

**BELLE PLAINE CITY COUNCIL
REGULAR MEETING
APRIL 20, 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 20, 2026 at 6:00 PM in the council chambers at City Hall, 218 North Meridian Street, Belle Plaine, MN. Mayor Evans called the meeting to order with Councilmembers Brady Hartmann, Rex Stacey and Luke Otto present. Councilmember Shane Theas was absent.

Also present were Finance Director Jirik, Community Development Director Smith Strack, City Engineer Duncan, Public Works Superintendent Otto, Community Services Director Koller, Fire Chief Otto and Police Sergeant Vycital. Wanda Savage served as the video recording operator.

3. APPROVAL OF AGENDA.

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

4. PUBLIC FORUM.

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

None.

4.1. PROCLAMATION – Arbor Day 2026

Mayor Evans read the Arbor Day proclamation.

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.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve the Consent Agenda as follows: 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 and 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. ALL VOTED AYE. MOTION CARRIED.

6. DEPARTMENT REPORTS.

6.1. Community Services Department.

The Council acknowledged receipt of the Community Services Department report.

6.2. Ambulance Department. (Report Only)

The Council acknowledged the Ambulance Report.

6.3. Police Department.

Police Sergeant Vycital highlighted the Police Report.

6.4. Fire Department.

Fire Chief Otto highlighted the Fire Department Report and provided updated information to council.

6.5. Community Development Department.

Community Development Director Smith Strack highlighted the Community Development Report.

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.

Community Development Director Smith Strack reviewed the Variance for Impervious Surface Coverage 148 Chestnut Street South with a brief slideshow.

Council held a brief discussion.

Mayor Evans opened the Public Hearing at 6:14 PM.

No one stepped forward.

MOTION by Councilmember Otto, second by Councilmember Hartmann, to close the Public Hearing at 6:14 PM. ALL VOTED AYE. MOTION CARRIED.

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.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Resolution 26-049A Resolution Approving a Variance to Section 1105.07 (5)(5) of City Code to Allow 85 Percent Impervious Surface Coverage on Lot 1, Block 1 St. Johns Lutheran Church, 148 Chestnut Street South. ALL VOTED AYE. MOTION CARRIED.

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.

Community Development Director Smith Strack reviewed the Drainage and Utility Easement Vacation with a brief slideshow.

Mayor Evans opened the Public Hearing at 6:17 PM.

No one stepped forward.

MOTION by Councilmember Hartmann, second by Councilmember Otto, to close the Public Hearing at 6:18 PM. ALL VOTED AYE. MOTION CARRIED.

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.

MOTION by Councilmember Otto, second by Councilmember Hartmann, to approve 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. ALL VOTED AYE. MOTION CARRIED.

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.

Community Development Director Smith Strack reviewed the Preliminary Plat Valley Business Park Fourth with a brief slideshow.

Council held a brief discussion.

Mayor Evans opened the Public Hearing at 6:23 PM.

No one stepped forward.

MOTION by Councilmember Hartmann, second by Councilmember Otto, to close the Public Hearing at 6:24 PM. ALL VOTED AYE. MOTION CARRIED.

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

MOTION by Councilmember Stacey, second by Councilmember Otto, to approve Resolution 26-051 Resolution Approving Preliminary Plat of Valley Business Park Fourth. ALL VOTED AYE. MOTION CARRIED.

8. BUSINESS.

8.1. Presentation of Claims.

MOTION by Councilmember Hartmann, second by Councilmember Stacey, to approve the reviewed claims as presented in the amount of \$174,703.65. ALL VOTED AYE. MOTION CARRIED.

8.2. Resolution 26-052 Resolution Approving Final Plat for Valley Business Park Fourth.

Community Development Director Smith Strack reviewed the Final Plat for Valley Business Park Fourth.

MOTION by Councilmember Evans, second by Councilmember Stacey, to approve Resolution 26-052 Resolution Approving Final Plat for Valley Business Park Fourth. ALL VOTED AYE. MOTION CARRIED.

8.3. Resolution 26-053 Awarding Bid for the 2026 Pavement Maintenance Project to Pearson Bros., Inc..

City Administrator Meyer and City Engineer Duncan reviewed the 2026 Pavement Maintenance Project and bidding process.

Council held a brief discussion.

MOTION by Councilmember Hartmann, second by Councilmember Stacey, approved Resolution 26-053 Awarding Bid and Alternate A and B for the 2026 Pavement Maintenance Project to Pearson Bros., Inc. ALL VOTED AYE. MOTION CARRIED.

8.4. Accepting the 2025 Audit Report and Management Letter.

Finance Director Jirik highlighted the 2025 Audit Report and introduced Chad Guse. ABDO Senior Associate Guse reviewed the 2025 Audit Report and Management Letter noting the City received a clean opinion/unmodified.

Council asked clarifying questions.

MOTION by Councilmember Stacy, second by Councilmember Hartmann, to Accept the 2025 Audit Report and Management Letter. ALL VOTED AYE. MOTION CARRIED.

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, 6:00 PM.

The Council was reminded of the upcoming tentative meetings as listed.

10. ADJOURN.

MOTION by Councilmember Otto, second by Councilmember Hartmann, to adjourn the meeting at 6:48 PM. ALL VOTED AYE. MOTION CARRIED.

Respectfully Submitted,

Renee Eyrich
Recording Secretary