4 of the 2026 Improvement Project. Councilmembers Stacey, Theas and Otto VOTED AYE. Councilmembers Hartmann and Evans VOTED NAY. MOTION CARRIED 3-2.

8.3. Discussion: Timeline and Process of Closed Session from February 2, 2026.

Mayor Evans made a brief statement. City Attorney Vose reviewed the timeline and process of the closed session.

Mayor Evans made a statement.

Councilmember Stacey made a statement.

9. ADMINISTRATION.

9.1. Upcoming Tentative Meetings.

1. Public Works, 7:00 AM, Wednesday, April 8.
2. EDA, 5:00 PM, Monday, April 13.
3. Planning, 6:00 PM, Monday, April 13.
4. Public Safety, 7:00 AM, Tuesday, April 14.
5. Parks Commission, 5:00 PM, Monday, April 20.
6. City Council, 6:00 PM, Monday, April 20.
7. Work Session, 6:15 PM, Monday, April 20.

Mayor Evans reviewed the upcoming tentative meetings as listed.

10. ADJOURN.

MOTION by Councilmember Otto, second by Councilmember Hartmann, to adjourn the meeting at 7:31 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary

**BELLE PLAINE CITY COUNCIL
WORK SESSION
APRIL 6, 2026**

1. CALL TO ORDER. 1.1. ROLL CALL.

A Work Session of the Belle Plaine City Council met on Monday, April 6, 2026 at 7:38 PM in the council chambers of City Hall, 218 North Meridian Street, Belle Plaine, MN. Present were Mayor James Evans and Councilmembers Brady Hartmann, Rex Stacey, Shane Theas and Luke Otto.

Also present were City Administrator Meyer, Finance Director Jirik, Assistant Community Development Director Gerold, Public Works Superintendent Otto, City Engineer Duncan, Engineer Kern and Police Sergeant Vycital.

2. APPROVAL OF AGENDA.

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

3. DISCUSSION ITEMS.

3.1. Waste Water Treatment Facility.

City Administrator Meyer highlighted the Waste Water Treatment Facility.

Bolton & Menk Engineers Kern and Duncan reviewed the history and future needs, including capacity, funding, grants and current status of the equipment.

Council held a lengthy discussion and asked clarifying questions.

It was the consensus of the Council to move forward with the Waste Water Treatment Facility, with the condition if PSIG Grant funding is available in 2027 to pause the process to apply for funding.

3.2. Discussion: Work Session Video.

Council held discussion on the addition of Video for Work Session.

Council gave direction to not add video for Work Sessions.

Council held discussion on adding the closed, it was the consensus of the majority of the Council to not break precedent by adding the closed session audio to the website.

4. ADJOURN.

MOTION by Councilmember Theas, second by Councilmember Otto, to adjourn the meeting at 8:56 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary



MEMORANDUM

DATE:	April 20, 2026
FROM:	Terry M. Stier, Police Chief
AGENDA ITEM:	Resolution 26-047 Adopting the Police Department Contract for Law Enforcement Services.
BACKGROUND/ JUSTIFICATION:	The Department has been requested to provide off-duty police officers for contracted law enforcement services. When off-duty officers engage in such services with another entity, the contract will require formal approval, include provisions releasing both the City and the officer from liability and claims, and ensure reimbursement to the City by the contracting entity. All contracts will be awarded only upon approval by the Police Chief (or an authorized designee) and the City Administrator. The Public Safety Committee has reviewed and discussed the proposed contracted services and recommends proceeding with the agreement. Attached is the proposed contract for your review and consideration.
FISCAL IMPACT:	The contract allows for reimbursement.
STAFF RECOMMENDATION:	Approve Resolution 26-047 Adopting the Police Department Contract for Law Enforcement Services.



Belle Plaine Police Department

420 E Main St., PO Box 129, Belle Plaine, MN 56011

Terry M. Stier ~ Chief of Police

Office: 952-873-4307 Fax: 952-873-3850

CONTRACT FOR LAW ENFORCEMENT SERVICES

The Belle Plaine Police Department has been asked by the undersigned to provide off-duty police officer(s) contractual law enforcement services, subject to the approval of the Chief of Police or designee. Service is requested for 2026.

The undersigned will pay for services rendered within fourteen (14) days of the receipt of an invoice from the City of Belle Plaine. On behalf of itself, its officers, agents, and employees, the undersigned waives any and all claims or potential claims arising out of the City's performance of this agreement, and releases, indemnifies, and holds harmless the City, its officers, agents, and employees from any and all claims asserted against either the undersigned or the City arising out of the City's performance of this agreement, except to the extent that the claim arises out of the willful misconduct of an officer, agent or employee of the City.

This agreement is effective on the date signed and remains in effect for the calendar year in which it was executed. In cases of event cancelation, this agreement may be terminated by the undersigned by providing a 24-hour written notice. If the agreement is cancelled on less than 24 hours' notice, the organization is responsible for payment of 3 hours of service at a rate of \$175 per hour.

The Belle Plaine Police Department will make every effort to provide the service requested, but are under no obligation, and reserve the right to cancel without notice due to emergency or unforeseen circumstances.

Executed this _____ day of _____

(Day)

(Month)

(Year)

(Authorized Signature)

(Title)

(Organization or Establishment)

(Billing Address)

(Telephone Number)

(Fax Number)

(E-Mail Address)

Office Use Only (City Approval):

Police Chief or Authorized Person

Date

City Administrator

Date

**BELLE PLAINE CITY COUNCIL
RESOLUTION 26-047**

ADOPTING POLICE DEPARTMENT CONTRACT FOR LAW ENFORCEMENT SERVICES

WHEREAS, the City has received requests to provide off-duty police officers for contracted law enforcement services with outside entities; and

WHEREAS, any such contracts will require prior approval and will include provisions releasing the City and participating officers from liability and claims, and will ensure reimbursement to the City by the contracting entity; and

WHEREAS, all contracts shall be subject to approval by the Police Chief and City Administrator or an authorized designee; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, MINNESOTA, as follows:

1. The City Council hereby approves the provision of contracted law enforcement services by off-duty police officers, subject to the terms and conditions outlined herein.
2. All contracts for such services must include provisions for liability release and full reimbursement to the City by the contracting entity.
3. All contracts shall require prior approval by the Police Chief (or authorized designee) and the City Administrator.
4. The appropriate City officials are authorized to execute contracts consistent with this resolution.
5. This resolution shall take effect immediately upon its adoption.

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 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	April 20, 2026
FROM:	Finance Director, Amy Jirik
AGENDA ITEM:	Resolution 26-048 Closing 2015A General Obligation Improvement Bond (Fund 341) and Closing 2015B MSA General Obligation Bond (Fund 342) and Transferring Funds from the General (Fund 101) to Fund 341 and Fund 342.
BACKGROUND/ JUSTIFICATION:	Two bonds have been fully paid according to the bond schedule. The final payments for the 2015A General Obligation (GO) Bond and the 2015B Municipal State Aid Street (MSAS) GO bond were made in 2026, and all required arbitrage reports have been completed. The 2015A GO Bond Fund has a remaining deficit of \$1,386.04 after the final arbitrage invoice. Since no further financial activity is expected, it is appropriate to transfer funds from the General Fund (101) to eliminate the balance and close the fund. The 2015B MSA GO Bond Fund (Fund 342) has a remaining deficit of \$599.09 after the final arbitrage invoice. This bond was fully funded by Municipal State Aid Street (MSAS) funds, which funded the City's bridge over Highway 169. Given the minimal balance, it is appropriate to transfer funds from the General Fund (101) to eliminate the deficit and close the fund. Closing these funds and transferring the necessary amounts requires approval by Council resolution.
FISCAL IMPACT:	Closing Funds is an important part of the City's financial management process.
STAFF RECOMMENDATION:	Approve Resolution 26-048 Closing 2015A General Obligation Improvement Bond (Fund 341) and Closing 2015B MSA General Obligation Bond (Fund 342) and Transferring Funds from the General (Fund 101) to Fund 341 and Fund 342

**BELLE PLAINE CITY COUNCIL
RESOLUTION 26-048**

**CLOSING 2015A GENERAL OBLIGATION IMPROVEMENT BOND (FUND 341) AND CLOSING 2015B
MSA GENERAL OBLIGATION BOND (FUND 342) AND TRANSFERRING FUNDS FROM THE
GENERAL (FUND 101) TO FUND 341 AND FUND 342.**

WHEREAS, the 2015A General Obligation Improvement Bond (Fund 341) was issued to fund the 2015 improvement project;

WHEREAS, the 2015B MSA General Obligation Bond (Fund 342) was issued using MN Municipal State Aid Street funds for the construction of the City's bridge over Highway 169;

WHEREAS, in February of 2026 the final bond payments were made;

WHEREAS, in March of 2026 the final bond arbitrage reports were completed;

WHEREAS, the Debt Service Fund (341) and Debt Service Fund (342) both have a small deficit;

WHEREAS, it is appropriate to transfer \$1,386.04 from General Fund (101) and close the 2015A GO Bond (Debt Service Fund 341)

WHEREAS, it is appropriate to transfer \$599.09 from General Fund (101) and close the 2015B MSA GO Bond (Debt Service Fund 342)

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It hereby authorizes the transfer from the General Fund (Fund 101) to eliminate the deficit in Debt Fund 341 and Debt Fund 342 and to close both debt funds (341 & 342).

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 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator

**City Council Report
Dorothy Koller
April 2026**

Drivers Education

- Two Summer Sessions
 - June = FULL
 - July = not full
- Behind-the-Wheel vehicle out on a regular basis

Youth Enrichment & Recreation

- Spring Opportunities
 - Girls ROC - end at the SWATT Run
 - Grecco Style Wrestling
 - Tiger Cubs Chess - welcome to play at library any time
 - Home Alone Class - Officer Kelly
 - Spring Soccer Training

Preschool/Kids Co/ECFE

- Kids Company
 - Wraparound: 30 students.
 - K–6th currently: 144 students.
- Preschool registration for 2026-27 is great
- Summer Kids Co Registration is open and very large

Adult Rec/Enrichment/Family

- Breakfast and Bingo was a success, 30 people came
 - Since then I have gone to card club and created email list to keep them informed of what is happening around town
- *Raise The Bar is continuing with strong energy.*
- *Adult Trips*
- *Pickleball Crew growing!*
- *Online Classes*
- *Thrivent Class cancelled due to low enrollment*

Agency Activity Summary

Ridgeview Ambulance Service

Agency: Ridgeview Ambulance Service | ePCR Branch: 301, 302, 305 | Service Date: Last Month

Total Number of ePCRs: 120

Total Number of Incidents: 116

By Branch

301 BELLE PLAINE = 62

305 JORDAN = 58

Billing Disposition (ePCR Data Only)

	#	%		#	%
Treated/Transported	84	70.0%	Dead Prior To Arrival	N/A	N/A
Treated / Transferred Care	3	2.5%	Dead After Arrival	N/A	N/A
Treated/No Transport (AMA)	6	5.0%	Treat/Transported by Private Veh.	2	1.7%
Treated / No Transport (Per Protocol)	3	2.5%	Assist	N/A	N/A
Transported / Refused Care	N/A	N/A	Other	N/A	N/A
No Transport / Refused Care	7	5.8%	No Patient Found	N/A	N/A
Cancelled	15	12.5%			
Left Blank	N/A	N/A			

Unit Disposition (ePCR Data Only)

Description	#	%
Cancelled Prior to Arrival at Scene	10	8.3%
Cancelled on Scene	1	0.8%
No Patient Contact	4	3.3%
Patient Contact Made	105	87.5%
Left Blank	0	0.0%
Total	120	100.0%

Patient Evaluation/Care Disposition (ePCR Data Only)

Description	#	%
Not Applicable	6	5.0%
Patient Evaluated and Care Provided	98	81.7%
Patient Evaluated and Refused Care	7	5.8%
Left Blank	9	7.5%
Total	120	100.0%

Crew Disposition (ePCR Data Only)

Description	#	%
Back in Service, Care/Support Services Refused	7	5.8%
Initiated Primary Care and Transferred to Another EMS	2	1.7%
Crew		
Initiated and Continued Primary Care	96	80.0%
Left Blank	15	12.5%
Total	120	100.0%

Transport Disposition (ePCR Data Only)

Description	#	%
No Transport	5	4.2%
Not Applicable	3	2.5%
Patient Refused Transport	16	13.3%
Transport by Another EMS Unit	2	1.7%
Transport by This EMS Unit (This Crew Only)	84	70.0%
Left Blank	10	8.3%
Total	120	100.0%

Run Type**Emergency Runs**

	#	%
Stand By	1	0.8%
Mutual Aid	3	2.5%
Interfacility	N/A	N/A
Intercept	N/A	N/A

Non-Emergency Runs

	#	%
Stand By	N/A	N/A
Mutual Aid	N/A	N/A
Interfacility	N/A	N/A
Intercept	N/A	N/A

Emergency Runs (Scheduled)

	N/A	N/A
Stand By	N/A	N/A
Mutual Aid	N/A	N/A
Interfacility	N/A	N/A
Intercept	N/A	N/A

Non-Emergency Runs (Scheduled)

	N/A	N/A
Stand By	N/A	N/A
Mutual Aid	N/A	N/A
Interfacility	N/A	N/A
Intercept	N/A	N/A

Emergency Type Left Blank: 0

Runs by Unit (ePCR Data Only)

Unit	Total Runs	Treat/ Transp	Treat/ Transfer	Treat/No Transp(AMA)	Treat/No Transp(PP)	Transp/ Ref. Care	Cancelled	Dead Prior Arr	Dead After Arr	T/T Priv Veh	No Trans/ Ref. Care	Assist	Other	No Pat. Found
100	37	25	1	3	0	0	3	0	0	1	4	0	0	0
1001	3	2	0	0	0	0	1	0	0	0	0	0	0	0
1100	8	5	0	0	0	0	2	0	0	0	1	0	0	0
1200	1	0	0	0	0	0	1	0	0	0	0	0	0	0
2100	63	46	2	3	3	0	6	0	0	1	2	0	0	0
600	2	2	0	0	0	0	0	0	0	0	0	0	0	0
700	2	2	0	0	0	0	0	0	0	0	0	0	0	0
800	2	1	0	0	0	0	1	0	0	0	0	0	0	0
900	2	1	0	0	0	0	1	0	0	0	0	0	0	0
Total	120	84	3	6	3	0	15	0	0	2	7	0	0	0

Runs by Service Level (ePCR Data Only)

Dispatched Service Level	#	%	Recommended Service Level	#	%
BLS	9	7.5%	BLS	20	16.7%
ALS	111	92.5%	ALS1	98	81.7%
SCT	N/A	N/A	ALS2	2	1.7%
			SCT	N/A	N/A
			Rotary Wing	N/A	N/A
			Fixed Wing	N/A	N/A

Runs by Insurance Type with Service Level (ePCR Data Only) (Multiple*insurance types may have been marked on a run)*

Type	BLS	%	ALS1	%	ALS2	%	SCT	%Rotary Wing	%Fixed Wing	%	Total	%
None	22	18.3%	100	83.3%	2	1.7%	N/A	N/A	N/A	N/A	124	103.3%

Runs by Primary PI (ePCR Data Only)

Description	#	%
Abdominal Pain	5	4.2%
Alt. Level Conscious	1	0.8%
Anxiety	3	2.5%
Back Pain (No Trauma)	4	3.3%
Behavioral Disorder	4	3.3%
CVA/Stroke	5	4.2%
Cardiac Arrest	1	0.8%
Cardiac Rhythm Disturbance	1	0.8%
Cardiac Symptoms	3	2.5%
Chest Pain	4	3.3%
Dehydration Symp.	1	0.8%
Depression (acute)	1	0.8%
Dizziness	2	1.7%
Dyspnea - SOB	4	3.3%
ETOH - Intoxication	1	0.8%
ETOH - Use	1	0.8%

Flu Symptoms	4	3.3%
Headache (No Trauma)	1	0.8%
Hypertension	1	0.8%
Hypoglycemia	1	0.8%
Hypotension	1	0.8%
Nausea with vomiting	2	1.7%
Pain, chronic	6	5.0%
Psychiatric Emerg.	2	1.7%
Seizure	8	6.7%
Sepsis (Suspected)	3	2.5%
Syncope/Fainting	2	1.7%
Trauma Injury	14	11.7%
Unknown Medical	7	5.8%
Urinary Tract Infection (UTI)	2	1.7%
Weakness	10	8.3%
<i>Left Blank</i>	15	12.5%
<i>Total</i>	120	100.0%

Runs by Dispatch (EMD) Code

Description	#	%
01C Abdominal Pain / Problems	2	1.7%
02D Allergies / Envenomations	1	0.8%
04C Assault / Sexual Assault	2	1.7%
05D Back Pain (Non Traumatic or Non Recent Trauma)	1	0.8%
06D Breathing Problems	10	8.3%
09D Cardiac or Respiratory Arrest / Death	3	2.5%
10D Chest Pain	9	7.5%
12C Convulsions / Seizures	1	0.8%
12D Convulsions / Seizures	5	4.2%
13D Diabetic Problems	1	0.8%
17D Falls	14	11.7%
18D Headache	1	0.8%
19D Heart Problems / AICD	2	1.7%
21A Hemorrhage / Lacerations	1	0.8%
21D Hemorrhage / Lacerations	1	0.8%
25C Psychiatric / Abnormal Behavior / Suicide Attempt	9	7.5%
25D Psychiatric / Abnormal Behavior / Suicide Attempt	4	3.3%
26A Sick Person (Specific Diagnosis)	8	6.7%
26C Sick Person (Specific Diagnosis)	1	0.8%
26D Sick Person (Specific Diagnosis)	22	18.3%
28D Stroke (CVA)	7	5.8%
29C Traffic / Transportation Accidents	1	0.8%
29D Traffic / Transportation Accidents	3	2.5%
30D Traumatic Injuries (Specific)	2	1.7%
31D Unconscious / Fainting (Near)	6	5.0%
86D Medical Alarm	3	2.5%
Left Blank	0	0.0%
Total	120	100.0%

Transport From (Category)

	#	%
Home / Residence	51	42.5%
Res. Custodial Facility - Nursing Home	2	1.7%
Religious Institution	2	1.7%
Private Commercial Establishment	2	1.7%
Facility - Health Care Provider Office	2	1.7%
Facility - Urgent Care	3	2.5%
Public Building	1	0.8%
Educational Ins.	2	1.7%
Farm - Residence / Buildings	1	0.8%
Street / Hwy	6	5.0%
Unspecified	1	0.8%
Farm - Field	1	0.8%
Res. Custodial Facility - Assisted Living	38	31.7%
--Left Blank--	8	6.7%
<i>Total</i>	120	100.0%

Transport From (Facility) (ePCR Data Only)

	#	%
--Left Blank--	73	60.8%
Oak Terrace Senior Living - Jordan	22	18.3%
Kingsway Belle Plaine	12	10.0%
Ridgeview Clinic - Belle Plaine	5	4.2%
Hope Residence	5	4.2%
Belle Plaine Lutheran Home	2	1.7%
Valleyview of Jordan	1	0.8%
<i>Total</i>	120	100.0%

Transport To (Destination Facility) (ePCR Data Only)

	#	%
St. Francis Regional Medical Center	48	40.0%
--Left Blank--	36	30.0%
Ridgeview Medical Center	20	16.7%
Mayo Clinic Health System - New Prague	6	5.0%
Two Twelve Medical Center	5	4.2%
Abbott Northwestern Hospital	1	0.8%
Children's Health Care - Minneapolis	1	0.8%
Children's Health Care - St. Paul	1	0.8%
Southdale Hospital MHF	1	0.8%
Mayo Clinic Health System - Mankato	1	0.8%
<i>Total</i>	120	100.0%

Response Times by Priority

Using Call Started Time

Date IS BETWEEN 03/01/2026 AND 03/31/2026; AND Response Zone IS Belle Plain City

Dispatch Priority	Date	Call Type	Started Time	At Scene	Response Time	Run #	Incident #	Late Reason
Code 2	3/3/2026	BLS	22:03:40	22:08:45	00:05:04	3163	26-003077	<None>
Code 2	3/6/2026	ALS	04:17:46	04:26:43	00:08:57	3277	26-003184	<None>
Code 2	3/7/2026	ALS	00:15:16	00:17:53	00:02:37	3319	26-003226	<None>
Code 2	3/13/2026	ALS	19:48:28	20:02:41	00:14:13	3679	26-003577	<None>
Code 2	3/23/2026	ALS	16:28:56	16:33:59	00:05:03	4159	26-004045	<None>
Code 2	3/23/2026	ALS	19:00:59	19:10:40	00:09:41	4167	26-004053	<None>
Code 2	3/25/2026	ALS	17:37:15	17:47:26	00:10:11	4249	26-004134	<None>
Code 2	3/26/2026	ALS	16:09:59	16:14:43	00:04:44	4283	26-004166	<None>
Code 2	3/22/2026	BLS	01:10:08	01:14:04	00:03:56	4090	26-003978	<None>

Total Calls for Code 2: 9

Average Response Time: 00:07:09

Dispatch Priority	Date	Call Type	Started Time	At Scene	Response Time	Run #	Incident #	Late Reason
Code 3	3/22/2026	ALS	12:12:31	12:19:54	00:07:23	4107	26-003995	<None>
Code 3	3/27/2026	ALS	21:39:16	22:04:44	00:25:27	4342	26-004225	<None>
Code 3	3/27/2026	ALS	21:41:08	21:57:19	00:16:11	4343	26-004225	<None>
Code 3	3/28/2026	BLS	08:04:30	08:11:54	00:07:24	4362	26-004244	<None>
Code 3	3/29/2026	ALS	08:57:47	09:02:48	00:05:01	4407	26-004288	<None>
Code 3	3/29/2026	ALS	11:54:08	11:58:11	00:04:03	4415	26-004296	<None>
Code 3	3/30/2026	ALS	16:47:04	16:50:15	00:03:11	4475	26-004355	<None>
Code 3	3/30/2026	ALS	22:37:16	22:41:24	00:04:08	4495	26-004375	<None>
Code 3	3/31/2026	ALS	11:34:24	11:49:00	00:14:35	4509	26-004389	<None>
Code 3	3/31/2026	ALS	12:08:38	12:33:37	00:24:58	4510	26-004390	<None>
Code 3	3/31/2026	ALS	12:14:50	12:33:39	00:18:49	4511	26-004391	<None>
Code 3	3/26/2026	ALS	09:10:09	09:17:24	00:07:15	4262	26-004147	<None>
Code 3	3/26/2026	ALS	10:42:52	00:00:00	N/A	4263	26-004148	<None>
Code 3	3/26/2026	ALS	10:44:00	11:07:00	00:23:00	4264	26-004148	<None>
Code 3	3/24/2026	ALS	16:45:46	16:53:44	00:07:58	4201	26-004087	<None>
Code 3	3/24/2026	ALS	19:34:29	19:38:58	00:04:29	4210	26-004096	<None>
Code 3	3/25/2026	ALS	15:37:38	16:00:31	00:22:52	4243	26-004128	<None>
Code 3	3/25/2026	ALS	16:18:59	00:00:00	N/A	4246	26-004131	<None>
Code 3	3/13/2026	ALS	21:24:07	21:31:10	00:07:03	3684	26-003581	<None>
Code 3	3/17/2026	ALS	08:45:06	08:48:17	00:03:11	3837	26-003730	<None>
Code 3	3/18/2026	ALS	09:12:33	09:18:14	00:05:41	3889	26-003781	<None>
Code 3	3/18/2026	ALS	10:26:50	10:42:16	00:15:26	3893	26-003785	<None>
Code 3	3/18/2026	ALS	15:04:34	15:10:54	00:06:20	3906	26-003798	<None>
Code 3	3/19/2026	ALS	15:38:13	15:49:11	00:10:58	3964	26-003854	<None>
Code 3	3/20/2026	ALS	08:45:40	09:10:52	00:25:12	3996	26-003886	<None>
Code 3	3/20/2026	ALS	08:47:17	00:00:00	N/A	3997	26-003886	<None>
Code 3	3/21/2026	ALS	23:00:45	23:07:07	00:06:22	4084	26-003972	<None>

Response Times by Priority

Using Call Started Time

Date IS BETWEEN 03/01/2026 AND 03/31/2026; AND Response Zone IS Belle Plain City

Dispatch Priority	Date	Call Type	Started Time	At Scene	Response Time	Run #	Incident #	Late Reason
Code 3	3/8/2026	ALS	19:54:06	19:57:44	00:03:38	3403	26-003309	<None>
Code 3	3/9/2026	ALS	07:44:50	07:49:25	00:04:35	3420	26-003326	<None>
Code 3	3/10/2026	ALS	21:07:09	00:00:00	N/A	3499	26-003404	<None>
Code 3	3/10/2026	ALS	21:08:53	00:00:00	N/A	3500	26-003404	<None>
Code 3	3/11/2026	ALS	12:56:17	13:01:15	00:04:58	3536	26-003438	<None>
Code 3	3/11/2026	ALS	19:11:36	19:16:36	00:05:00	3557	26-003457	<None>
Code 3	3/12/2026	ALS	13:46:34	00:00:00	N/A	3608	26-003508	<None>
Code 3	3/12/2026	ALS	13:47:07	14:05:28	00:18:21	3609	26-003508	<None>
Code 3	3/13/2026	ALS	18:32:19	18:41:05	00:08:46	3673	26-003571	<None>
Code 3	3/13/2026	ALS	19:07:05	19:14:55	00:07:50	3677	26-003575	<None>
Code 3	3/6/2026	ALS	07:19:18	07:24:09	00:04:51	3279	26-003186	<None>
Code 3	3/6/2026	ALS	10:43:47	10:48:23	00:04:36	3284	26-003191	<None>
Code 3	3/1/2026	ALS	12:13:57	12:18:31	00:04:33	3041	26-002955	<None>
Code 3	3/3/2026	ALS	06:56:29	07:01:06	00:04:37	3134	26-003048	<None>
Code 3	3/3/2026	ALS	12:26:57	12:32:54	00:05:57	3144	26-003058	<None>
Code 3	3/4/2026	ALS	13:50:51	13:56:07	00:05:16	3194	26-003106	<None>
Code 3	3/4/2026	ALS	18:32:17	18:48:41	00:16:23	3206	26-003115	<None>
Code 3	3/4/2026	ALS	18:34:06	00:00:00	N/A	3207	26-003115	<None>

Total Calls for Code 3: 45

Average Response Time: 00:08:21

Grand Total Calls: 54

Total Average Response Time: 00:08:09



Belle Plaine Police Department

420 E Main St., PO Box 129, Belle Plaine, MN 56011

Terry M. Stier ~ Chief of Police

Office: 952-873-4307 Fax: 952-873-3850

DATE: April 7, 2026
TO: Mayor and Council
RE: Monthly Police Report

For the month of March, your Police Department handled **17** reported criminal cases, resulting in **29** offenses, wrote **237** traffic citations and warnings and recorded **713** calls for service.

03-05-26	Officer Guralnik taught DARE to the 8 th Grade Class.
03-05-26	Officers attended the high school boys' basketball game.
03-06-26	Chief Stier attended a SCALE RTF meeting in Prior Lake.
03-06-26	Officer Guralnik spoke to the Driver's Education Class and answered questions.
03-08-26	Officers attended a Volleyball Tournament held at the Belle Plaine High School.
03-11-26	Officer Guralnik presented certificates to the 8 th Grade Class during DARE Graduation.
03-12-26	Officers hosted Coffee with a Cop with residents at Spero Senior Living.
03-14-26	Chief Stier and Officers attended the St. Patrick's Day Celebration.
03-16-26	Chief Stier participated in a ZOOM meeting with Paige Arnone, owner of Firstgevity to preview new software.
03-18-26	Officers hosted Coffee with a Cop with residents at Kingsway Retirement Living.
03-19-26	Chief Stier attended a Minnesota Chiefs of Police Association meeting in New Brighton.
03-19-26	Chief Stier participated in a TEAMS meeting with Bolton-Menk for design.
03-20-26	Chief Stier participated in a ZOOM meeting for SCALE RTF.
03-20-26	Chief Stier, Sgt. Vycital and Sgt. Wiger participated in a ZOOM meeting with Firstgevity.
03-20-26	Chief Stier participated in a Domestic Assault Prevention meeting via ZOOM.
03-21-26	Officers stopped in at Riverview Coffee to visit with customers while Girl Scouts sold cookies.

03-21-26	Officers stopped to visit with a group of neighbors having a bonfire and enjoying the weather.
03-22-26	Officers visited with residents who were playing pool and working on a puzzle at Spero Senior Living.
03-30-26	Chief Stier and Sgt. Vycital attended a New City Council Orientation at City Hall.

BELLE PLAINE POLICE DEPARTMENT – MONTHLY STATISTICS-2026

CRIMINAL ACTIVITY	FEBRUARY	MARCH	YEAR TO DATE
	TOTAL	TOTAL	TOTAL
Alcohol Offenses	0	0	0
Assault	1	3	7
Burglary	0	0	0
Criminal Sexual Conduct	0	0	0
Criminal Fire	0	0	0
Damage to Property	0	0	1
Disorderly Conduct	0	0	0
Driving While Intoxicated	6	3	14
Drug Offenses	1	0	1
Family Offenses	0	0	0
Forgery/Fraud	0	1	3
Harassment/Harassing Calls	0	0	0
Obstruction	0	3	4
Stolen Motor Vehicle/Tampering	0	1	1
Theft	3	2	7
All Others	5	4	14
TOTAL	16	17	52

March Clearance Numbers Include:

A total of 17 separate cases resulting in 29 offenses

Cases cleared by arrest	14	12
Cases cleared by exception	1	2
Cases are currently inactive	0	1
Cases are currently active	0	1
Unfounded	1	1

16

17

March Percent Cleared : **100.00%** **88.00%**

NON-CRIMINAL ACTIVITY	FEBRUARY	MARCH	YEAR TO DATE
	TOTAL	TOTAL	TOTAL
Alarms	10	12	29
Animal Complaints	6	20	30
Assist Other Departments	42	41	109
Background/Record Checks	23	30	86
Assist Public	44	41	121
Civil Disputes	8	5	25
Domestics – not physical	3	2	6
Community Engagement	29	13	50
Lost/Found	5	11	22
Handgun Permits	16	11	38
Juvenile/Mischief	7	8	26
Medical Assists	32	27	99
Noise Complaints	3	3	9
Ordinance Violations	20	7	28
Patrol Checklist	177	130	449
Predatory Offender Checks	2	3	9
Motor Vehicle Accidents	8	6	18
Suspicion	42	39	101
Traffic Complaints	8	20	34
Vehicle Lockouts	2	5	14
Citations/Warnings	200	237	582
Warrants	2	2	5
All Others	14	23	48
TOTAL	703	696	1938

ACTIVITY BY QUADRANT #	QUADRANT LOCATION DESCRIPTION	FEBRUARY	MARCH	YEAR TO DATE
		TOTAL	TOTAL	TOTAL
101	NW quadrant located N of Main Street	87	67	213
201	NE quadrant located N of Main Street	208	193	585
301	SW quadrant located N of Hwy. 169	142	116	378
302	SW quadrant located S of Hwy. 169	12	10	34
401	SE quadrant located N of Hwy. 169	88	70	215
402	SE quadrant located S of Hwy 169	156	223	494
202	Outside City Limits (Assists to other Depts.)	26	34	71
TOTAL		719	713	1990

Total calls for service in the city limits alone, amount to 96.00% 95.00%

Total calls to assist other departments, outside of city limits, amount to 4.00% 5.00%

<i>CITATIONS & WARNINGS</i>	<i>FEBRUARY TOTAL</i>	<i>MARCH TOTAL</i>	<i>YEAR TO DATE TOTAL</i>
DAR/DAC/DAS	3	6	13
Expired Registration	5	3	10
Speed	14	22	40
Stop Sign	0	3	3
No Insurance	0	1	3
Snowbird/Street Cleaning	7	3	13
Other Citations	4	5	14
Written Warnings	167	194	486
TOTAL	200	237	582

<i>SOURCE OF CALLS FOR SERVICE</i>	<i>FEBRUARY TOTAL</i>	<i>MARCH TOTAL</i>	<i>YEAR TO DATE TOTAL</i>
Telephone (non-emergency)	93	99	269
Officer Initiated	476	447	1258
Dispatch/911	77	88	241
In Person	36	39	99
Mail/Fax	37	40	123
Officer at Scene	0	0	0
TOTAL	719	713	1990

<i>CRIMES COMMITTED BY</i>	<i>FEBRUARY TOTAL</i>	<i>MARCH TOTAL</i>	<i>YEAR TO DATE TOTAL</i>
Adults	13	13	39
Juveniles	3	2	9
Unknown	0	2	4
TOTAL	16	17	52

FEBRUARY ACTIVITY REPORT BY TIME AND DAY	7:00 AM TO 3:00 PM	3:00 PM TO 11:00 PM	11:00 PM TO 7:00 AM	DAILY TOTAL
Sunday	39	40	18	97
Monday	44	44	28	116
Tuesday	55	31	20	106
Wednesday	49	27	25	101
Thursday	46	35	39	120
Friday	45	29	21	95
Saturday	24	38	22	84
TOTAL	302	244	173	719

Percent of total calls for service between the hours of 7 AM – 3 PM was **42.00%**

Percent of total calls for service between the hours of 3 PM – 11 PM was **34.00%**

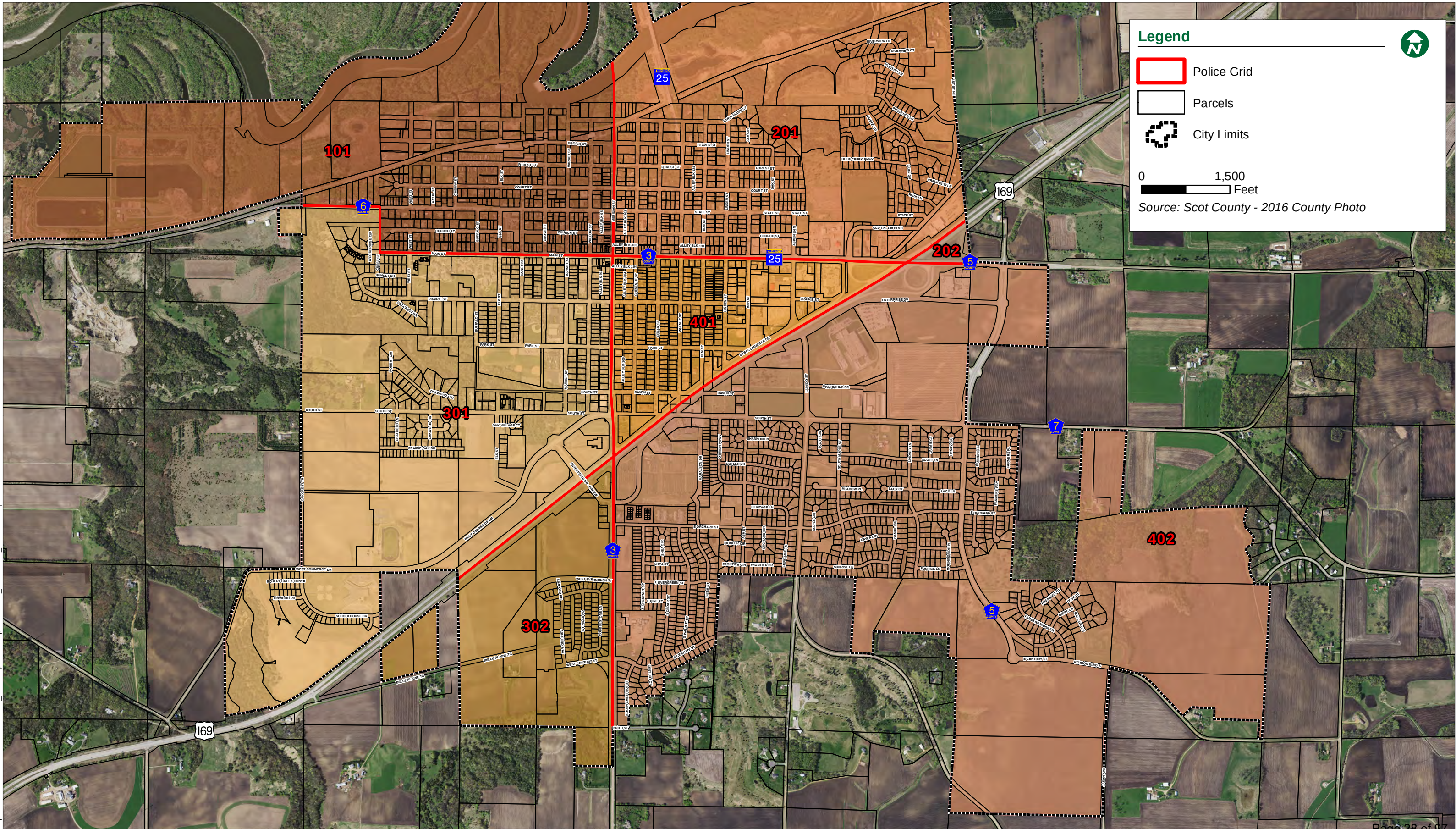
Percent of total calls for service between the hours of 11 PM – 7 AM was **24.00%**

MARCH ACTIVITY REPORT BY TIME AND DAY	7:00 AM TO 3:00 PM	3:00 PM TO 11:00 PM	11:00 PM TO 7:00 AM	DAILY TOTAL
Sunday	41	34	34	109
Monday	49	36	15	100
Tuesday	58	35	15	108
Wednesday	37	31	13	81
Thursday	42	35	27	104
Friday	44	50	21	115
Saturday	25	41	30	96
TOTAL	296	262	155	713

Percent of total calls for service between the hours of 7 AM – 3 PM was **41.00%**

Percent of total calls for service between the hours of 3 PM – 11 PM was **37.00%**

Percent of total calls for service between the hours of 11 PM – 7 AM was **22.00%**





To: Mayor James Evans, City Council Members, City Administrator, and Rural Farm Fire
From: Tim Hentges Chief 2
Re: Monthly Report

Date 04-15-2026

	March 2026 Calls	2026 YTD	2025 YTD Comparison
City Fires	9	33	27
Rural Fires	9	26	26
Mutual Aid	1	2	2
Total Fire Calls	19	61	55

1. Assist to Law Enforcement (F) St. Lawrence Township
2. Fire Alarm (F) Blakeley Township
3. Hazard (C)
4. Medical (C)
5. Medical (C)
6. Grass Fire (F) Belle Plaine Township
7. Power Lines down (F) Faxon Township
8. Medical (C)
9. Medical (F) Blakeley Township
10. Medical (F) Blakeley Township
11. Accident (F) Blakeley Township
12. Medical (F) Faxon Township
13. Mutual Aid (C)
14. Medical (C)
15. Medical (C)
16. Medical (C)
17. Medical (C)
18. Grass fire (F) Faxon Township
19. Fire Alarm (C)

The Fire Department received and installed the new Extrication tools. We took VRT Training (Vehicle Response Training) For Electric Vehicles this month.

Respectfully Submitted,

Tim Hentges
Assistant Fire Chief



MEMORANDUM

DATE:	April 20, 2026
TO:	Honorable Mayor Evans, Members of the City Council, & Administrator Meyer
FROM:	Cynthia Smith Strack, Community Development Director
RE:	Community Development Monthly Report to the City Council

ECONOMIC DEVELOPMENT UPDATES

The EDA met on April 13th. The EDA provided input on a potential interactive engagement tool exploring what powers local business. The EDA also discussed meeting in roundtable with regional developers.

OTHER ECONOMIC DEVELOPMENT ITEMS:

- Leading Economic Transformation (LET) Program
- Public interactive engagement planning – business environment & growth
- Zoning information/assistance to four commercial entities
- Facilitate sale of city property
- Compile information for Scott County Housing and Commercial/Industrial Studies
- HRA programming

PLANNING COMMISSION UPDATES

The Planning Commission met on April 13 and reviewed a variance and plat request. The PZC also reviewed a draft public engagement tool centered on how growth looks in Belle Plaine.

OTHER PLANNING ITEMS:

- 2050 Comprehensive Plan update
- Public interactive engagement planning – growth
- Code review (zoning) assistance for building/zoning permits
- City communications
- Bonding request info prep and meetings
- Discussions with residential developer

DESIGN COMMITTEE

The Design Committee did not meet in April.

BUILDING OFFICIAL ACTIVITIES

- 18 On-site/in office consultations with property owners & contractors to discuss building options/permit questions.

INSPECTIONS	Commercial	Residential
Building	21	145
Rental		6
Zoning		119
Code Enforcement		5
TOTAL	196	

BUILDING & ZONING PERMITS PROCESSED

- **2- Commercial Building –**
Existing – 101 Main Street East
New Build – 311 Enterprise Drive East
- **1 - Commercial Plumbing –**
Existing –
New Build - 311 Enterprise Drive East
- **1 - Commercial Mechanical –**
Existing-
New Build- 311 Enterprise Drive East
- **0 - New House –**
- **1 - Deck –** 720 Farmers Way
- **0 - Accessory Structure –**
- **2 - Remodel/Building/Pool –** 1121 Farmers Lane, 200 Meridian Street South
- **1 - Finish Basement –** 800 Forest Street East

- **2 - Re-roof** – 1272 Ridge Lane, 909 Cobblestone Lane
- **0 - Re-side** –
- **1 - Re-window/Re-door** – 525 Cedar Street North
- **0 - Demolition** -
- **3 - Fence** – 956 Mallard Lane, 1000 Morningside Way, 236 Cedar Street South
- **0 - Shed** –
- **0 – Sidewalk/Slab** –
- **0 - Sign** –
- **0 - Chickens** –

BUILDING PERMIT TREND DATA THROUGH MARCH 2026

(The following data does not represent all permits issued.)

Permit Type	Mar-24	YTD 24	Mar-25	YTD 25	Mar-26	YTD 26
New Houses	0	0	0	2	0	0
Remodel/Additions/Pool	1	7	11	21	2	9
Basement Finish	0	5	1	4	1	3
Deck	1	1	1	2	1	1
Accessory Structure	0	0	1	1	0	0
Re-window	1	9	4	7	1	4
Re-roof	4	4	3	4	2	2
Re-side	0	2	1	1	0	2
Demolition	1	1	1	1	0	0
Zoning (Fence/Shed/Sign/Hens/Sidewalk)	5	7	2	2	3	5
Commercial	1	2	3	10	4	6
TOTAL	14	38	28	55	14	32



MEMORANDUM

DATE:	April 20, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Public Hearing: Site Coverage Variance Resolution 26-049 (Specify A or B), Conditionally Approving (Denying) a Variance to increase the Site Coverage at 148 Chestnut St. S from 72% to 85%.
REVIEW:	The Planning Commission is to hold a public hearing on a site coverage variance request. St Johns church requests a variance to increase allowable site coverage at 148 Chestnut St. S. The property was recently platted into one lot of record in order to accommodate additional parking. Additional information is attached Current site coverage of the property is 72%. The proposed coverage is 85%. The maximum allowable coverage is 40%. The increase in lot coverage would allow for the expansion of the existing parking lot. No change in the property use is proposed. The church is an existing conditional use within the R-3 Zoning District. Use is consistent with the 2040 Comprehensive Plan. One written comment from the public was submitted (attached). One individual spoke at the public hearing in favor of the request. Following review of comment the PZC recommended vegetative screening be placed along the north property line as a condition of approval. Sample findings are included in attached resolutions. 
ATTACHMENTS:	Staff memo to Planning Commission dated April 13, 2026. Site plan and application information Resolution 26-049 (Specify A or B), Conditionally Approving (Denying) a Variance to increase the Site Coverage at 148 Chestnut St. S from 72% to 85%.
RECOMMENDATION:	The Planning Commission recommends approval of the variance request.
ACTION OPTIONS:	1. Approve the variance. 2. Deny the variance request with findings. 3. Postpone consideration to a future time.
SIGNATURE:	<i>Cynthia Smith Strack</i>



MEMORANDUM

Planning and Zoning Commission

DATE:	April 13 th , 2026
FROM:	Jim Gerold, Asst. Community Development Director
AGENDA ITEM:	<u>Public Hearing: Site Coverage Variance</u> <u>Resolution PZ 26-04 (Specify A or B)</u> , Recommending the City Council Conditionally Approve (Deny) a Variance to increase the Site Coverage at 148 Chestnut St. S from 72% to 85%.
BACKGROUND:	The Planning Commission is to hold a public hearing on a site coverage variance request. St Johns church requests a variance to increase allowable site coverage at 148 Chestnut St. S. The property was recently platted into one lot of record in order to accommodate additional parking. A site plan showing the expansion of a parking lot has been submitted to the City for zoning review. The Applicant requests a variance to standards for the maximum allowable site coverage under Section 1105.07, Subd. 5 (5) of the City Code. Current site coverage of the property is 72%. The proposed coverage is 85%. The maximum allowable coverage is 40%. The increase in lot coverage would allow for the expansion of the existing parking lot. No change in the property use is proposed. The church is an existing conditional use within the R-3 Zoning District. 
REVIEW:	Notice of the requested variance has been published, posted, and mailed. As of the drafting of this memo no public comment for or against the request have been received. Section 1105.07 Subd. 5(5) of the City Code limits the allowable site coverage of a parcel in the R-3 zoning district to 40%. The Applicant has provided a site plan for the expansion of an existing parking lot. To accommodate the expansion, the site plan depicts an increase in the Site Coverage from 72% to 84%. There is no change of use of the property proposed. The existing use is consistent with planned land use under Destination 2040 and existing zoning. Section 1103.05 of the Code establishes general and review criteria to be address during variance review as follows: 1. Variance must be in harmony with the general purposes and intent of the Code. 2. Variance must be consistent with the Comprehensive Plan. 3. Practical difficulties must exist, meaning: a. The property is to be used in a reasonable manner which is not permitted by the Code; b. The plight of the property owner is due to circumstances unique to the property and not created by the landowner; and,

	c. The variance, if granted, will not alter the essential character of the locality. <u>Potential Findings</u> In favor of the request: • The current use of the property is consistent with both planned use and existing zoning. • Applicant has proposed adding landscaped areas with pervious surfaces in required setbacks and at the east side of parking lot. • Due to the location of the parcel in an existing, fully developed neighborhood, options for alternate or shared off-street parking are limited. The existing lot configuration and surrounding development constrain alternatives. • The additional off-street parking would move the property closer to compliance with required off-street parking standards, reducing parking and pedestrian traffic on nearby residential streets. • Due to cost, pervious paving options would be cost-prohibitive. While not a sole rationale for granting a variance, financial hardship may be considered • The proposed variance is to a performance standard and not a property use. In opposition to the request: • City Code does not require additional off-street parking be added. The existing parking lot could be left as-is. • Pervious paving options for parking lots are available and could be utilized to reduce lot coverage. <u>Review Comments</u> If the Planning Commission considers a favorable recommendation the following conditions are suggested: 1. Any further expansion of the facility or changes to the site coverage shall require further zoning review. 2. Incorporate any comments by City Engineer. 3. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation. 4. The approval shall expire one year after date of approval unless applicant has commenced construction.
ACTION:	The Planning Commission is hold a public hearing and make recommendations to the City Council pertaining to the parking variance.
ATTACHMENTS:	• Site plans illustrating existing and proposed site coverage • Site Plan • Aerial map of locale. • <u>Resolution PZ 26-04(A)</u> Recommending the City Council Conditionally Approve a Variance increasing the allowable site coverage from 72% to 85%. • <u>Resolution PZ 26-4(B)</u> Recommending the City Council Deny a Variance increasing the allowable site coverage from 72% to 85%.
SIGNATURE:	



City of Belle Plaine
218 N. Meridian Street
P.O. Box 129
Belle Plaine, MN 56011

Community Development Department
Phone: 873-5553
cynthias@belleplainemn.com
www.belleplainemn.gov

Fee: \$300.00 Single-family Dwellings / \$500.00 all other applicants

VARIANCE REQUEST APPLICATION

PROPERTY Address: 148 S Chestnut St P.I.N:

Lot(s): 022 & 023 Block(s): 104 Subdivision:

Zoning:

APPLICANT ☒ Owner Name: St. John's Lutheran Church Phone:

Address: 148 S Chestnut St, Belle Plaine, MN 56011 Cell:

E-mail: Fax:

OWNER Name: St. John's Lutheran Church Phone:

Address: 148 S Chestnut St, Belle Plaine, MN 56011 Cell:

E-mail: Fax:

Variance is requested to:

See attachment

Ordinance in which variance is requested: Section Number: 1105.07 Subdivision Number: Subd. 5(5)

In your opinion, is the variance consistent with the purpose and intent of the ordinance? Yes ☒ No ☐ Explain:

See attachment

In your opinion, is the variance consistent with the comprehensive plan? Yes ☒ No ☐ Explain:

See attachment

In your opinion, does the proposal put property to use in a reasonable manner? Yes ☒ No ☐ Explain:

See attachment

In your opinion, are there circumstances unique to the property? Yes ☒ No ☐ Explain:

See attachment

In your opinion, will the variance maintain the essential character of the locality? Yes ☒ No ☐ Explain:

See attachment

SUBMISSION OF APPLICATION MUST INCLUDE:

- ☒ Attached site plan (to scale) depicting present and proposed improvements.

Within the time frame established by Minnesota Statutes section 15.99, following receipt of the completed application, the City Council shall render its decision granting or denying the variance. Such decision shall be accompanied by findings of fact and shall refer to any exhibits containing plans and specifications for the proposed variance. Such plans and specifications shall remain a part of the permanent records of the City Council. The findings of fact shall specify the reason or reasons for granting or denying the variance. The terms of relief granted shall be specifically set forth in a conclusion or statement separate from the findings of fact. In extenuating circumstances, extension of the sixty (60) days may be granted upon receipt of signed request from applicant.

An application for a variance shall be submitted to the Zoning Administrator. A nonrefundable application fee, established from time to time by the City Council to cover administrative costs and costs of the hearing, shall accompany each application. The application shall contain the following information, as well as such additional information as may be required by the Zoning Administrator:

- The applicant's name and address.
- A site plan drawn to scale showing the property dimensions, existing and proposed buildings and other structures, existing and proposed grading, landscaping, easements and location of utilities, as applicable. The Zoning Administrator may require the applicant to obtain a certified survey at the time of application.
- The particular requirements of the Ordinance which prevent the proposed use or construction.
- The characteristics of the subject property which prevent compliance with the said requirements of the Ordinance.
- The minimum reduction of the requirements of the Ordinance which would be necessary to permit the proposed use or construction.
- The practical difficulty which would result if said particular requirements of this Ordinance were applied to the subject property.
- If the variance is part of an application for Commercial, Industrial, or Multiple-Family Residential Site Plan Approval, all of the submittal requirements for a Site Plan, Section 1103.07, shall also apply.

I certify that I am the applicant named herein; that I have familiarized myself with the rules and regulations with respect to preparing and filing this application that the foregoing statements and answers herein contained and the information on the attached maps or plot plans and any other documents submitted herewith are in all respects true and accurate to the best of my knowledge and behalf.

APPLICANT SIGNATURE:



DATE: 03/12/26

OFFICE USE ONLY

Zoning:	Application Fee:	Form of Payment:
		Date:
	☐ Site Plan	Transaction Number:
		Collected By:
Reviewed by Community Development Director	☐ Application Complete	Date:
Reviewed by Planning Commission	☐ Tabled ☐ Approved ☐ Denied	Date:
Reviewed by City Council	☐ Tabled ☐ Approved ☐ Denied	Date:

Variance is requested to:

Allow the proposed church parking lot improvement to exceed the maximum permitted 40% impervious surface coverage for the property as established by Section 1105.07 of the zoning ordinance. The variance is requested to allow the church to construct a parking lot that adequately serves the needs of its congregation, visitors, and community events associated with the existing church facility. A significant portion of the congregation consists of elderly members, making safe, convenient, and proximate parking particularly important. The additional impervious surface is necessary to provide sufficient parking, improve pedestrian safety, reduce the distance congregants must walk, and allow for safe and orderly traffic circulation on the property

In your opinion, is the variance consistent with the purpose and intent of the ordinance?

The requested variance is consistent with the purpose and intent of the ordinance, including Section 1105.07, Subd. 5(5). The impervious surface limitation is intended to promote responsible site design, manage stormwater, protect surrounding properties, and promote safe and orderly development while still allowing reasonable use of land within the zoning district. The proposed improvement supports those goals by creating a properly designed parking area that improves traffic circulation, pedestrian safety, and overall site organization.

The variance allows the church to address parking needs associated with an existing and longstanding institutional use without changing the nature or character of the property. By providing additional off street parking on the church property, the project will also help reduce parking pressure on nearby residential streets. The request represents a practical site improvement that allows the property to function more effectively while remaining aligned with the broader goals of the zoning ordinance.

In your opinion, is the variance consistent with the comprehensive plan?

The requested variance is consistent with the goals and policies of the City's Comprehensive Plan. The proposed parking lot improvement supports the continued use of the property as a church, an established institutional use that serves both the congregation and the broader community. The project will improve overall site functionality by providing organized parking, improving traffic circulation on the property, and enhancing pedestrian safety. Providing additional parking on the property will also help reduce parking demand on nearby residential streets during church services and events.

By creating a properly designed parking area, the project promotes safer vehicle and pedestrian movement, better accessibility to the church facility, and more orderly use of the property. The variance does not change the underlying use of the property or negatively impact surrounding land uses, and it supports the Comprehensive Plan's goals of maintaining community-serving institutions, encouraging safe site design, and promoting responsible development.

In your opinion, does the proposal put property to use in a reasonable manner?

The proposal puts the property to use in a reasonable manner. The requested variance would allow the church to make a modest improvement to the existing site by expanding and improving a small number of existing off street parking spaces located on that side of the church. The proposal does not change the use of the property or introduce a new activity, but instead improves the safety, organization, and functionality of parking that already exists in that area.

The improvement will provide a more clearly defined and safer parking area, improve traffic flow on the property, and create better pedestrian access to the church building. The proposal represents a limited and practical site improvement that allows the church to better utilize its property while maintaining compatibility with surrounding uses.

In your opinion, are there circumstances unique to the property?

There are circumstances unique to the property that support the requested variance. The church building on the property was constructed in 1911, long before modern zoning regulations and impervious surface limitations were adopted. As a result, the property was originally developed without the site design standards and parking expectations that exist today.

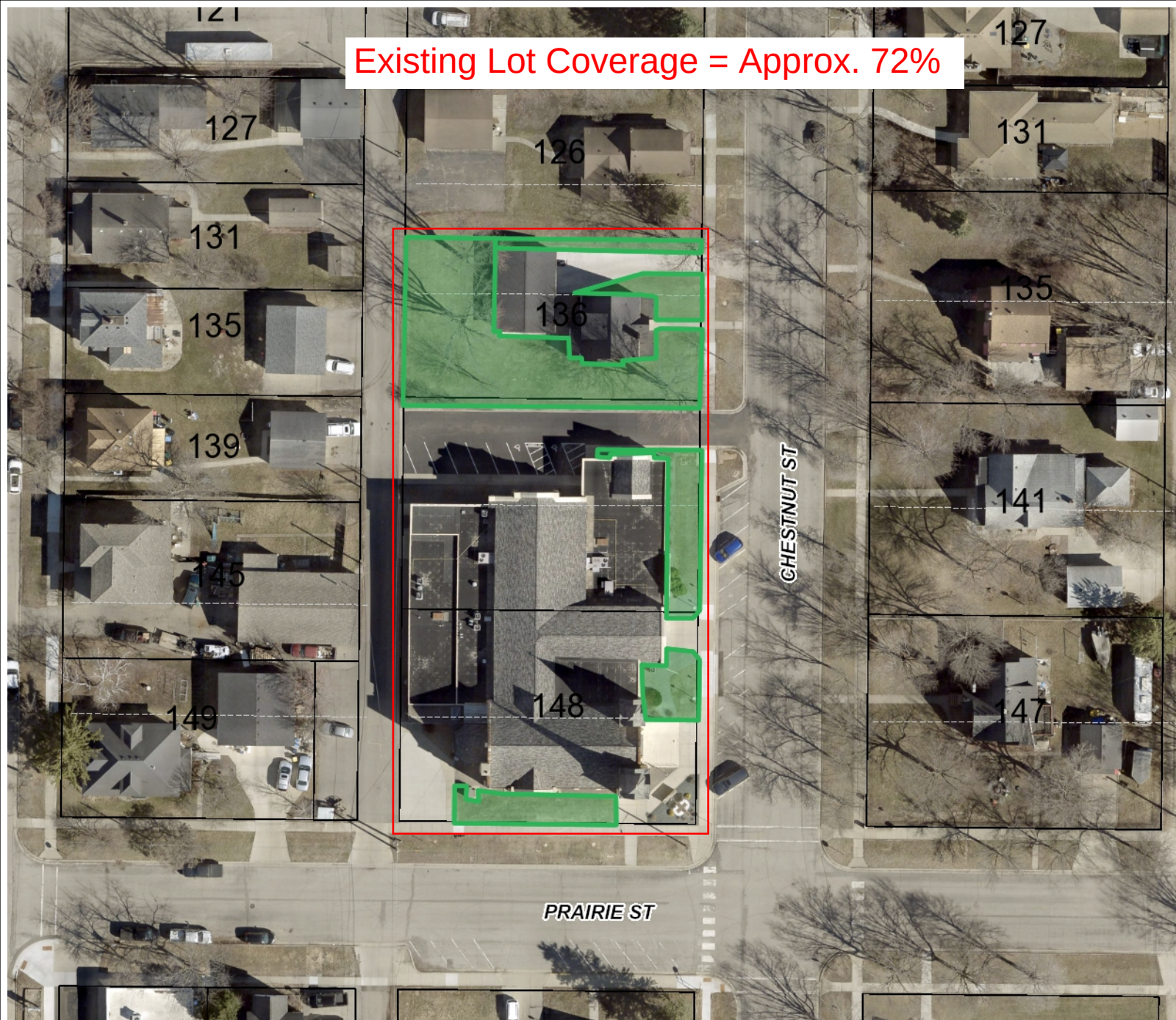
Since that time, both the congregation and the City of Belle Plaine have grown, resulting in greater parking needs than originally contemplated when the church was constructed. The configuration of the existing church building, access points, and surrounding streets limits the ability to significantly reorganize the site or relocate parking areas. The proposed improvement simply expands and formalizes a small number of off street parking spaces that already exist on that side of the church, improving safety and organization without altering the underlying use of the property. Because the property was developed over a century ago under very different planning standards, these circumstances are unique to the site and support the need for a limited variance.

In your opinion, will the variance maintain the essential character of the locality?

The requested variance will maintain the essential character of the locality. The property will continue to be used as a church, which has been a longstanding and familiar part of the surrounding neighborhood since the church building was constructed in 1911. The proposal does not introduce a new use or change the nature of the property, but instead improves an existing condition by formalizing and modestly expanding off street parking already located on that side of the church.

The improvement is intended to create a safer and more organized parking area, improve traffic circulation on the property, and provide better pedestrian access to the church building. Currently, much of the parking associated with church services and activities occurs on nearby residential streets. Providing additional off street parking on the church property will help reduce that impact while allowing the church to continue serving its congregation and the broader community.

The project represents a limited site improvement that supports the existing use of the property and remains compatible with the surrounding neighborhood. As a result, the variance will maintain, and in some respects improve, the overall character of the area.



Existing Lot Coverage = Approx. 72%



Legend

- City Limits
- Parcels 6/12/2025
- Lot Lines
- Minnesota River Protected Waters
- Public Water Basin
- Public Water Wetland
- Protected Waters - Watercourse

Map Name



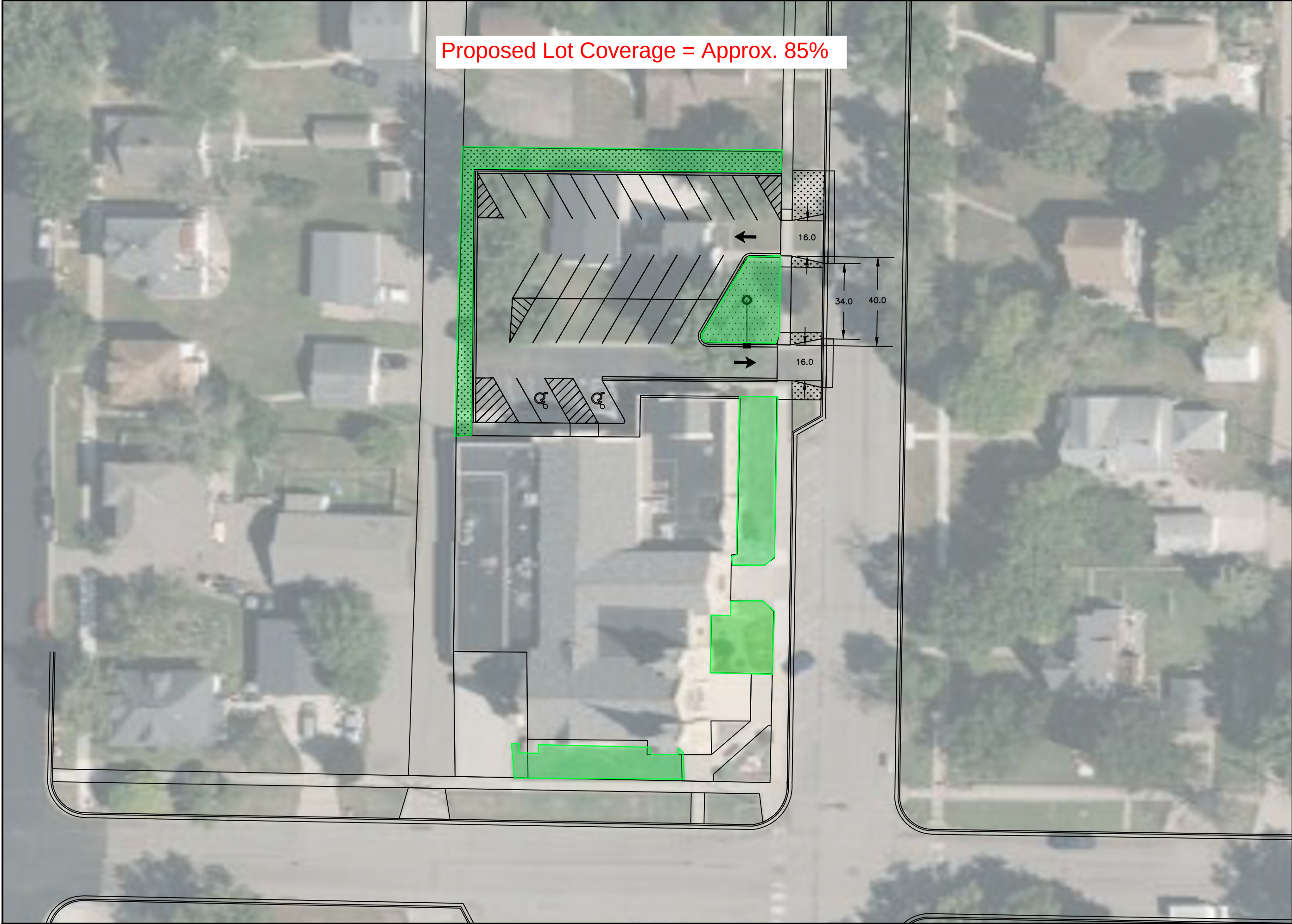
Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

0 66 Feet

© Bolton & Menk, Inc - Web GIS 4/1/2026 3:51 PM





Proposed Lot Coverage = Approx. 85%

SHEET REFERENCE NUMBER: N/A		PROJECT NO. _____		SAP. _____		FED PROJ NO. _____		NIelsen BLACKTOPPING INC. 305 INDUSTRIAL ST E KASOTA, MINNESOTA 56050		DESIGNED BY _____ DRAWN BY _____ CHECKED BY _____ ASBUILT BY _____		DATE _____		REVISION _____		MARK _____		DESCRIPTION _____		DATE _____		APP. _____	
ST JOHN'S LUTHERN CHURCH FROM STATION N/A TO STATION N/A		FROM _____ TO _____																					

NOTES

1. PAVEMENT STRIPING TO BE 4" WIDE WHITE PAINTED STRIPE. ACCESSIBLE ACCESS AISLE STRIPING SHALL BE 4" WIDE WHITE PAINTED STRIPE 18" ON CENTER AND AT 45 DEGREE ANGLES TO STALL.
2. ALL RADII MEASURED TO BACK OF CURB.
3. ALL INSIDE BURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE AND LOCAL SAFETY LAWS AND BUILDING CODES. ALL WORKMANSHIP SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION STANDARDS.
5. ALL FEES AND PERMITS SHALL BE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING STRUCTURES, UTILITIES, WALKS, CURB AND PAVEMENT FROM DAMAGE.
7. ALL WORK MUST BE IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED IN THE TILE III REGULATIONS (28 CFR PART 36) PUBLISHED SEPTEMBER 15, 2010 ISSUED BY THE DEPARTMENT OF JUSTICE.
8. IT IS RECOMMENDED THAT THE CONTRACTOR NOTIFY GOPHER ONE STATE ONE CALL AT 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.

CONSTRUCTION KEYED NOTES

- 1 CONCRETE PAVEMENT PARKING LOT
- 2 B612 CONCRETE CURB & GUTTER. REFER TO DETAIL SHEET.
- 3 CONCRETE DRIVEWAY APRON PER CITY SPECIFICATIONS. SAWCUT EXISTING CURB/GUTTER AND BITUMINOUS PAVEMENT AS NEEDED TO INSTALL APRON. PAVEMENT TO MATCH EXISTING THICKNESSES OR PER DETAIL, WHICH EVER IS GREATER. LIMITS OF REMOVAL/REPLACEMENT SHALL BE APPROVED BY PUBLIC WORKS. CONCRETE CURB SHALL MATCH EXISTING TYPE AND FLOWLINE. DRIVEWAY APRON SHALL MATCH EXISTING GUTTER FLOWLINE.
- 4 CONCRETE SIDEWALK
- 5 TAPER CURB DOWN 6" IN 3'.
- 6 2.17' WIDE FLAT CURB CUT OPENING

EXISTING ALLEY

N 00°55'20" E 75.11

20

5.0

107.0

16.7

9.0

9.0

20.0

20.0

17.0

18.0

115.3

5.0

S 89°08'28" E 141.00

18.8

EXISTING DWELLING

11.8

9.1

R5.0

11.9

40.0

28.7

R5.0

33.3

6

7

9

2

5

11

17.0

28.3

EXISTING ENTRANCE

18.3

EXISTING

31.2

WALK

12" RCP

15

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST

ST. JOHN LUTHERAN CHURCH

136 CHESTNUT STREET SOUTH
BELLE PLAIN, MN

Advance
Surveying & Engineering Co.

18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joselyn S. Rinke
Joselyn S. Rinke
52716
LICENSE NO.
APRIL 3, 2026
DATE

DATE SURVEYED: MARCH 23, 2026

SURVEYED BY:
WAYNE W. PREUS, PLS. #43503
ADVANCE SURVEYING. & ENG., CO.

DRAFTED DATE:
APRIL 3, 2026

SHEET TITLE
PROPOSED SITE PLAN

SHEET SIZE: 22 X 34

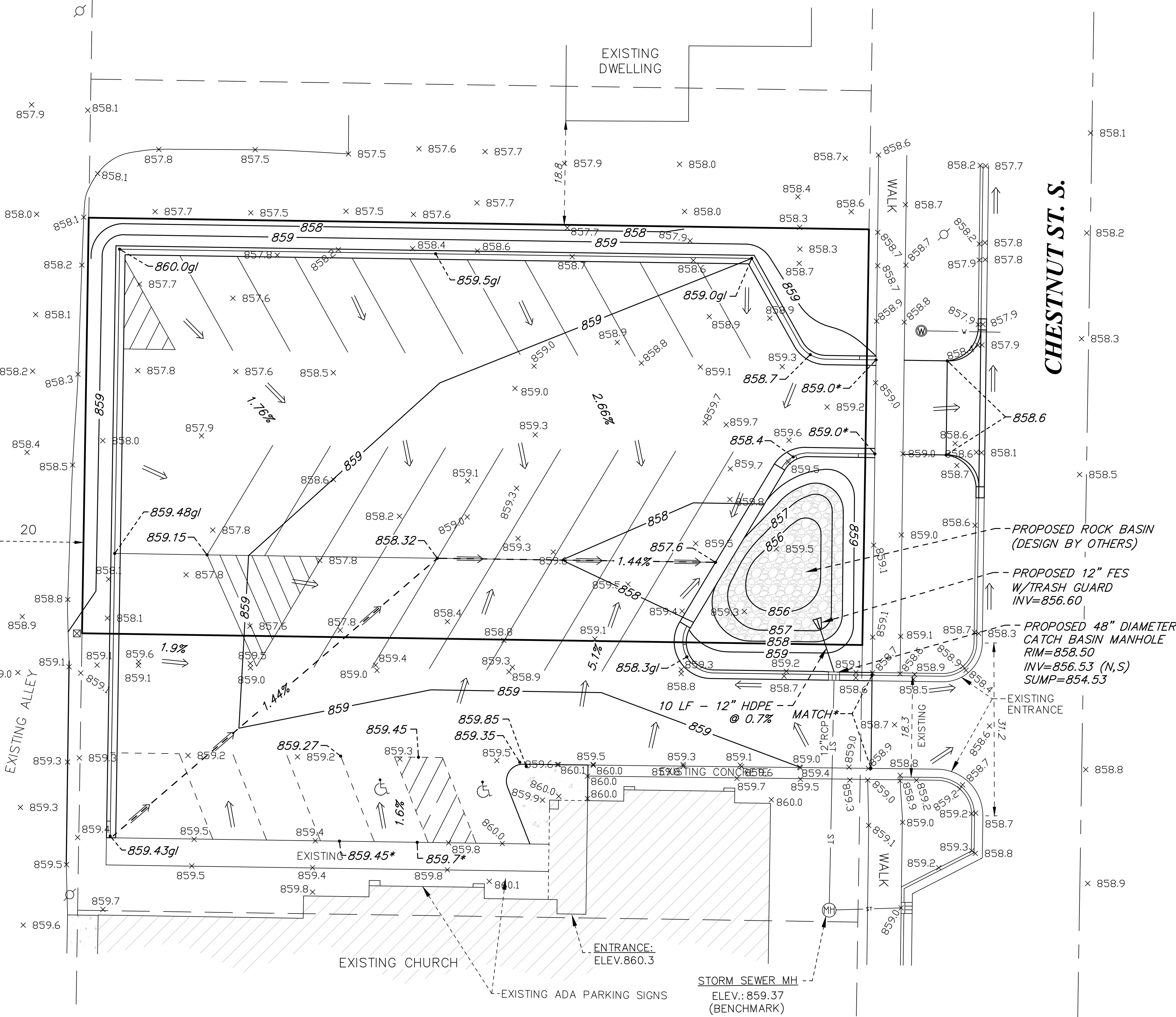
DRAWING NUMBER
260325 JR

SHEET NO.

C1

NOTES

1. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.
2. SPOT ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
3. CURB & GUTTER SPOT ELEVATIONS ARE TO GUTTER LINE.
4. POSITIVE DRAINAGE OF MINIMUM 2% SLOPE SHALL BE ACHIEVED AWAY FROM PROPOSED BUILDING.
5. IT IS RECOMMENDED THAT THE CONTRACTOR NOTIFY GOPHER ONE STATE ONE CALL AT 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.



LEGEND	
EXISTING CONTOUR	---835---
EXISTING SPOT ELEVATION	x 835.5
PROPOSED CONTOUR	—859—
PROPOSED SPOT ELEVATION	—859.43gl
DRAINAGE ARROW - FLOW	⇒

DATE	REVISION DESCRIPTION	DRAWING ORIENTATION & SCALE	CLIENT/JOB ADDRESS	Advace Surveying & Engineering Co.	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Joselyn S. Rinke</i> # 52716 LICENSE NO. APRIL 3, 2026 DATE	DATE SURVEYED: MARCH 23, 2026 SURVEYED BY: WAYNE W. PREUS, PLS. #43503 ADVANCE SURVEYING. & ENG., CO. DRAFTED DATE: APRIL 3, 2026	SHEET TITLE PROPOSED GRADING & UTILITY PLAN SHEET SIZE: 22 X 34 DRAWING NUMBER 260325 JR	SHEET NO. C2
			ST. JOHN LUTHERAN CHURCH 136 CHESTNUT STREET SOUTH BELLE PLAIN, MN	18202 Minnetonka Blvd. Suite 401 Deephaven, Minnesota 55391 Phone (952) 474-7964 Web: www.advsur.com				

Jim Gerold

From: Kathy Farmer [REDACTED]
Sent: Monday, April 13, 2026 1:50 PM
To: Jim Gerold
Subject: Re: Planning Commission

Thank you Jim for your time today.

Here is my feedback for the meeting this evening.

I live at 131 S Chestnut Street across from St John Lutheran.

I would like the Planning & Zoning to consider the following:

1. The church partially cut down two mature trees in the front of the property, reducing the canopy on the street & leaving big stumps. This was especially unfortunate given the ongoing decline of ash trees on our street.
2. The church removed the garage from the property which exposes the alley, backyards & garages of the houses facing Meridian Street, also subjecting Chestnut Street to more traffic noise. Also gives us a preview of what's to come with the house removal.

Of course, as owners of this property the church has the right to do this.

However, I would ask the commission to take into account the already negative impact on our neighborhood when considering this variance for a parking lot & direct the property owner to ameliorate negative impacts on the natural environment & aesthetics of the street, reduce the loss of permeable surface, & lessen negative impact on our property values.

This would go beyond simply handling runoff, but could also include adding conditions to the variance such as:

1. Natural screening on the Chestnut Street side & replacement of lost trees.
2. A public seating area with appropriate plantings, etc on the Chestnut Street side.

As residents of this street we already face a large parking lot behind Riverview which is often full of trailers, junk vehicles, etc. Please take into consideration conditions which would make this parking area a natural asset for our neighborhood, instead of another dead eyesore.

The city was quick to give the church a parking variance when the addition was built which does lead to a lot of on street parking, to the point where there is no where for family or friends to park at times. Additional off street parking is not entirely a negative.

As you consider this variance please take into account what the commission can do to set conditions that add an amenity to the street & preserve our property values.

Thank you.

Kathy Farmer
131 S Chestnut St

**CITY OF BELLE PLAINE
RESOLUTION 26-049(A)**

**RESOLUTION CONDITIONALLY APPROVING A VARIANCE TO SECTION 1105.07 (5)(5) OF THE
CITY CODE TO ALLOW 85 PERCENT IMPERVIOUS SURFACE COVERAGE ON LOT 1, BLOCK 1 ST
JOHNS LUTHERAN CHURCH, 148 CHESTNUT STREET SOUTH**

WHEREAS, City Code §1103.07 provides for the processing of variance requests; and,

WHEREAS, St Johns EV Lutheran Church is the fee owner of property at 840 Main Street East, legally described as Lot 1, Block 1, St Johns Lutheran Church; and,

WHEREAS, the subject parcel is zoned R-3 Single and Two Family Residential District; and,

WHEREAS, City Code §1105.07 (5)(5) of the City Code sets the maximum impervious surface coverage in the R-3 District at 40 percent of the lot; and,

WHEREAS, the subject property is currently over the maximum impervious surface coverage; and,

WHEREAS, the property owner has applied for a variance to allow increased impervious surface coverage to accommodate a parking lot expansion; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on April 13, 2026 following duly published, posted, and mailed notice; and,

WHEREAS, the Planning Commission accepted public input and discussed the proposed variance and made the following findings:

- The current use of the property is consistent with both planned use and existing zoning.
- Applicant has proposed adding landscaped areas with pervious surfaces in required setbacks and at the east side of parking lot.
- Due to the location of the parcel in an existing, fully developed neighborhood, options for alternate or shared off-street parking are limited. The existing lot configuration and surrounding development constrain alternatives.
- The additional off-street parking would move the property closer to compliance with required off-street parking standards, reducing parking and pedestrian traffic on nearby residential streets.
- Due to cost, pervious paving options would be cost-prohibitive. While not a sole rationale for granting a variance, financial hardship may be considered
- The proposed variance is to a performance standard and not a property use.

WHEREAS, the Planning Commission approved a resolution recommending the City Council approve a variance to maximum impervious surface coverage; and,

WHEREAS, the City Council held a public hearing on the proposed variance at a regular meeting April 20, 2026; and

WHEREAS, following public hearing, the City Council discussed the variance application and accepted the Planning Commission's findings.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: The City Council approves a variance to increase total maximum impervious surface coverage at 148 Chestnut Street South to Eighty-Five Percent (85%), provided:

1. Any further expansion of the facility or changes to the site coverage shall require further zoning review.
2. Incorporate any comments by City Engineer.
3. Provide vegetative plantings on the north lot line.
4. This permit is subject to all applicable codes, regulations and ordinances, and violation thereof shall be grounds for revocation.
5. The approval shall expire one year after date of approval unless applicant has commenced construction.

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: .

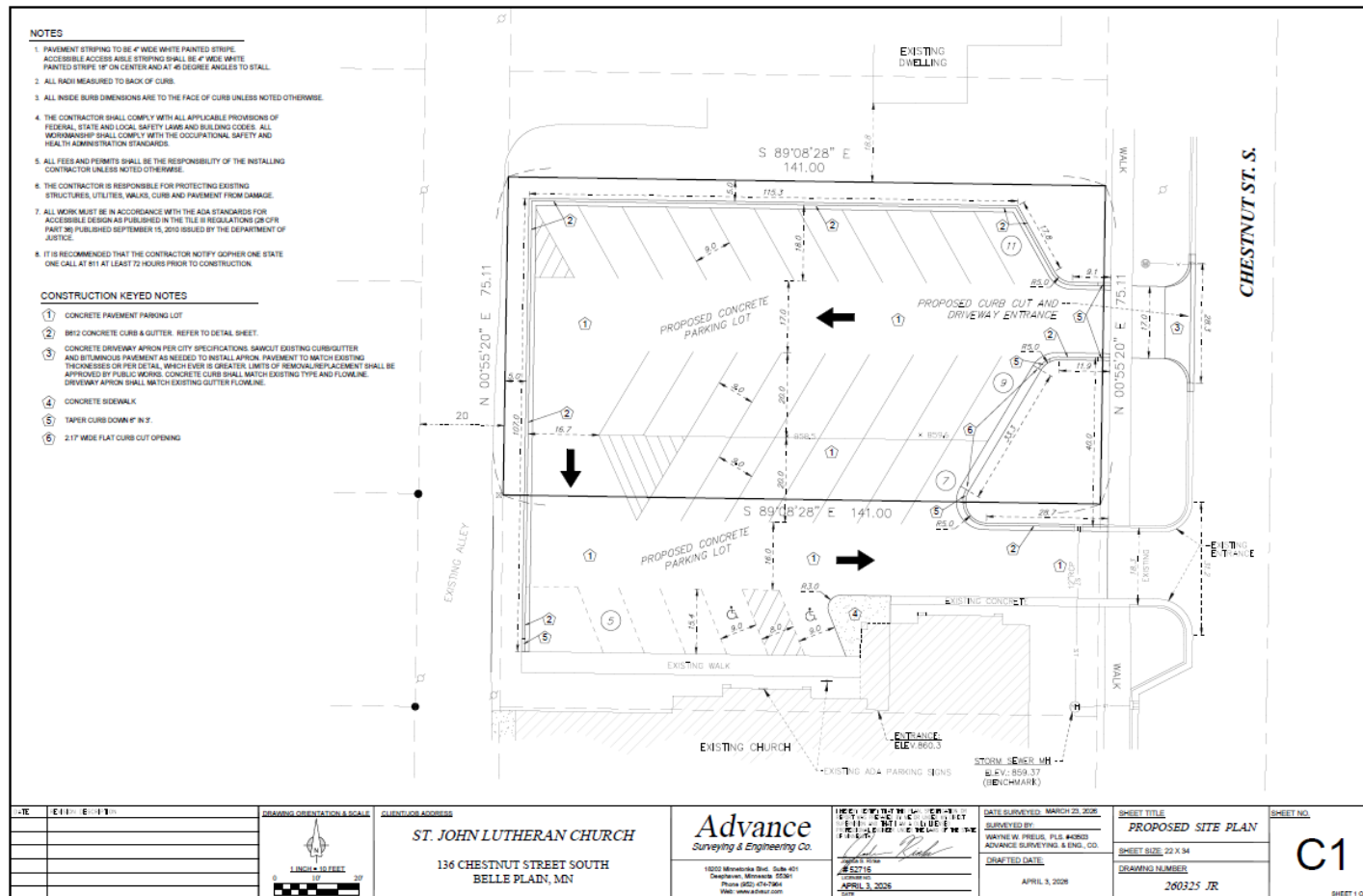
Whereupon said resolution was declared duly passed and adopted. Dated this 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator

RESOLUTION 26-049(A)
EXHIBIT A
SITE PLAN



**CITY OF BELLE PLAINE
RESOLUTION 26-049(B)**

**RESOLUTION DENYING A VARIANCE TO SECTION 1105.07 (5)(5) OF THE CITY CODE TO ALLOW
85 PERCENT IMPERVIOUS SURFACE COVERAGE ON LOT 1, BLOCK 1 ST JOHNS LUTHERAN
CHURCH, 148 CHESTNUT STREET SOUTH**

WHEREAS, City Code §1103.07 provides for the processing of variance requests; and,

WHEREAS, St Johns EV Lutheran Church is the fee owner of property at 840 Main Street East, legally described as Lot 1, Block 1, St Johns Lutheran Church; and,

WHEREAS, the subject parcel is zoned R-3 Single and Two Family Residential District; and,

WHEREAS, City Code §1105.07 (5)(5) of the City Code sets the maximum impervious surface coverage in the R-3 District at 40 percent of the lot; and,

WHEREAS, the subject property is currently over the maximum impervious surface coverage; and,

WHEREAS, the property owner has applied for a variance to allow increased impervious surface coverage to accommodate a parking lot expansion; and,

WHEREAS, a public hearing was scheduled and held by the Planning Commission, the City's designated Planning Agency, on April 13, 2026 following duly published, posted, and mailed notice; and,

WHEREAS, the Planning Commission accepted public input and discussed the proposed variance and made the following findings:

1. The current use of the property is consistent with both planned use and existing zoning.
2. Applicant has proposed adding landscaped areas with pervious surfaces in required setbacks and at the east side of parking lot.
3. Due to the location of the parcel in an existing, fully developed neighborhood, options for alternate or shared off-street parking are limited. The existing lot configuration and surrounding development constrain alternatives.
4. The additional off-street parking would move the property closer to compliance with required off-street parking standards, reducing parking and pedestrian traffic on nearby residential streets.
5. Due to cost, pervious paving options would be cost-prohibitive. While not a sole rationale for granting a variance, financial hardship may be considered
6. The proposed variance is to a performance standard and not a property use.

WHEREAS, the City Council accepted public input and discussed the proposed variance; and,

WHEREAS, the City Council finds:

1. City Code does not require additional off-street parking be added. The existing parking lot could be left as-is.
2. Pervious paving options for parking lots are available and could be utilized to reduce lot coverage.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: The City Council hereby denies a variance from §1105.07 (5)(5) of the City Code sets the maximum impervious surface coverage in the R-3 District at 40 percent of the lot at the Property.

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 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	April 20, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Public Hearing Resolution 26-050 A Resolution Granting Approval Of The Vacation Of Certain Existing Drainage And Utility Easements Dedicated In The Plat of Valley Business Park Third.
REVIEW:	The City owns lots 1,2, 3 & 4, Block 1 Valley Business Park Third. The City proposes vacation of drainage and utility easements on internal lot lines in order to provide for combination of said parcels into one lot of record under a pending plat entitled Valley Business Park Fourth. The legal description and sketch are included in the Council packet. Vacation of public rights-of-way are regulated by MN Statute §412.851. Notice of public hearing on the matter has been published, posted, and mailed to property owners within 350 feet and utility providers. An email response received from Xcel Energy is included in the packet. At this time no objections to the proposed vacation have been raised.
ATTACHMENTS:	• Easement legal description and sketch. • Email Xcel Energy no objection. • Resolution 26-050 A Resolution Granting Approval Of The Vacation Of Certain Existing Drainage And Utility Easements Dedicated In The Plat of Valley Business Park Third.
SIGNATURE:	

EXHIBIT A

DIVERSIFIED DRIVE

60' DRAINAGE & UTILITY EASEMENT
PER VALLEY BUSINESS PARK

120' DRAINAGE & UTILITY EASEMENT
PER EXCELSIOR-HENDERSON
INDUSTRIAL PARK SUBDIVISION

PID: 201030010

25' DRAINAGE & UTILITY
EASEMENT PER
VALLEY BUSINESS PARK THIRD

PID: 201030020

LAREDO STREET

MAPLE STREET

VALLEY
VACATION AREA
8,279 SQ. FT.

BUSINESS
BLOCK 1

PID: 201030030

10' DRAINAGE & UTILITY
EASEMENT PER
VALLEY BUSINESS PARK THIRD

15' UTILITY EASEMENT PER
EXCELSIOR-HENDERSON
INDUSTRIAL PARK SUBDIVISION
PID: 201030040

PARK

THIRD

10' DRAINAGE & UTILITY
EASEMENT PER
VALLEY BUSINESS PARK THIRD

SOUTH LINE
BLOCK 1

OUTLOT A

COUNTY ROAD NO. 5 (SOUTH STREET)



©Bolton & Menk, Inc. 2026, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION BELLE PLAINE, MINNESOTA



**BOLTON
& MENK**

1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

LOTS 1-4, BLOCK 1, VALLEY BUSINESS PARK THIRD,
SCOTT COUNTY, MINNESOTA

FOR: BELLE PLAINE, CITY OF

JOB NUMBER: 26X.142979.000

FIELD BOOK:

DRAWN BY: CDT

EXHIBIT B

VACATION AREA

The drainage and utility easements as dedicated on the recorded plat of Valley Business Park Third described as follows:

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 1 and Lot 2, Block 1 of said Valley Business Park Third as dedicated per said Valley Business Park Third.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 2 and Lot 3, Block 1 of said Valley Business Park Third, excepting therefrom the 10.00 foot dedicated easement per said Valley Business Park Third lying along the east line of said Block 1.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 1 and Lot 4, Block 1 of said Valley Business Park Third, excepting therefrom the 25.00 foot dedicated easement per said Valley Business Park Third lying along the west line of said Lot 1.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 3 and Lot 4, Block 1 of said Valley Business Park Third, excepting therefrom the 10.00 foot dedicated easement per said Valley Business Park Third lying along the south line of said Block 1.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds

Janele Fowlds
License Number 26748

3/12/2026
Date

©Bolton & Menk, Inc. 2026, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION BELLE PLAINE, MINNESOTA



1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

LOTS 1-4, BLOCK 1, VALLEY BUSINESS PARK THIRD,
SCOTT COUNTY, MINNESOTA

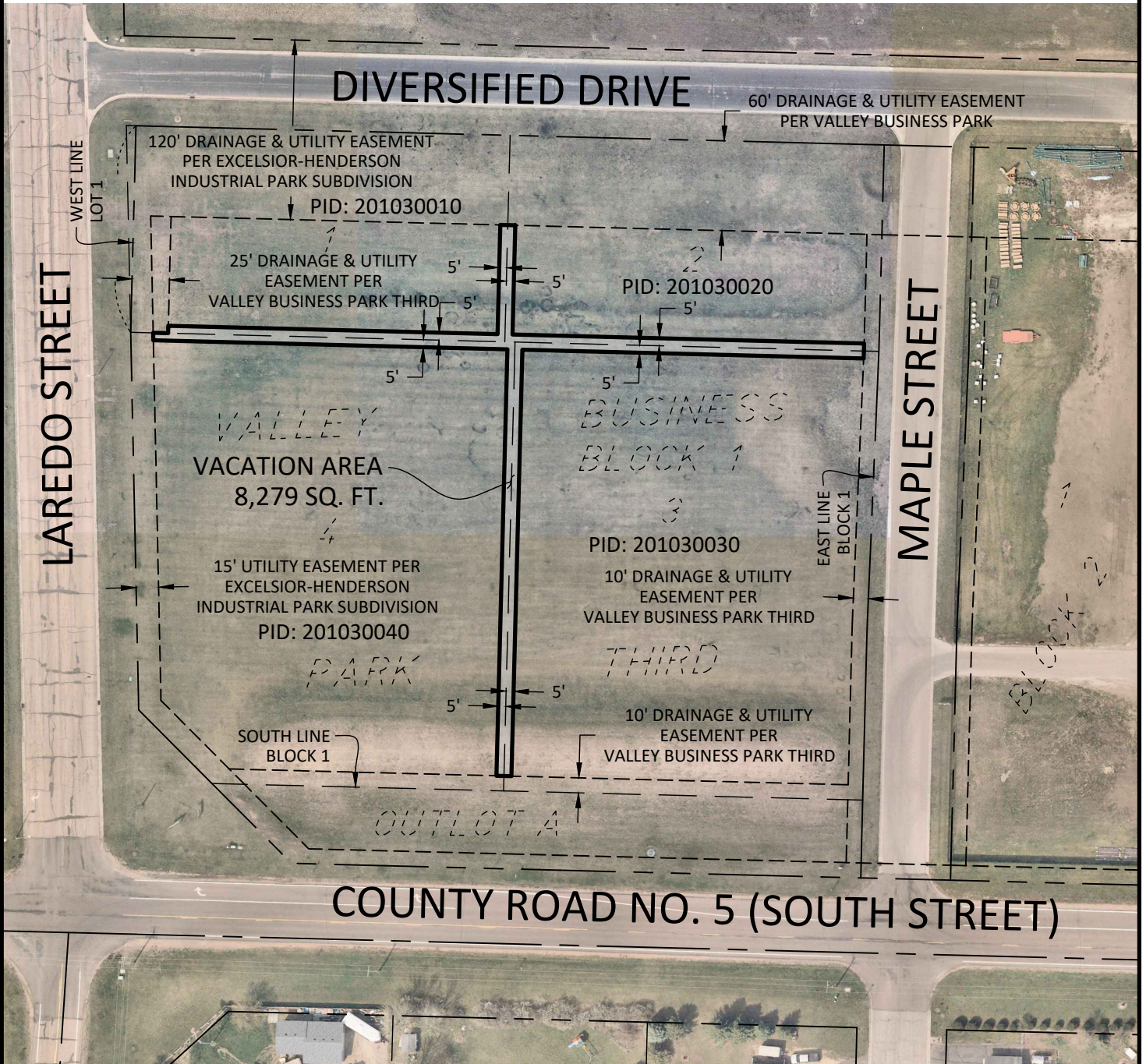
FOR: BELLE PLAINE, CITY OF

JOB NUMBER: 26X.142979.000

FIELD BOOK:

DRAWN BY: CDT

EXHIBIT C



©Bolton & Menk, Inc. 2026, All Rights Reserved

CERTIFICATE OF EASEMENT VACATION BELLE PLAINE, MINNESOTA



1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

LOTS 1-4, BLOCK 1, VALLEY BUSINESS PARK THIRD,
SCOTT COUNTY, MINNESOTA

FOR: BELLE PLAINE, CITY OF

JOB NUMBER: 26X.142979.000

FIELD BOOK:

DRAWN BY: CDT

Cynthia Smith-Strack

From:
Sent: Monday, April 6, 2026 8:50 AM
To:
Subject: RE: Vacation of internal easements Valley Business Park 4th Addition Belle Plaine MN

Follow Up Flag: Follow up
Flag Status: Flagged

Cynthia,

Xcel Energy has no facilities in the drainage & utility easements in the proposed vacation areas and therefore has no objection to this vacation request.

Thank you,

BONNIE ANDERSON
Xcel Energy
Land Agent, Siting & Land Rights
414 Nicollet Mall, MN 1000-06-MCB
Minneapolis, MN 55401

MAKING ENERGY WORK BETTER

EXTERNAL - STOP & THINK before opening links and attachments.

**BELLE PLAINE CITY COUNCIL
RESOLUTION 26-050**

**A RESOLUTION GRANTING APPROVAL OF THE VACATION OF CERTAIN EXISTING DRAINAGE AND
UTILITY EASEMENTS DEDICATED IN THE PLAT OF VALLEY BUSINESS PARK THIRD**

WHEREAS, the City of Belle Plaine is the fee owner of properties legally described as Lots 12,3 and 4, Block 1, Valley Business Park Third;

WHEREAS, the City contemplates vacation of a certain drainage and utility easement on internal lot lines dedicated in the plat of Valley Business Park Third;

WHEREAS, the City contemplates combining the aforementioned parcels upon which said easements, as described below, are no longer needed;

WHEREAS, utility companies have been notified and no objections to easement vacation have been received;

WHEREAS, no city public utilities are located in subject easements;

WHEREAS, a public hearing on the vacation of the subject easements was held by the City Council pursuant to Minn. Stat. § 412.851 on April 20, 2026, following duly published and mailed notice.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: It hereby approves the vacation of the drainage and utility easement dedicated with Valley Business Park Third as illustrated in Exhibit A attached hereto and legally described as:

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 1 and Lot 2, Block 1 of said Valley Business Park Third as dedicated per said Valley Business Park Third.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 2 and Lot 3, Block 1 of said Valley Business Park Third, excepting therefrom the 10.00 foot dedicated easement per said Valley Business Park Third lying along the east line of said Block 1.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 1 and Lot 4, Block 1 of said Valley Business Park Third, excepting therefrom the 25.00 foot dedicated easement per said Valley Business Park Third lying along the west line of said Lot 1.

The 5.00 foot dedicated drainage and utility easements lying on the common line between Lot 3 and Lot 4, Block 1 of said Valley Business Park Third, excepting therefrom the 10.00 foot dedicated easement per said Valley Business Park Third lying along the south line of said Block 1.

BE IT FURTHER RESOLVED THAT: The City Administrator is authorized and directed to prepare and present to the Scott County auditor a notice that the City has completed these vacation proceedings and record the described vacation with the Scott County Recorder's Office.

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 20th day of April, 2026.

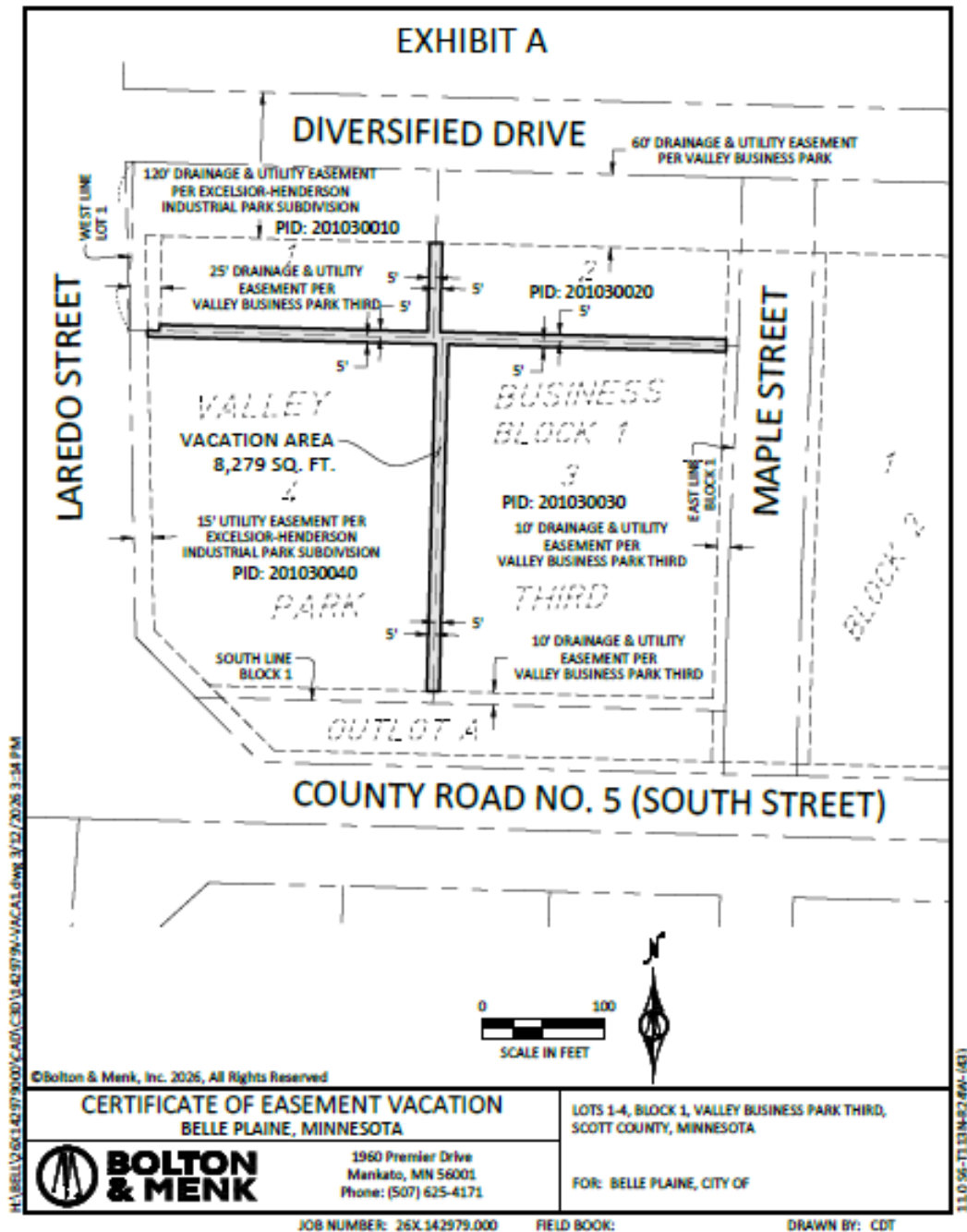
ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator

*This document drafted by
City of Belle Plaine
218 North Meridian Street
P.O. Box 129
Belle Plaine, MN
56011 952-873-5553*

EXHIBIT A
VACATED EASEMENT SKETCH





MEMORANDUM

DATE:	April 20, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Public Hearing: Preliminary Plat Valley Business Park Fourth Resolution 26-051 Resolution Approving a Preliminary Plat for Valley Business Park Fourth.
REVIEW CRITERIA:	1204.02, Subd. 1 (Preliminary Plat) - If the property must be rezoned for the intended use, an application for rezoning, pursuant to the procedure in the Zoning Code, shall be filed with the preliminary plat. - Approval of the preliminary plat shall not be construed to be approval of the final plat. Subsequent approval will be required of the engineering proposals pertaining to water supply, storm drainage, sewage disposal, grading, gradients and roadways widths. - No plat will be approved for a subdivision which is subject to periodic flooding, or which contains poor drainage facilities and which would make adequate drainage to the streets and lots impossible. 1205.00 Design Standards (Plats) - All plats shall conform to the design standards set forth in this Ordinance, except in cases of changes permitted in a planned unit development, by the City Council approval of a waiver of platting requirements, or by specific exceptions designated by this Ordinance. 1208.01 Premature Subdivisions - Any preliminary plat of a proposed subdivision deemed premature for development shall be denied by the City Council. - Conditions establishing a premature subdivision: Lack of adequate drainage, water supply, waste disposal system, city support facilities i.e. parks/recreation, police, fire, ambulance protection & services; inconsistency with comprehensive plan; and/or inconsistency with environmental protection policies.
REVIEW:	The City of Belle Plaine owns four separate parcels at the intersection of South St. E and Laredo St. The attached plat will combine the four parcels into one lot of record. The PZC held a public hearing on the matter on April 13th and recommended approval. PZC memo is attached. The City Attorney is completing a title review. Any comments will be incorporated into the final plat before signing. Scott County is performing a plat check. Any comments will be incorporated into the final plat before signing. A corresponding request to vacate public drainage/utility easements is due for consideration. 
RECOMMENDATION:	The Planning and Zoning Commission held a public hearing and approved a resolution recommending the Council approve the preliminary plat.
ATTACHMENTS:	- Preliminary plat Valley Business Park Fourth. <u>Resolution 26-051</u> Resolution Approving a Preliminary Plat for Valley Business Park Fourth.
SIGNATURE:	<i>Cynthia Smith Strack</i>



MEMORANDUM

Planning and Zoning Commission

DATE:	April 13, 2026
FROM:	Jim Gerold, Asst. Community Development Director
AGENDA ITEM:	5.2: Preliminary Plat Valley Business Park Fourth
REVIEW:	Valley Business Park Fourth is a proposed resubdivision of four parcels owned by the City of Belle Plaine. The proposed plat combines four lots into a single lot of record. Combining the four existing lots into one single lot of record will allow for added flexibility for future use of the property. <u>Consistency with Comprehensive Plan</u> The plat is consistent with Destination 2040 and associated system plans. <u>Proposed Land Use</u> The subject property is zoned IC Industrial/Commercial <u>Public Hearing Notice</u> Notice of public hearing was mailed to adjacent property owners, posted and published in the Official Newspaper. No comments have been received as of the drafting of this memo. <u>Department Review</u> City staff have reviewed the preliminary plat and find it consistent with Destination 2040 and local controls. Vacation of internal drainage/utility easements will be considered by Council. 
ACTION:	The Planning Commission is to hold a public hearing and take comments on the proposed plat. Following hearing and discussion the Planning Commission is to make a recommendation to the City Council.
ATTACHMENTS:	• Preliminary plat – Valley Business Park Fourth. • Resolution PZ 26-05 - Recommending the City Council Approve a Preliminary Plat for Valley Business Park Fourth.
SIGNATURE:	

PRELIMINARY PLAT OF
VALLEY BUSINESS PARK FOURTH



VICINITY MAP
CITY OF BELLE PLAINE
NOT TO SCALE

UTILITY & SITE DATA

All Zoning, Setback information was obtained from the City of Belle Plaine. For detailed zoning information and specific interpretation of code requirements, contact the City of Belle Plaine Zoning Office.

ZONING: subject property - I-C (Industrial/Commercial District)

SETBACKS I-C:

- Front 35'
- Side 20'
- Interior Lot: 20'
- 55' abutting a Residential District
- Corner Lot: 30'
- Rear 25'
- 55' abutting a Residential District

Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a variance.

Site Coverage: 85 percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

HEIGHT RESTRICTION: Maximum Height 35'

UTILITIES: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 260650955). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

DESCRIPTION OF PROPERTY

Lot 1, Lot 2, Lot 3 and Lot 4, Block 1, VALLEY BUSINESS PARK THIRD, Scott County, Minnesota.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Fowlds 3/31/2026
License Number 26748 Date

SHEET 1 OF 2

PRELIMINARY PLAT
BELLE PLAINE, MINNESOTA



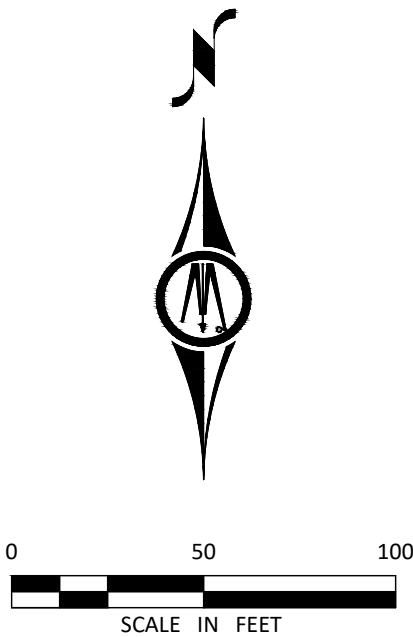
1960 Premier Drive
Mankato, MN 56001
Phone: (507) 625-4171

VALLEY BUSINESS PARK FOURTH
LOTS 1-4, BLOCK 1, VALLEY BUSINESS PARK
THIRD, BELLE PLAINE, SCOTTY COUNTY,
MINNESOTA

FOR: BELLE PLAINE, CITY OF

LEGEND

- MONUMENT FOUND
- MANHOLE-SANITARY
- WATER SYSTEM
- SANITARY SEWER
- INTERMEDIATE CONTOURS
- INDEX CONTOURS



Horizontal Datum: Scott County Coordinate System (1996 Adj.)



PRELIMINARY PLAT OF
VALLEY BUSINESS PARK FOURTH



VICINITY MAP
CITY OF BELLE PLAINE
NOT TO SCALE

UTILITY & SITE DATA

All Zoning, Setback information was obtained from the City of Belle Plaine. For detailed zoning information and specific interpretation of code requirements, contact the City of Belle Plaine Zoning Office.

ZONING: subject property - I-C (Industrial/Commercial District)

SETBACKS I-C:	
Front	35'
Side	20'
Interior Lot: 20'	
	55' abutting a Residential District
Corner Lot: 30'	
Rear	25'
	55' abutting a Residential District

Where railroad loading facilities exist or are to be provided, the rear and side yards may be modified through a variance.

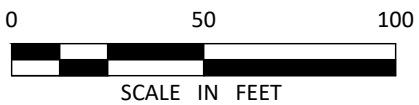
Site Coverage: 85 percent and shall be calculated to include building footprints; parking areas; driveways; loading, storage and trash areas and other areas covered by an impervious surface.

HEIGHT RESTRICTION: Maximum Height 35'

UTILITIES: Underground utility lines and structures are shown in an approximate way only, according to information provided by others. A request that utilities be located for this survey was made through Gopher State One Call (Ticket No. 260650955). The underground utility lines and structures shown on this map represent the information provided to Bolton & Menk, Inc. as a result of that request. The surveyor does not guarantee that the information provided was either complete or accurate. The surveyor does not guarantee that there are no other underground utility lines and structures, active or abandoned, on or adjacent to the subject property.

DESCRIPTION OF PROPERTY

Lot 1, Lot 2, Lot 3 and Lot 4, Block 1, VALLEY BUSINESS PARK THIRD, Scott County, Minnesota.

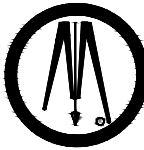


Horizontal Datum: Scott County Coordinate System (1996 Adj.)

LEGEND

●	MONUMENT FOUND
Ⓢ	MANHOLE-SANITARY
— —	WATER SYSTEM
—>—	SANITARY SEWER
- - - - -	INTERMEDIATE CONTOURS
___	INDEX CONTOURS

SHEET 2 OF 2

PRELIMINARY PLAT BELLE PLAINE, MINNESOTA		VALLEY BUSINESS PARK FOURTH LOTS 1-4, BLOCK 1, VALLEY BUSINESS PARK THIRD, BELLE PLAINE, SCOTTY COUNTY, MINNESOTA FOR: BELLE PLAINE, CITY OF
 BOLTON & MENK	1960 Premier Drive Mankato, MN 56001 Phone: (507) 625-4171	

JOB NUMBER: 26X.142979.000 FIELD BOOK: DRAWN BY: CDT Page 62 of 97

**BELLE PLAINE CITY COUNCIL
RESOLUTION 26-051**

**RESOLUTION APPROVING A PRELIMINARY PLAT
FOR VALLEY BUSINESS PARK FOURTH**

PID: 201030010, 201030020, 201030040 & 201030030

Legal: Lot 1, Lot 2, Lot3, and Lot 4, Block 1, Valley Business Park Third, Scott County, Minnesota

WHEREAS, The City of Belle Plaine owns the aforementioned properties; and,

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on the preliminary plat of Valley Business Park Fourth on April 13th, 2026, following posted, mailed, and published notice; and,

WHEREAS, the Planning and Zoning Commission has reviewed the plat as it relates to the City's Comprehensive Plan and Code standards and finds:

1. The subject property is owned by the City of Belle Plaine.
2. The plat appears to be consistent with the Comprehensive Plan and applicable zoning districts.
3. No subdivision improvements are required.

WHEREAS, following the public hearing and discussion, the Planning Commission recommended the City Council approve the preliminary plat; and,

WHEREAS, the City Council held a public hearing on the preliminary plat on April 20, 2026; and,

WHEREAS, following the public hearing the City Council reviewed the request and accepted the Planning Commission's findings.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE THAT: The City Council hereby approves a preliminary plat for Valley Business Park Fourth attached hereto as Exhibit A.

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: _____.

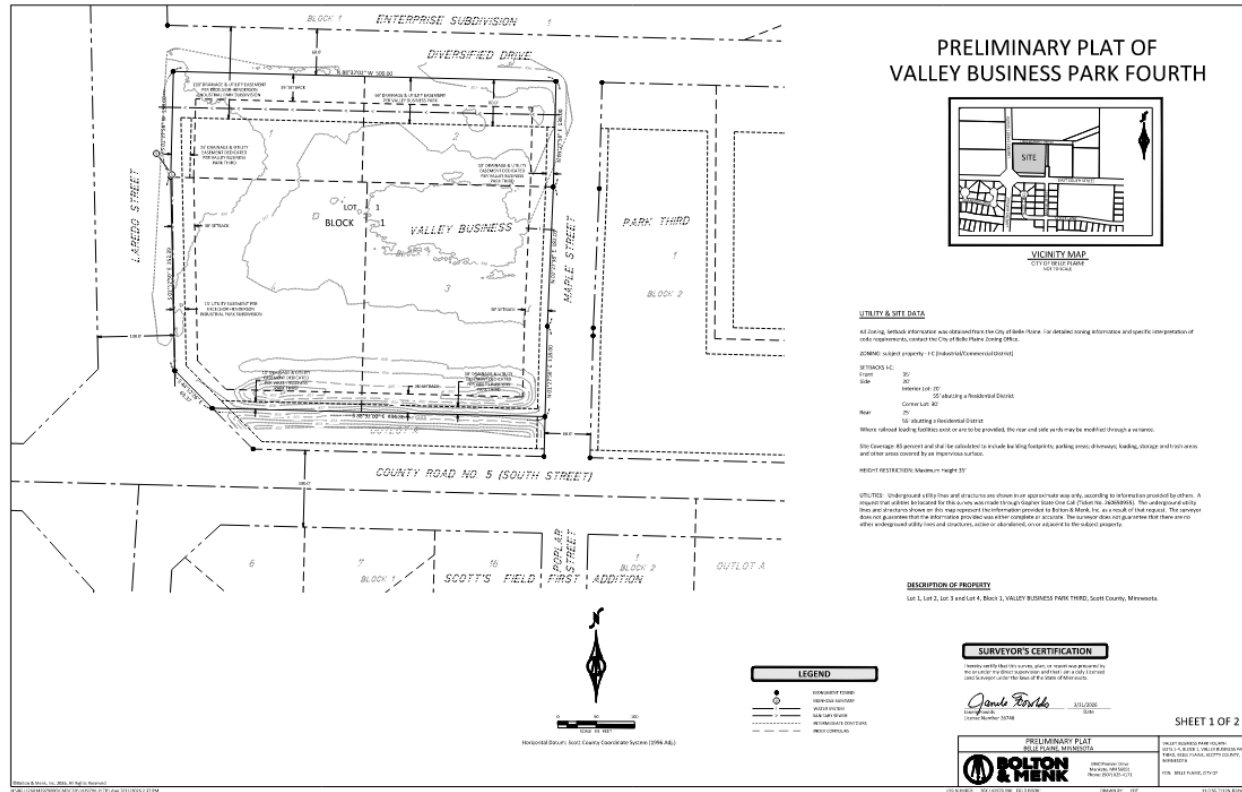
Whereupon said resolution was declared duly passed and adopted. Dated this 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator

EXHIBIT A (RESOLUTION 26-051) **PRELIMINARY PLAT VALLEY BUSINESS PARK FOURTH**



04/16/26
10:33:47

CITY OF BELLE PLAINE
Claim Approval Signature Page
For the Accounting Period: 4 / 26

Page: 21 of 21
Report ID: AP100A

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 \$174,703.65 (one hundred seventy-four thousand seven hundred three dollars and sixty-five cents).

Dated this 20th of April, 2026.

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

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 1 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16887		802 ADVANCED GRAPHIX INC	685.50								
	219181	04/15/26 PD: 88-02 REPAIRS/MAINT.	685.50			101		421100	407000		10010
		Total for Vendor:	685.50								
16770		4137 ARETZ, GENISE	50.00								
	DC 01/26	04/10/26 CD: 2026 1ST QTR DESIGN COMM	50.00			101		460505	108000		10010
		Total for Vendor:	50.00								
16811		1077 BATTERIES PLUS BULBS	191.80								
	P90923021	04/08/26 WTR: REPAIRS/MAINTENANCE	191.80			604		432570	402000		10010
		Total for Vendor:	191.80								
16812		28 BELLE PLAINE CHAMBER OF COMM.	50.00								
	1696	04/14/26 EDA: BUSINESS EXPO ENTRY FEE	50.00			801		460500	343000		10010
		Total for Vendor:	50.00								
16813		3174 BLAKELEY TOWNSHIP	160.00								
	6539	04/04/26 PW: OAKCREST GRADING	160.00			101		431210	407200		10010
		Total for Vendor:	160.00								
16771		616 BOLTON & MENK, INC	408.00								
	0391918	04/09/26 MAIN ST & WALNUT ST RAB	408.00*			472		495459	303000		10010
16772		616 BOLTON & MENK, INC	300.00								
	0391917	04/09/26 ADM: MSA ENGINEERING	300.00*			101		413200	303000		10010
16773		616 BOLTON & MENK, INC	1,682.50								
	0391873	04/09/26 2025 STREET PROJECT	1,682.50*			470		495459	303000		10010
16774		616 BOLTON & MENK, INC	26,375.00								
	0391916	04/09/26 2026 STREET PROJECT	26,375.00*			473		495459	303000		10010
16775		616 BOLTON & MENK, INC	15,632.80								
	0390930	03/27/26 ADM: ENGINEERING	15,632.80*			101		413200	303000		10010

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 2 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16814	0391871	616 BOLTON & MENK, INC 04/09/26 PW: 2026 PAVEMENT MAINT.	5,629.00 5,629.00			101		431210	303000		10010
16848	0392116	616 BOLTON & MENK, INC 04/13/26 PW: ARCGIS MIGRATION	1,760.00 440.00			101		431210	575000		10010
	0392116	04/13/26 SWR: ARCGIS MIGRATION	440.00			603		432500	575000		10010
	0392116	04/13/26 WTR: ARCGIS MIGRATION	440.00			604		432570	575000		10010
	0392116	04/13/26 CD: ARCGIS MIGRATION	440.00			101		460505	575000		10010
16849	0391870	616 BOLTON & MENK, INC 04/09/26 ADM: ENGINEERING SERVICES	1,355.00 1,025.00			101		413200	311000		10010
	0391870	04/09/26 CD: ENGINEERING SERVICES	330.00			101		460505	311000		10010
16893	0391919	616 BOLTON & MENK, INC 04/09/26 VALLEY BUSINESS PARK 4TH	4,454.00 4,454.00*			467		495486	303000		10010
		Total for Vendor:	57,596.30								
16815	932225759	3098 BORDER STATES INDUSTRIES INC. 04/03/26 PW: DT STREET LIGHT REPAIR	1,744.88 1,744.88			101		431210	407200		10010
		Total for Vendor:	1,744.88								
16816	73526	94 BRYAN ROCK PRODUCTS 03/31/26 PW: STREET/ALLEY MAINTENANCE	114.68 114.68			101		431210	407200		10010
		Total for Vendor:	114.68								
16817	EDA 01/26	3880 BUCK, ASHLEY 04/10/26 EDA: 2026 1ST QTR EDA	150.00 150.00			801		460500	108000		10010
		Total for Vendor:	150.00								
16850	69507	3317 BUESGENS, KIM 03/24/26 PW: MAILBOX REPAIR	113.76 113.76			101		431210	407200		10010
		Total for Vendor:	113.76								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 3 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16776		3763 CADY BUSINESS TECHNOLOGIES	962.50								
	119643	04/07/26 GEN: FIRE SYSTEM LINE INSTALL	288.75			101		411100	401000		10010
	119643	04/07/26 ADM: FIRE SYSTEM LINE INSTALL	673.75			101		413200	401000		10010
16851		3763 CADY BUSINESS TECHNOLOGIES	1,645.22								
	119486	04/01/26 ADM: 4/26 PHONE	456.53			101		413200	321000		10010
	119486	04/01/26 AMB: 4/26 PHONE	52.56			101		422700	321000		10010
	119486	04/01/26 PD: 4/26 PHONE	554.37			101		421100	321000		10010
	119486	04/01/26 FD: 4/26 PHONE	147.37			101		422100	321000		10010
	119486	04/01/26 CD: 4/26 PHONE	127.70			101		460505	321000		10010
	119486	04/01/26 EDA: 4/26 PHONE	31.93			801		460500	321000		10010
	119486	04/01/26 PW: 4/26 PHONE	45.79			101		431210	321000		10010
	119486	04/01/26 SWR: 4/26 PHONE	45.79			603		432500	321000		10010
	119486	04/01/26 WTR: 4/26 PHONE	45.79			604		432570	321000		10010
	119486	04/01/26 AC: 4/26 PHONE	109.91			101		451240	321000		10010
	119486	04/01/26 REC: 4/26 PHONE	27.48			101		451000	321000		10010
		Total for Vendor:	2,607.72								
16802		97 CAR-CO AUTO PARTS	37.98								
	348264	03/06/26 FD: GENERAL SUPPLIES	37.98			101		422100	208000		10010
		Total for Vendor:	37.98								
16777		684 CINTAS CORPORATION	110.00								
	4265548781	04/09/26 ADM: RUG SERVICE	77.00			101		413200	401000		10010
	4265548781	04/09/26 GEN: RUG SERVICE	33.00			101		411100	401000		10010
16804		684 CINTAS CORPORATION	144.00								
	4265548864	04/09/26 FD: RUG SERVICE	144.00			101		422100	401000		10010
16818		684 CINTAS CORPORATION	232.79								
	4264879476	04/03/26 PW: UNIFORM SERVICE	77.60			101		431210	217000		10010
	4264879476	04/03/26 SWR: UNIFORM SERVICE	77.59			603		432500	217000		10010
	4264879476	04/03/26 WTR: UNIFORM SERVICE	77.60			604		432570	217000		10010

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 4 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16819		684 CINTAS CORPORATION	92.00								
	4265548898	04/09/26 WTR: RUG SERVICE	92.00			604		432570	401000		10010
16820		684 CINTAS CORPORATION	66.00								
	4265548893	04/09/26 SWR: RUG SERVICE	66.00			603		432500	401000		10010
16821		684 CINTAS CORPORATION	178.00								
	4265548847	04/09/26 PW: RUG SERVICE	178.00			101		431210	401000		10010
16822		684 CINTAS CORPORATION	231.11								
	4265548943	04/09/26 PW: UNIFORM SERVICE	77.04			101		431210	217000		10010
	4265548943	04/09/26 PW: UNIFORM SERVICE	77.04			603		432500	217000		10010
	4265548943	04/09/26 PW: UNIFORM SERVICE	77.03			604		432570	217000		10010
16852		684 CINTAS CORPORATION	58.00								
	4265548877	04/09/26 AMB: RUG SERVICE	17.40			101		422700	401000		10010
	4265548877	04/09/26 PD: RUG SERVICE	40.60			101		421100	401000		10010
		Total for Vendor:	1,111.90								
16803		3564 CINTAS FIRST AID & SAFETY	458.10								
	5325998904	03/26/26 FD: FIRST AID SUPPLIES	458.10			101		422100	208000		10010
		Total for Vendor:	458.10								
16823		3592 CO-OP TIRE & AUTO	165.00								
	37596	04/07/26 PW: TIRE DISPOSAL	91.66			101		431210	407000		10010
	37596	04/07/26 FD: TIRE DISPOSAL	36.67			101		422100	407000		10010
	37596	04/07/26 PD: TIRE DISPOSAL	36.67			101		421100	407000		10010
		Total for Vendor:	165.00								
16824		3501 CONCRETE CUTTING CORING	131.44								
	43239	04/09/26 PW: LEAF BLOWER MAINTENANCE	131.44			101		431210	407000		10010
		Total for Vendor:	131.44								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 5 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16825		1313 CORE & MAIN	1,375.15								
	INV0028243	03/26/26 SWR: REPAIRS/MAINTENANCE	1,375.15			603		432500	402000		10010
16826		1313 CORE & MAIN	219.57								
	INV0028705	04/07/26 SWR: TESTS/CHEMICALS	219.57			603		432500	312500		10010
16827		1313 CORE & MAIN	807.00								
	V000030451	03/31/26 WTR: MXU WARRANTY UPGRADE	807.00			604		432570	407500		10010
		Total for Vendor:	2,401.72								
16778		3698 COX, CARA LYNN	50.00								
	DC 01/26	04/10/26 CD: 2026 1ST QTR DESIGN COMM	50.00			101		460505	108000		10010
		Total for Vendor:	50.00								
16828		3881 COX, STEVEN	150.00								
	EDA 01/26	04/10/26 EDA: 2026 1ST QTR EDA	150.00			801		460500	108000		10010
		Total for Vendor:	150.00								
16779		4019 CROSBY, DOUGLAS	100.00								
	PZ 01/26	04/10/26 CD: 2026 1ST QTR P&Z	100.00			101		460505	108000		10010
16780		4019 CROSBY, DOUGLAS	100.00								
	PB 01/26	04/13/26 PRK: 2026 1ST QTR PARK BOARD	100.00			101		452020	108000		10010
		Total for Vendor:	200.00								
16829		123 DEM-CON LANDFILL, INC.	827.14								
	12229	03/30/26 COM: REFUSE DISPOSAL	827.14			101		453020	384000		10010
16830		123 DEM-CON LANDFILL, INC.	645.00								
	12523	04/04/26 COM: REFUSE DISPOSAL	645.00			101		453020	384000		10010
16888		123 DEM-CON LANDFILL, INC.	555.00								
	13083	04/11/26 SWR: REFUSE	555.00			603		432500	384000		10010
		Total for Vendor:	2,027.14								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 6 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16781	PZ 01/26	3224 DUKLET, SARAH 04/10/26 CD: 2026 1ST QTR P&Z	100.00 100.00			101		460505	108000		10010
16831	EDA 01/26	3224 DUKLET, SARAH 04/10/26 EDA: 2026 1ST QTR EDA	150.00 150.00			801		460500	108000		10010
		Total for Vendor:	250.00								
16782	PZ 01/26	4124 EGGERS, JAMES 04/10/26 CD: 2026 1ST QTR P&Z	100.00 100.00			101		460505	108000		10010
		Total for Vendor:	100.00								
16783	041326 04/13/26	3612 ENGLUND-ENTIGER, CRISTIE HRA GRANT WTR HEATER	1,000.00 1,000.00			802		460500	407410		10010
		Total for Vendor:	1,000.00								
16832	EDA 01/26	4020 FAHEY, PATRICK 04/10/26 EDA: 2026 1ST QTR EDA	150.00 150.00			801		460500	108000		10010
		Total for Vendor:	150.00								
16784	E APR-26 04/30/26	889 FIRST NATIONAL BANK MINNESOTA WTR: 04/26 ACH FEE	115.00 115.00			604		432570	419000		10010
		Total for Vendor:	115.00								
16833	26-1095 04/01/26	3037 FLOW MEASUREMENT SWR: FLOW CALIBRATIONS	809.00 809.00			603		432500	402000		10010
		Total for Vendor:	809.00								
16853	E CTY: 04/26	149 FRONTIER COMMUNICATIONS 04/04/26 ADM: 4/26 PHONE LINE	1,052.25 40.94			101		413200	321000		10010
	CTY: 04/26	04/04/26 PD: 4/26 PHONE LINE	137.92			101		421100	321000		10010
	CTY: 04/26	04/04/26 FD: 4/26 PHONE LINE	35.35			101		422100	321000		10010
	CTY: 04/26	04/04/26 SWR: 4/26 PHONE LINE	350.05			603		432500	321000		10010
	CTY: 04/26	04/04/26 WTR: 4/26 PHONE LINE	487.99			604		432570	321000		10010
		Total for Vendor:	1,052.25								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 7 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16834		1990 G&K RENTAL	225.00								
	10690	04/13/26 REC: BONFIRE EVENT BOUNCE HOUS	225.00			101		451000	451100		10010
		Total for Vendor:	225.00								
16835		1280 GERRES WELDING & MFG., LLC	120.55								
	4527	04/06/26 FD: BRUSH TRUCK MAINTENANCE	120.55			101		422100	407000		10010
		Total for Vendor:	120.55								
16836		163 GOPHER STATE ONE CALL	103.95								
	6030214	03/31/26 SWR: 3/26 LOCATES	51.98			603		432500	402000		10010
	6030214	03/31/26 WTR: 3/26 LOCATES	51.97			604		432570	402000		10010
		Total for Vendor:	103.95								
16805		169 GRAINGER	138.70								
	9866947469	04/03/26 FD: EQUIPMENT GAS CAN	138.70			101		422100	221000		10010
16837		169 GRAINGER	237.88								
	9878126771	04/14/26 PW: STREET/ALLEY MAINTENAN	237.88			101		431210	407200		10010
16838		169 GRAINGER	203.84								
	9871082211	04/07/26 SWR: REPAIRS/MAINTENANCE	203.84			603		432500	402000		10010
16839		169 GRAINGER	4.75								
	9875472061	04/10/26 SWR: COMPUTER EQUIPMENT	4.75			603		432500	575000		10010
16840		169 GRAINGER	290.72								
	9873029731	04/09/26 PW: GENERAL SUPPLIES	290.72			101		431210	208000		10010
		Total for Vendor:	875.89								
16765		65312M 3793 HAEFNER, MATTHEW	250.00								
	040906	04/09/26 REC MUSIC SPRING BONFIRE EVENT	250.00			101		451000	451100		10010
		Total for Vendor:	250.00								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 8 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16785		3465 HENDERSON INDEPENDENT	55.00								
	041426	04/14/26 ADM: YEARLY SUBSCRIPTION	55.00			101		413200	433000		10010
		Total for Vendor:	55.00								
16841		184 HERMANS LANDSCAPE SUPPLIES INC	200.00								
	66518/1	04/08/26 PW: STREET/ALLEY MAINTENANCE	200.00			101		431210	407200		10010
		Total for Vendor:	200.00								
16854		2273 HIGH-TECH CLEANING COMPANY	3,070.00								
	04/01/26	GEN: 04/26 CLEANING	203.27			101		411100	401000		10010
22335		04/01/26 ADM: 04/26 CLEANING	474.30			101		413200	401000		10010
22335		04/01/26 PD: 04/26 CLEANING	284.70			101		421100	401000		10010
22335		04/01/26 FD: 04/26 CLEANING	696.00			101		422100	401000		10010
22335		04/01/26 AMB: 04/26 CLEANING	122.02			101		422700	401000		10010
22335		04/01/26 PW: 04/26 CLEANING	271.00			101		431210	401000		10010
22335		04/01/26 LIB: 04/26 CLEANING	541.72			101		455010	401000		10010
22335		04/01/26 SWR: 04/26 CLEANING	215.29			603		432500	402000		10010
22335		04/01/26 WTR: 04/26 CLEANING	261.70			604		432570	402000		10010
22335		Total for Vendor:	3,070.00								
16842		2855 JOHN DEERE FINANCIAL - KIBBLE	23.09								
	5154666	03/10/26 PW: 2024 BOBCAT MAINTENANCE	23.09			101		431210	407000		10010
16843		2855 JOHN DEERE FINANCIAL - KIBBLE	851.92								
	5164829	03/20/26 PW: 2023 JD 1585 MAINT.	170.39			101		431210	407000		10010
	5164829	03/20/26 STRM: 2023 JD 1585 MAINT.	170.39			209		460500	407000		10010
	5164829	03/20/26 PRK: 2023 JD 1585 MAINT.	170.38			101		452020	407000		10010

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 9 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
	5164829	03/20/26 SWR: 2023 JD 1585 MAINT.	170.38			603		432500	402000		10010
	5164829	03/20/26 WTR: 2023 JD 1585 MAINT.	170.38			604		432570	402000		10010
16895		2855 JOHN DEERE FINANCIAL - KIBBLE	89.24								
	5181785	04/01/26 PW: 2022 BOBCAT MAINTENANCE	17.84			101		431210	407000		10010
	5181785	04/01/26 PRK: 2022 BOBCAT MAINTENANCE	17.85			101		452020	407000		10010
	5181785	04/01/26 STRM: 2022 BOBCAT MAINTENANCE	17.85			209		460500	407000		10010
	5181785	04/01/26 SWR: 2022 BOBCAT MAINTENANCE	17.85			603		432500	402000		10010
	5181785	04/01/26 WTR: 2022 BOBCAT MAINTENANCE	17.85			604		432570	402000		10010
		Total for Vendor:	964.25								
16894		197 KENNEDY & GRAVEN	4,797.25								
	192737	04/13/26 GEN: AGENDA REVIEW	400.00			101		411100	435000		10010
	192737	04/13/26 GEN: LEGAL FEES	100.00			101		411100	435000		10010
	192737	04/13/26 ADM: CONSULTING FEES	550.00			101		413200	311000		10010
	192737	04/13/26 CBL: CONSULTING FEES	200.00			206		451750	311000		10010
	192737	04/13/26 VALLEY BUSINESS PARK 4TH	714.40*			467		495486	304000		10010
	192737	04/13/26 GEN: MEETINGS	450.00			101		411100	435000		10010
	192737	04/13/26 ADM: LEGAL FEES	376.50			101		413200	304000		10010
	192737	04/13/26 PLAT OF ST. JOHNS CHURCH	210.85*			467		495485	304000		10010
	192737	04/13/26 GEN: R.L. MATTER	1,795.50			101		411100	435000		10010
		Total for Vendor:	4,797.25								
16844		1896 KIBBLE EQUIPMENT	2,000.00								
	686120	04/01/26 PW: GATOR RENTAL	2,000.00			101		431210	410000		10010
16845		1896 KIBBLE EQUIPMENT	2,000.00								
	685757	04/01/26 PRK: GATOR RENTAL	2,000.00			101		452020	410000		10010
		Total for Vendor:	4,000.00								
16846		3491 KIMBALL MIDWEST	8.30								
	104358013	04/10/26 PW: GENERAL SUPPLIES	8.30			101		431210	208000		10010
		Total for Vendor:	8.30								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 10 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16786		4027 KOEPP, LYNETTE	50.00								
	PB 01/26	04/13/26 PRK: 2026 1ST QTR PARK BOARD	50.00			101		452020	108000		10010
		Total for Vendor:	50.00								
16787		199 KRANT, RICK	50.00								
	DC 01/26	04/10/26 CD: 2026 1ST QTR DESIGN COMM	50.00			101		460505	108000		10010
16847		199 KRANT, RICK	150.00								
	EDA 01/26	04/10/26 EDA: 2026 1ST QTR EDA	150.00			801		460500	108000		10010
		Total for Vendor:	200.00								
16855		1806 LAMPERT LUMBER	2,904.04								
	04/06/26	PRK: DOOR REPAIR	2,904.04			101		452020	407000		10010
	24127097-019										
		Total for Vendor:	2,904.04								
16889		2691 LANO EQUIPMENT OF NORWOOD INC	497.39								
	17092 04/14/26	PW: 2022 BOBCAT MAINT.	99.48			101		431210	407000		10010
	17092 04/14/26	PRK: 2022 BOBCAT MAINT.	99.48			101		452020	407000		10010
	17092 04/14/26	STRM: 2022 BOBCAT MAINT.	99.48			209		460500	407000		10010
	17092 04/14/26	SWR: 2022 BOBCAT MAINT.	99.47			603		432500	402000		10010
	17092 04/14/26	WTR: 2022 BOBCAT MAINT.	99.48			604		432570	402000		10010
		Total for Vendor:	497.39								
16788		3339 LAWLER, HOPE	50.00								
	DC 01/26	04/10/26 CD: 2026 1ST QTR DESIGN COMM	50.00			101		460505	108000		10010
16789		3339 LAWLER, HOPE	50.00								
	PB 01/26	04/13/26 PRK: 2026 1ST QTR PARK BOARD	50.00			101		452020	108000		10010
		Total for Vendor:	100.00								
16790		219 MACQUEEN EQUIPMENT, INC.	516.42								
	P64824 03/31/26	FD: UNIFORM ALLOW. HELMET	516.42			101		422100	217000		10010

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 11 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16791		219 MACQUEEN EQUIPMENT, INC. P64802 03/30/26 FD: EQUIPMENT	1,638.86 1,638.86			101		422100	221000		10010
16806		219 MACQUEEN EQUIPMENT, INC. P65410 04/12/26 FD: FLOW TEST REPAIRS/MAINT.	70.00 70.00			101		422100	407000		10010
		Total for Vendor:	2,225.28								
16856	E	1889 MEDIACOM PD: 4/26 04/05/26 PD: 4/26 CABLE	9.99 9.99			101		421100	208000		10010
		Total for Vendor:	9.99								
16857		888 MENARDS- BURNSVILLE 54752 04/09/26 PW: GENERAL SUPPLIES	233.87 233.87			101		431210	208000		10010
		Total for Vendor:	233.87								
16858		248 METRO SALES INC 04/10/26 ADM: USAGE CONTRACT	1,712.00 214.00			101		413200	202000		10010
INV3062575		04/10/26 PD: USAGE CONTRACT	214.00			101		421100	202000		10010
INV3062575		04/10/26 FD: USAGE CONTRACT	214.00			101		422100	201000		10010
INV3062575		04/10/26 PW: USAGE CONTRACT	214.00			101		431210	202000		10010
INV3062575		04/10/26 CD: USAGE CONTRACT	214.00			101		460505	202000		10010
INV3062575		04/10/26 SWR: USAGE CONTRACT	214.00			603		432500	202000		10010
INV3062575		04/10/26 WTR: USAGE CONTRACT	321.00			604		432570	202000		10010
INV3062575		04/10/26 EDA: USAGE CONTRACT	107.00			801		460500	202000		10010
INV3062575		Total for Vendor:	1,712.00								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 12 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16859		667 MID-COUNTY FABRICATING, INC.	1,925.00								
	50666	04/08/26 FD: REPAIRS/MAINTENANCE	1,925.00			101		422100	407000		10010
		Total for Vendor:	1,925.00								
16767	65313M	274 MN CHIEFS OF POLICE ASSOC	695.00								
		Invoice dated 02/18/26 but turned into to finance on 04/10/26. Employee was not sure about attending, it was not paid late									
		TURNINON00 02/18/26 PD: ETI TRAINING (LW)	695.00			101		421100	207000		10010
		Total for Vendor:	695.00								
16769	E	985 MN DEPT OF EMPLOYMENT & ECON	3,837.13								
	033126	03/31/26 AC: AQUATIC STAFF UNEMPLOYMENT	45.18			101		451240	142000		10010
	033126	03/31/26 PW: SEASONAL UNEMPLOYMENT	3,791.95*			101		431210	142000		10010
		Total for Vendor:	3,837.13								
16860		280 MN DEPT OF HEALTH	23.00								
	041526	04/15/26 WTR: T.O. OPERATOR RENEW	23.00			604		432570	207000		10010
		Total for Vendor:	23.00								
16807		1335 MN DEPT OF LABOR & INDUSTRY	145.00								
		03/28/26 FD: ELEVATOR ANNUAL PERMIT	145.00			101		422100	401000		10010
	ALR0190091X										
		Total for Vendor:	145.00								
16766	E	282 MN DEPT OF REVENUE	1,293.00								
	3/26	03/31/26 PRK: 3/26 SALES TAX	27.67			101		21813			10010
	3/26	03/31/26 WTR: 3/26 SALES TAX	1,032.76			604		21813			10010
	3/26	03/31/26 AC: 3/26 SALES TAX	232.57			101		451240	458000		10010
		Total for Vendor:	1,293.00								
16792		628 MOONEN, MOLLY	100.00								
	PB 01/26	04/13/26 PRK: 2026 1ST QTR PARK BOARD	100.00			101		452020	108000		10010
		Total for Vendor:	100.00								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 13 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16861		314 MVEC	492.17								
	MAR-26	03/27/26 SWR: 3/26 ELECTRIC	31.89			603		432500	381000		10010
	MAR-26	03/27/26 PW: 3/26 ELECTRIC	460.28			101		431210	381500		10010
		Total for Vendor:	492.17								
16808		2116 NORTH AMERICAN SAFETY	89.90								
	INV107918	04/08/26 FD: TRAFFIC BATONS	89.90			101		422100	208000		10010
16809		2116 NORTH AMERICAN SAFETY	108.28								
	INV107907	04/08/26 FD: SAFETY SUPPLIES	108.28			101		422100	208000		10010
16862		2116 NORTH AMERICAN SAFETY	17.00								
	INV107827	04/06/26 PW: GENERAL SUPPLIES	17.00			101		431210	208000		10010
16863		2116 NORTH AMERICAN SAFETY	232.00								
	INV107800	04/03/26 PW: GENERAL SUPPLIES	232.00			101		431210	208000		10010
16864		2116 NORTH AMERICAN SAFETY	414.00								
	INV107778	04/02/26 PW: STREET/ALLEY REPAIR	414.00			101		431210	407200		10010
		Total for Vendor:	861.18								
16793		636 ODP BUSINESS SOLUTIONS, LLC	61.58								
	04/09/26	ADM: TEST KITS	61.58			101		413200	208000		10010
465626032001											
16794		636 ODP BUSINESS SOLUTIONS, LLC	61.58								
	04/02/26	ADM: TEST KITS	61.58			101		413200	208000		10010
465384766001											
16795		636 ODP BUSINESS SOLUTIONS, LLC	52.12								
	04/03/26	ADM: OFFICE SUPPLIES	18.58			101		413200	201000		10010
465379020001											
	04/03/26	ADM: GENERAL SUPPLIES	33.54			101		413200	208000		10010
465379020001											

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 14 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16865		636 ODP BUSINESS SOLUTIONS, LLC	8.01								
	04/07/26	PD: GENERAL SUPPLIES	8.01			101		421100	208000		10010
463125863001											
16866		636 ODP BUSINESS SOLUTIONS, LLC	58.04								
	04/06/26	PD: OFFICE SUPPLIES	25.69			101		421100	201000		10010
463125855001											
	04/06/26	PD: GENERAL SUPPLIES	32.35			101		421100	208000		10010
463125855001											
16867		636 ODP BUSINESS SOLUTIONS, LLC	103.82								
	04/06/26	PD: OFFICE SUPPLIES	36.47			101		421100	201000		10010
463125518001											
	04/06/26	PD: COPY EXPENSE	67.35			101		421100	202000		10010
463125518001											
16868		636 ODP BUSINESS SOLUTIONS, LLC	72.89								
	03/27/26	ADM: OFFICE SUPPLIES	19.44			101		413200	201000		10010
462384896001											
	03/27/26	AC: RECEIPT PAPER	53.45			101		451240	451240		10010
462384896001											
16869		636 ODP BUSINESS SOLUTIONS, LLC	71.21								
	03/30/26	ADM: OFFICE SUPPLIES	11.24			101		413200	201000		10010
458133753001											
	03/30/26	ADM: GENERAL SUPPLIES	17.98			101		413200	208000		10010
458133753001											
	03/30/26	ADM: COPY EXPENSE	5.25			101		413200	202000		10010
458133753001											
	03/30/26	PD: COPY EXPENSE	5.25			101		421100	202000		10010
458133753001											
	03/30/26	FD: COPY EXPENSE	5.25			101		422100	201000		10010
458133753001											
	03/30/26	PW: COPY EXPENSE	5.25			101		431210	202000		10010
458133753001											
	03/30/26	SWR: COPY EXPENSE	5.25			603		432500	202000		10010
458133753001											

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 15 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
458133753001	03/30/26	WTR: COPY EXPENSE	5.25			604		432570	202000		10010
458133753001	03/30/26	CD: COPY EXPENSE	5.25			101		460505	202000		10010
458133753001	03/30/26	EDA: COPY EXPENSE	5.24			801		460500	202000		10010
16891		636 ODP BUSINESS SOLUTIONS, LLC	0.00								
463125856001	04/03/26	PD: OFFICE SUPPLIES	26.23			101		421100	201000		10010
CI 242	04/04/26	PD: OFFICE SUPPLIES	-26.23			101		421100	201000		10010
16892		636 ODP BUSINESS SOLUTIONS, LLC	53.82								
465612007001	04/09/26	PW: OFFICE SUPPLIES	26.58			101		431210	201000		10010
465612007001	04/09/26	SWR: OFFICE SUPPLIES	13.62			603		432500	201000		10010
465612007001	04/09/26	WTR: OFFICE SUPPLIES	13.62			604		432570	201000		10010
		Total for Vendor:	543.07								
16796		674 OTTO, STEVE	50.00								
	04/26 04/01/26	FD: 04/26 PHONE REIMBURSEMENT	50.00			101		422100	321000		10010
		Total for Vendor:	50.00								
16890		1389 PASS FENCING & GEN. MAINT	12,425.00								
	032326 03/23/26	PW: FENCE REPAIR	12,425.00			101		431210	401000		10010
		Total for Vendor:	12,425.00								
16870		3201 PENTAGON MATERIALS, INC	263.29								
	28037 04/03/26	PW: STREET/ALLEY MAINTENANCE	263.29			101		431210	407200		10010
16871		3201 PENTAGON MATERIALS, INC	398.40								
	28056 04/10/26	PW: STREET/ALLEY MAINTENANCE	398.40			101		431210	407200		10010
		Total for Vendor:	661.69								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 16 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16872		2044 PER MAR SECURITY SERVICES	146.28								
	3816141	03/22/26 FAC: 891 DIVERSIFIED DR CCTV	146.28			101		420100	370000		10010
		Total for Vendor:	146.28								
16873		2408 QUALITY FLOW SYSTEMS, INC	7,680.00								
	50839	04/10/26 WTR: BOOSTER STATION MAINT.	7,680.00			604		432570	402000		10010
		Total for Vendor:	7,680.00								
16874		3064 RMB ENVIRONMENTAL LABORATORIES	109.73								
	B021885	04/03/26 WTR: TESTS/CHEMICALS	109.73			604		432570	312500		10010
16875		3064 RMB ENVIRONMENTAL LABORATORIES	474.43								
	B021808	04/08/26 SWR: TESTS/CHEMICALS	474.43			603		432500	312500		10010
16876		3064 RMB ENVIRONMENTAL LABORATORIES	330.22								
	B021886	04/07/26 SWR: TESTS/CHEMICALS	330.22			603		432500	312500		10010
16877		3064 RMB ENVIRONMENTAL LABORATORIES	330.22								
	B021991	04/14/26 SWR: TESTS/CHEMICALS	330.22			603		432500	312500		10010
		Total for Vendor:	1,244.60								
16797		3533 ROMNESS, BRIAN	50.00								
	DC 01/26	04/10/26 CD: 2026 1ST QTR DESIGN COMM	50.00			101		460505	108000		10010
16798		3533 ROMNESS, BRIAN	100.00								
	PZ 01/26	04/10/26 CD: 2026 1ST QTR P&Z	100.00			101		460505	108000		10010
		Total for Vendor:	150.00								
16878		3887 SAM BOYLES	448.67								
	75397	04/08/26 PW: EQUIPMENT	448.67			101		431210	221000		10010
		Total for Vendor:	448.67								
16799		3530 SCHMITZ, SHEILA	50.00								
	PZ 01/26	04/10/26 CD: 2026 1ST QTR P&Z	50.00			101		460505	108000		10010
		Total for Vendor:	50.00								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 17 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16768		2427 SCOTT COUNTY ATTORNEYS	4,632.28								
	03-2026	03/31/26 PD: 03/26 COURT FINES	4,422.60			101		421100	311200		10010
	03-2026	03/31/26 PD: 03/26 DWI ASSESSMENT	209.68			101		421100	311200		10010
		Total for Vendor:	4,632.28								
16879		1205 SHERWIN-WILLIAMS	200.56								
	04/13/26	PRK: REPAIRS/MAINTENANCE	200.56			101		452020	407000		10010
45249128260426		Total for Vendor:	200.56								
16880		483 STREICHERS	52.97								
	I1821368	04/13/26 PD: DEPARTMENT EQUIPMENT	52.97			101		421100	560000		10010
		Total for Vendor:	52.97								
16881		2276 SUEL PRINTING COMPANY	268.40								
	298656	04/07/26 GEN: BUSINESS CARDS	153.37			101		411100	208000		10010
	298656	04/07/26 PD: BUSINESS CARDS	86.27			101		421100	208000		10010
	298656	04/07/26 FD: BUSINESS CARDS	28.76			101		422100	208000		10010
		Total for Vendor:	268.40								
16882		2198 TACTICAL SOLUTIONS	394.00								
	11310	04/09/26 PD: RADAR CERTIFICATION	394.00			101		421100	565000		10010
		Total for Vendor:	394.00								
16883		3262 THOMSON REUTERS - WEST	200.12								
	853388856	04/01/26 PD: 3/26 CLEAR LAW ENFORCE	200.12*			101		421100	433000		10010
		Total for Vendor:	200.12								
16884		1176 ULINE	193.28								
	206391302	04/07/26 PW: STREET/ALLEY MAINTENANC	193.28			101		431210	407200		10010
		Total for Vendor:	193.28								
16810		4138 VEHICLE RESPONSE TRAINING	3,954.30								
	2145	04/08/26 FD: EV TRAINING	3,954.30			101		422100	205000		10010
		Total for Vendor:	3,954.30								

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 18 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
16800		4123 WALSH-HENNEN, TONI	100.00								
	PZ 01/26	04/10/26 CD: 2026 1ST QTR P&Z	100.00			101		460505	108000		10010
16801		4123 WALSH-HENNEN, TONI	50.00								
	PB 01/26	04/13/26 PRK: 2026 1ST QTR PARK BOARD	50.00			101		452020	108000		10010
		Total for Vendor:	150.00								
16885	E	341 XCEL ENERGY	76.08								
	971235607	03/30/26 HP: 3/26 ELECTRIC	76.08			101		450100	381000		10010
16886	E	341 XCEL ENERGY	25,209.81								
	971825182	04/02/26 GEN: 3/26 ELECTRIC	310.99			101		411100	381000		10010
	971825182	04/02/26 ADM: 3/26 ELECTRIC	725.63			101		413200	381000		10010
	971825182	04/02/26 PD: 3/26 ELECTRIC	446.61			101		421100	381000		10010
	971825182	04/02/26 FD: 3/26 ELECTRIC	896.03			101		422100	381000		10010
	971825182	04/02/26 AMB: 3/26 ELECTRIC	191.41			101		422700	381000		10010
	971825182	04/02/26 CIV: 3/26 ELECTRIC	26.88			101		425000	381000		10010
	971825182	04/02/26 COM: 3/26 ELECTRIC	8.69			101		453020	228000		10010
	971825182	04/02/26 HP: 3/26 ELECTRIC	22.77			101		450100	381000		10010
	971825182	04/02/26 PW: 3/26 ELECTRIC	438.63			101		431210	381000		10010
	971825182	04/02/26 PW: 3/26 ELECTRIC SECURITY	9,055.96			101		431210	381500		10010
	971825182	04/02/26 AC: 3/26 ELECTRIC	175.65			101		451240	381000		10010
	971825182	04/02/26 PRK: 3/26 ELECTRIC	745.45			101		452020	381000		10010
	971825182	04/02/26 PRK: 3/26 ELECTRIC SCOREBRD	8.69			101		452020	381200		10010
	971825182	04/02/26 LIB: 3/26 ELECTRIC	349.23			101		455010	381000		10010
	971825182	04/02/26 SWR: 3/26 ELECTRIC	4,834.92			603		432500	381000		10010
	971825182	04/02/26 WTR: 3/26 ELECTRIC	6,972.27			604		432570	381000		10010
		Total for Vendor:	25,285.89								
16896		530 ZIEGLER INC.	10,324.13								
	04/06/26	ADM: PREVENTATIVE MAINTENANCE	598.05			101		413200	401000		10010
IN002363610											
	04/06/26	GEN: PREVENTATIVE MAINTENANCE	256.31			101		411100	401000		10010
IN002363610											
	04/06/26	PD: PREVENTATIVE MAINTENANCE	1,139.56			101		421100	401000		10010
IN002363610											

04/16/26
10:33:46

CITY OF BELLE PLAINE
Claim Approval List
For the Accounting Period: 4/26
For Pay Date: 04/16/26

Page: 19 of 21
Report ID: AP100V

* ... Over spent expenditure

Claim/	Check	Vendor #/Name/ Invoice #/Inv Date/Description	Document \$/ Line \$	Disc \$	PO #	Fund	Org	Acct	Object	Proj	Cash Account
IN002363610	04/06/26	FD: PREVENTATIVE MAINTENANCE	1,152.96			101		422100	401000		10010
IN002363610	04/06/26	PW: PREVENTATIVE MAINTENANCE	2,052.26			101		431210	401000		10010
IN002363610	04/06/26	SWR: PREVENTATIVE MAINTENANCE	1,747.23			603		432500	401000		10010
IN002363610	04/06/26	WTR: PREVENTATIVE MAINTENANCE	3,377.76			604		432570	401000		10010
Total for Vendor:			10,324.13								
# of Claims 132			Total:	174,703.65	# of Vendors	71					
Total Electronic Claims				31,593.26							
Total Non-Electronic Claims				143110.39							

04/16/26
10:33:47

CITY OF BELLE PLAINE
Fund Summary for Claims
For the Accounting Period: 4/26

Page: 20 of 21
Report ID: AP110

Fund/Account	Amount
101 General	
10010 Cash - Checking	103,195.50
206 Cable Television	
10010 Cash - Checking	200.00
209 Storm Sewer	
10010 Cash - Checking	287.72
467 Develop Projects	
10010 Cash - Checking	5,379.25
470 2025 Street & Utility Improvement	
10010 Cash - Checking	1,682.50
472 HWY 25/CSAH 3 Roundabout	
10010 Cash - Checking	408.00
473 2026 St & Utill Impr Project	
10010 Cash - Checking	26,375.00
603 Sewer	
10010 Cash - Checking	12,760.53
604 Water	
10010 Cash - Checking	22,470.98
801 Economic Development Authority	
10010 Cash - Checking	944.17
802 Housing Redevelope Authority	
10010 Cash - Checking	1,000.00
Total:	174,703.65



MEMORANDUM

DATE:	April 20, 2026
FROM:	Cynthia Smith Strack, Community Development Director
AGENDA ITEM:	Resolution 26-052 Approving a Final Plat for Valley Business Park Fourth
REVIEW:	Final plat of Valley Business Park Fourth is presented for review. The final plat is consistent with Council approval of the preliminary plat. The City Attorney is completing title review. Administrative plat check by the Scott County Surveyor is being completed. No plat improvements are required, therefore design standards and financing are not relevant. The Council provided for concurrent preliminary and final plat review during concept plan approval. The following language is from Chapter 1204.03, Subd. 2 and constitutes approval criteria the City Council is to consider: No final plat shall be approved that: 1. Does not conform to the preliminary plat. 2. Does not meet the design standards and engineering specifications set forth in this Ordinance. 3. Does not have the required documents calling for means to finance the public improvements as well as other required data. The final plat is attached along with Resolution 26-052 contemplating conditional approval.
ATTACHMENTS:	• Final Plat – Valley Business Park Fourth. • Resolution 26-052 Approving a Final Plat for Valley Business Park Fourth.
SIGNATURE:	

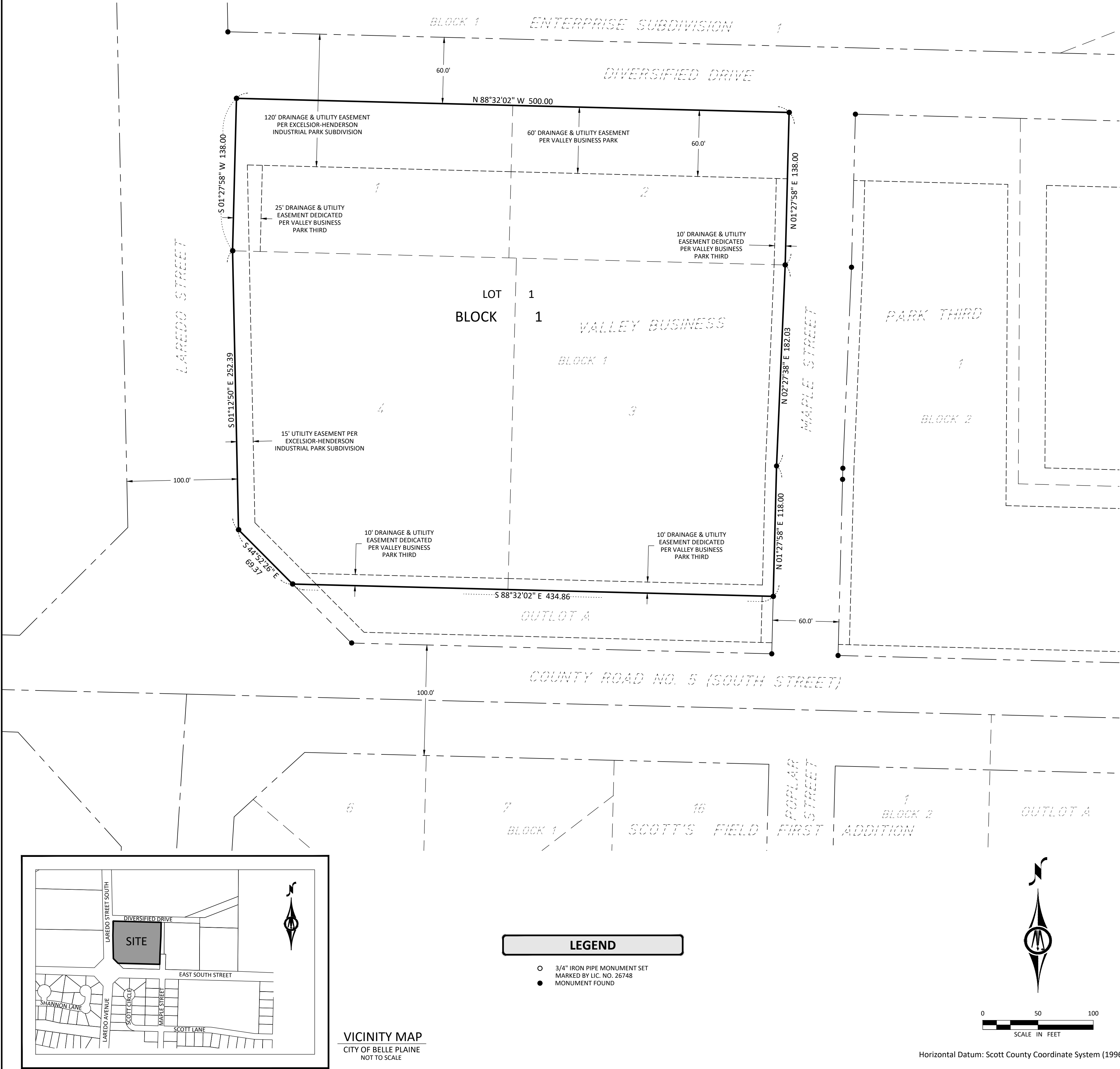


MEMORANDUM

Planning and Zoning Commission

DATE:	April 13 th , 2026
FROM:	Jim Gerold, Asst. Community Development Director
AGENDA ITEM:	6.1. Final Plat Valley Business Park Fourth
REVIEW:	The City of Belle Plaine owns four separate parcels at the intersection of South St. E and Laredo St. The attached plat will combine the four parcels into one lot of record. Platting would provide for increased flexibility in the use of the property. A public hearing was held earlier tonight for the corresponding Preliminary Plat. The City Attorney is completing a title review. Any comments will be incorporated into the final plat before the City Council Scott County is performing a plat check. Any comments will be incorporated into the final plat before the City Council. 
ACTION:	Review/recommendation to Council
ATTACHMENTS:	Final Plat - Valley Business Park Fourth Resolution 26-06 - Resolution Recommending City Council Approve a Final Plat for Valley Business Park Fourth.
SIGNATURE:	

VALLEY BUSINESS PARK FOURTH



INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: that the City of Belle Plaine, a Minnesota municipal corporation under the laws of Minnesota, owners and proprietors of the following described property situated in the County of Scott, State of Minnesota, to wit:

Lot 1, Lot 2, Lot 3, and Lot 4, Block 1, Valley Business Park Third, Scott County, Minnesota

Has caused the same to be surveyed and platted as VALLEY BUSINESS PARK FOURTH.

In witness whereof said City of Belle Plaine, a Minnesota municipal corporation under the laws of Minnesota, has caused these presents to be

signed by its proper officer this ____ day of _____, 2026.

James Evans, Mayor

Dawn Meyer, City Administrator

NOTARY'S CERTIFICATE
State of Minnesota)

County of _____) ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 2026 by James Evans, Mayor and Dawn Meyer, City Administrator on behalf of the City of Belle Plaine, a municipal corporation under the laws of Minnesota.

_____, Notary Public

State of Minnesota, My Commission Expires _____.

SURVEYOR'S CERTIFICATE

I, Janele Fowlds, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet land, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 2026.

Janele Fowlds, Land Surveyor
Minnesota License Number 26748

NOTARY'S CERTIFICATE
State of Minnesota)
County of Blue Earth) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 2026 by Janele Fowlds, Land Surveyor, Minnesota License Number 26748.

Nathan P. Myhra, Notary Public
State of Minnesota
My Commission Expires January 31, 2028

APPROVALS

Be it known that on the ____ day of _____, 2026, the Planning Commission of the City of Belle Plaine, Minnesota, did duly approve this plat.

Brian Romness, Planning Commission Chair

Be it known that on the ____ day of _____, 2026, the City Council of the City of Belle Plaine, Minnesota, did duly approve this plat of VALLEY BUSINESS PARK FOURTH, and is in compliance with the provisions of Minnesota Statutes, Section 505.03 Subd. 2.

James Evans, Mayor

Dawn Meyer, City Administrator

SCOTT COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, as amended, this plat has been reviewed and approved

this ____ day of _____, 2026.

Scott County Surveyor

COUNTY AUDITOR AND TREASURER

I hereby certify that the current and delinquent taxes on the lands described within are paid and the transfer is entered

this ____ day of _____, 2026.

Scott County Auditor

Scott County Treasurer

Deputy

COUNTY RECORDER

I hereby certify that this plat was filed in this office this ____ day of _____, 2026, at ____ o'clock ____m. as

Document No. _____.

Scott County Recorder

**CITY OF BELLE PLAINE
RESOLUTION 26-052**

**A RESOLUTION APPROVING A FINAL PLAT
FOR VALLEY BUSINESS PARK FOURTH**

PID: 201030010, 201030020, 201030040 & 201030030

Legal: Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota

WHEREAS, The City of Belle Plaine is resubdividing the aforementioned lots to combine said parcels into a single lot of record; and,

WHEREAS, the subject property is zoned I-C Industrial/Commercial District; and,

WHEREAS, the Planning Commission on April 13th, 2026, approved Resolution 26-05 recommending approval of the preliminary plat as presented; and,

WHEREAS, the Planning Commission has reviewed the final plat for Valley Business Park Fourth and found:

1. The final plat is consistent with a preliminary plat recommended for approval by the Belle Plaine Planning Commission on April 13th, 2026.
2. The City Attorney is completing title review.
3. No plat improvements are required, therefore design standards and financing are not relevant

WHEREAS, the City Council reviewed and considered final plat for Valley Business Park Fourth at a regular meeting on April 20, 2026; and,

WHEREAS, the City Council finds:

1. The final plat is consistent with a preliminary plat approved by the City Council on April 20, 2026.
2. The City Attorney is completing title review.
3. Scott County is completing an administrative check of the plat.
4. No plat improvements are required, therefore design standards and financing are not relevant

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, SCOTT COUNTY, MINNESOTA, THAT: The Council hereby approves a final plat for Valley Business Park Fourth subject to revisions required by the city attorney's plat opinion and the County's plat check.

BE IT FURTHER RESOLVED, the Mayor and City Administrator are hereby authorized and directed to execute the final plat of "Valley Business Park Fourth".

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 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator

*This document drafted by:
City of Belle Plaine
218 North Meridian Street
P. O. Box 129
Belle Plaine, MN 56011*

VALLEY BUSINESS PARK FOURTH

INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Belle Plaine, a Minnesota municipal corporation under the laws of Minnesota, its assets and interests of the following described property situated in the County of Scott, State of Minnesota, to-wit:

LOT 1, LOT 2, LOT 3, and LOT 4, Block 1, Valley Business Park Fourth, Scott County, Minnesota.

has caused the same to be surveyed and is hereby dedicating same TO THE PUBLIC.

In witness whereof said City of Belle Plaine, a Minnesota municipal corporation under the laws of Minnesota, has caused these presents to be signed by its proper officer this _____ day of _____, 2020.

James Evans, Mayor

Scott County, City Administrator

MINNESOTA COUNTY CLERK
State of Minnesota
County of _____
The foregoing instrument was acknowledged before me, this _____ day of _____, 2020, by James Evans, Mayor and Scott County, City Administrator on behalf of the City of Belle Plaine, a municipal corporation under the laws of Minnesota.

Notary Public

State of Minnesota, My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, a duly Licensed, do hereby certify that this plat was prepared by me or under my direct supervision that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey that I and my assistants have taken and believe are correctly shown on this plat, that all corners are indicated on this plat as shown, or will be correctly shown within one year, that all water boundaries and wet lands, as well as all Minnesota Streams, Section 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767,



MEMORANDUM

DATE:	April 20, 2026																			
FROM:	Dawn Meyer, City Administrator																			
AGENDA ITEM:	Resolution 26-053 Awarding Bid for the 2026 Pavement Maintenance Project to Pearson Bros., Inc..																			
BACKGROUND/ JUSTIFICATION:	On February 17, 2026 Council authorized staff to advertise to seek bids for the 2026 Pavement Maintenance Project with a budget of \$120,201. During Development fees were set aside in escrow for a portion of the 2026 pavement maintenance. The bid opening for the 2026 pavement maintenance project was held on April 15, 2026 with two bids received and analyzed as follows: <table><tr><th>Bidder</th><th>Base Bid</th><th>Alt. A Bid</th><th>Alt. B Bid</th></tr><tr><td>Pearson Bros., Inc.</td><td>\$81,439.10</td><td>\$23,798.70</td><td>\$19,266.90</td></tr><tr><td>Allied Blacktop Company</td><td>\$83,489.80</td><td>\$24,264.60</td><td>\$21,582.40</td></tr><tr><td>Engineer Estimate</td><td>\$110,976.00</td><td>\$29,237.00</td><td>\$25,034.00</td></tr></table> Staff recommend awarding the bid to the low bidder, Pearson Bros., Inc. for \$81,439.10 for the base bid. The attached resolution has been prepared accordingly.				Bidder	Base Bid	Alt. A Bid	Alt. B Bid	Pearson Bros., Inc.	\$81,439.10	\$23,798.70	\$19,266.90	Allied Blacktop Company	\$83,489.80	\$24,264.60	\$21,582.40	Engineer Estimate	\$110,976.00	\$29,237.00	\$25,034.00
Bidder	Base Bid	Alt. A Bid	Alt. B Bid																	
Pearson Bros., Inc.	\$81,439.10	\$23,798.70	\$19,266.90																	
Allied Blacktop Company	\$83,489.80	\$24,264.60	\$21,582.40																	
Engineer Estimate	\$110,976.00	\$29,237.00	\$25,034.00																	
FISCAL IMPACT:	The 2026 budget includes \$120,201.00 for pavement maintenance. The budget along with Developer Escrow is within the budget for the project.																			
STAFF RECOMMENDATION:	Approval of Resolution 26-053 Awarding Bid for the 2026 Pavement Maintenance Project to Pearson Bros., Inc..																			



Real People. Real Solutions.

1960 Premier Drive
Mankato, MN 56001

Phone: (507) 625-4171
Bolton-Menk.com

April 15, 2026

Dawn Meyer
City Administrator
City of Belle Plaine
218 North Meridian Street, PO Box 129
Belle Plaine, MN 56011-0129

RE: 2026 Pavement Maintenance
City Of Belle Plaine, MN
BMI Project No. 26x.142541

Dear Dawn,

Bids were received and opened electronically through QuestCDN at City Hall on Wednesday, April 15 at 11:00 am for the project referenced above. Two (2) bids were received, and the results of the bids are tabulated below:

Bidder	Base Bid	Add Alternate A Bid	Add Alternate B Bid
Pearson Bros., Inc.	\$81,439.10	\$23,798.70	\$19,266.90
Allied Blacktop Company	\$83,489.80	\$24,264.60	\$21,582.40
Engineer's Estimate	\$110,976.00	\$29,237.00	\$25,034.00

The low bidder for the project is Pearson Bros., Inc. from Hanover, Minnesota. The low base bid is approximately 27% below the Engineer's Estimate. Pears Bros is presented the low bid for both Add Alternates. A detailed bid abstract is attached for your review.

Based on past performance on similar projects in previous years, it is our opinion that Pearson Bros., Inc. is qualified to perform the work required under this contract. If deemed financially feasible, we recommend that Pearson Bros., Inc. be awarded the Base Bid and Add Alternates A and B for the contract in the amount of \$124,504.70. Please keep their attached submitted documents for your records.

Sincerely,

Bolton & Menk, Inc.

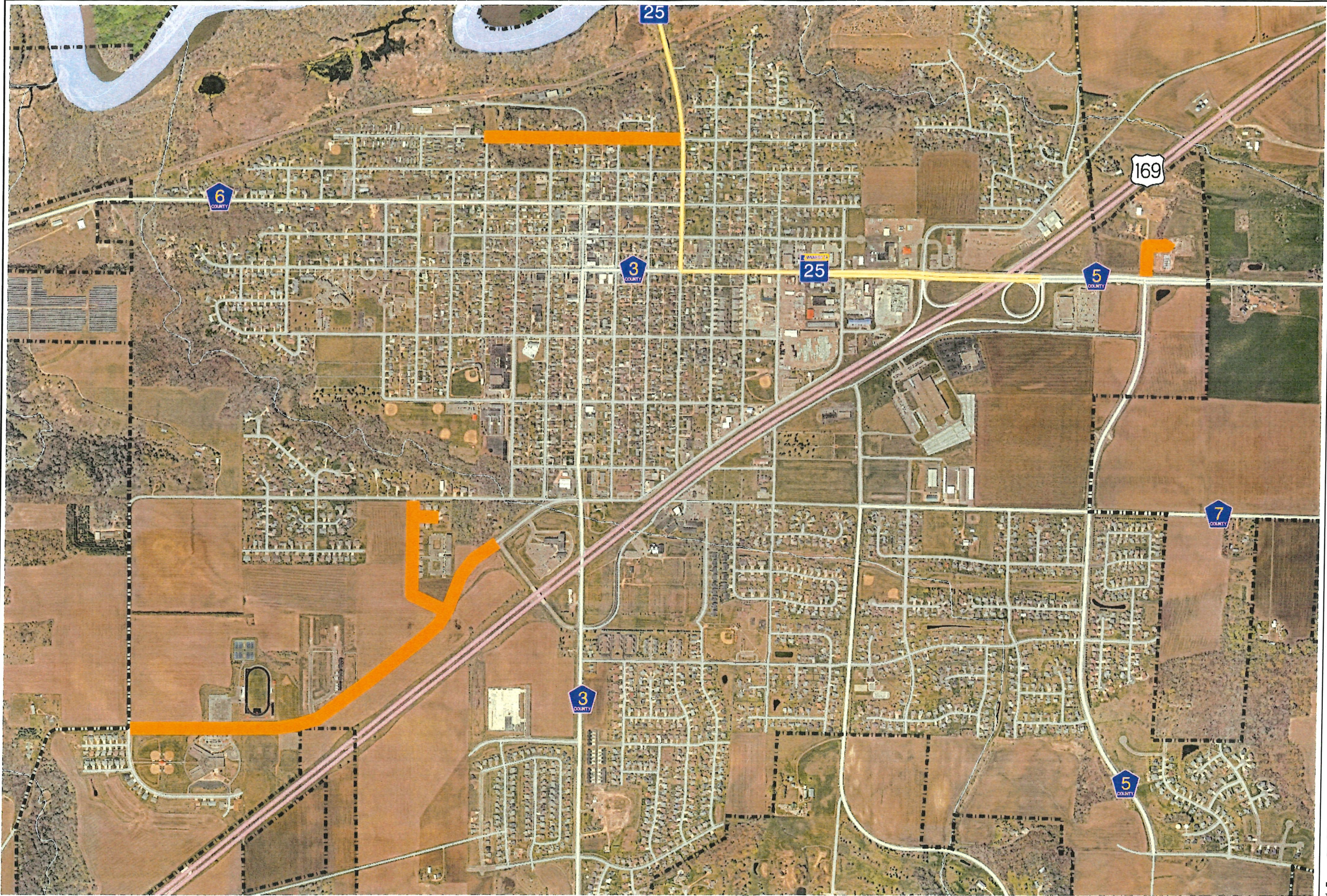
D. Joseph Duncan II, P.E.
City Engineer

Enclosure

ABSTRACT OF BIDS
2026 PAVEMENT MAINTENANCE
CITY OF BELLE PLAINE, MN
BMI PROJECT NO. 26X.142541

BID DATE: 4/15/2026
TIME: 11:00 AM

ITEM NO.	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate		1		2	
				Bolton & Menk, Inc.		Pearson Bros., Inc.		Allied Blacktop Company	
				Hanover, MN		Maple Grove, MN			
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
BASE BID - WEST COMMERCE DR									
1	TRAFFIC CONTROL	1	LS	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00	\$7,500.00	\$7,500.00
2	STREET SWEEPING	2	EA	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$2,500.00	\$5,000.00
3	CHIP SEAL COAT (CLASS A, GREY)	31890	SY	\$1.40	\$44,646.00	\$1.41	\$44,964.90	\$0.90	\$28,701.00
4	CRACK SEAL - ROUT & FILL	10000	LF	\$1.25	\$12,500.00	\$0.75	\$7,500.00	\$1.30	\$13,000.00
5	FOG SEAL	31890	SY	\$0.50	\$15,945.00	\$0.38	\$12,118.20	\$0.44	\$14,031.60
6	4" SOLID LINE PAINT	20990	LF	\$0.50	\$10,495.00	\$0.20	\$4,198.00	\$0.22	\$4,617.80
7	4" BROKEN LINE PAINT	100	LF	\$0.50	\$50.00	\$0.20	\$20.00	\$0.22	\$22.00
8	4" DOUBLE SOLID LINE PAINT	9220	LF	\$1.00	\$9,220.00	\$0.40	\$3,688.00	\$0.42	\$3,872.40
9	12" STRIPE	780	LF	\$4.00	\$3,120.00	\$2.50	\$1,950.00	\$2.75	\$2,145.00
10	PAVEMENT MESSAGE	100	EA	\$100.00	\$10,000.00	\$45.00	\$4,500.00	\$46.00	\$4,600.00
TOTAL BASE BID AMOUNT:					\$110,976.00		\$81,439.10		\$83,489.80
ADD ALTERNATE A - FOREST STREET AND HICKORY BLVD									
A.1	TRAFFIC CONTROL	1	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$2,500.00	\$2,500.00
A.2	STREET SWEEPING	2	EA	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$1,500.00	\$3,000.00
A.3	CHIP SEAL COAT (CLASS A, GREY)	11330	SY	\$1.40	\$15,862.00	\$1.41	\$15,975.30	\$0.90	\$10,197.00
A.4	CRACK SEAL - ROUT & FILL	1800	LF	\$1.25	\$2,250.00	\$0.75	\$1,350.00	\$1.30	\$2,340.00
A.5	FOG SEAL	11330	SY	\$0.50	\$5,665.00	\$0.38	\$4,305.40	\$0.44	\$4,985.20
A.6	4" SOLID LINE PAINT	500	LF	\$0.50	\$250.00	\$0.20	\$100.00	\$0.22	\$110.00
A.7	4" BROKEN LINE PAINT	100	LF	\$0.50	\$50.00	\$0.20	\$20.00	\$0.22	\$22.00
A.8	4" DOUBLE SOLID LINE PAINT	720	LF	\$1.00	\$720.00	\$0.40	\$288.00	\$0.42	\$302.40
A.9	12" STRIPE	160	LF	\$4.00	\$640.00	\$2.50	\$400.00	\$2.75	\$440.00
A.10	PAVEMENT MESSAGE	8	EA	\$100.00	\$800.00	\$45.00	\$360.00	\$46.00	\$368.00
TOTAL ADD ALTERNATE A AMOUNT:					\$29,237.00		\$23,798.70		\$24,264.60
ADD ALTERNATE B - ELK STREET AND OAK VILLAGE CT									
B.1	TRAFFIC CONTROL	1	LS	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00
B.2	STREET SWEEPING	2	EA	\$1,000.00	\$2,000.00	\$500.00	\$1,000.00	\$1,500.00	\$3,000.00
B.3	CHIP SEAL COAT (CLASS A, GREY)	8110	SY	\$1.40	\$11,354.00	\$1.41	\$11,435.10	\$0.90	\$7,299.00
B.4	CRACK SEAL - ROUT & FILL	4400	LF	\$1.25	\$5,500.00	\$0.75	\$3,300.00	\$1.30	\$5,720.00
B.5	FOG SEAL	8110	SY	\$0.50	\$4,055.00	\$0.38	\$3,081.80	\$0.44	\$3,568.40
B.6	4" SOLID LINE PAINT	1650	LF	\$0.50	\$825.00	\$0.20	\$330.00	\$0.22	\$363.00
B.7	4" BROKEN LINE PAINT	600	LF	\$0.50	\$300.00	\$0.20	\$120.00	\$0.22	\$132.00
TOTAL ADD ALTERNATE B AMOUNT:					\$25,034.00		\$19,266.90		\$21,582.40



Legend

- City Limits
- Roads
 - US Highway
 - State Highway
 - Ramp
 - County Highway
 - Local Road
- Minnesota River
- Protected Waters
 - Public Water Basin
 - Public Water Wetland
- Protected Waters - Watercourse

2026 Pavement Maintenance



Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Belle Plaine is not responsible for any inaccuracies herein contained.

**CITY OF BELLE PLAINE
RESOLUTION 26-053**

**A RESOLUTION RECEIVING BIDS AND AWARDING CONTRACT FOR
2026 PAVEMENT MAINTENANCE PROJECT**

WHEREAS, The City received bids on April 15, 2026 for the 2026 Pavement Maintenance Project;

WHEREAS, the bids were tabulated and analyzed as follows:

Bidder	Base Bid	Alt. A Bid	Alt. B Bid
Pearson Bros., Inc.	\$81,439.10	\$23,798.70	\$19,266.90
Allied Blacktop Company	\$83,489.80	\$24,264.60	\$21,582.40
Engineer Estimate	\$110,976.00	\$29,237.00	\$25,034.00

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BELLE PLAINE, MINNESOTA THAT;

1. All bids on the 2026 Pavement Maintenance Project are hereby received and tabulated.
2. The bid of Pearson Bros., Inc. in the amount of the \$81,439.10 plus Alternate _____ and _____ for a total cost of \$_____ for the 2026 Pavement Maintenance Project in accordance with the plans and specifications and advertisement for bids is the lowest responsible bid and hereby is accepted.
3. The Mayor and City Administrator are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City.
4. The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next lowest bidder shall be retained until a contract has been executed.

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 20th day of April, 2026.

ATTEST:

James Evans
Mayor

Dawn Meyer
City Administrator



MEMORANDUM

DATE:	April 20, 2026
FROM:	Amy Jirik, Finance Director
AGENDA ITEM:	Accepting the 2025 Audit Report and Management Letter.
BACKGROUND/ JUSTIFICATION:	The City is required to complete an annual audit in accordance with the Minnesota Office of the State Auditor, as our population exceeds 2,500. The City's independent auditing firm is ABDO, a well-known and highly regarded firm in public finance auditing. In February, an ABDO audit team conducted on-site fieldwork at City Hall. This included reviewing accounting records, internal controls, contracts, and testing financial processes. After completing the on-site portion, the audit team continued their work remotely by analyzing data, following up with staff, and finalizing their review. The objective of the audit is to obtain reasonable assurance that the City's financial statements are free of material misstatement and to issue an independent opinion. On page 13 of the report, ABDO states <i>"In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America."</i> Chad Guse from ABDO will present the City's 2025 annual audit and management letter. In summary, the City remains financially strong and stable, and continues to uphold the high fiduciary standards established by the Council. The City Council must formally accept the annual audit. Once accepted, ABDO will submit the report to the Minnesota Office of the State Auditor. After acceptance the audit is published on the City's website.
FISCAL IMPACT:	The audit is a mandatory state requirement and is included in the budget.
STAFF RECOMMENDATION:	Acceptance of the 2026 audit report and management letter.
SIGNATURE:	