



BELLE PLAINE CITY COUNCIL
NOTICE OF REGULAR MEETING AND AGENDA

Monday, July 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.

2.1. Roll Call.

3. APPROVAL OF AGENDA.

4. PUBLIC FORUM.

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

5. APPROVAL OF CONSENT AGENDA.

5.1. Regular Session Minutes of June 15, 2026.

5.2. Work Session Minutes of June 15, 2026.

5.3. Resolution 26-081 Approving Staff Changes for the 2026 Aquatic Center Season.

5.4. Resolution 26-082 Accepting Donations for the 2026 Hook, Line and Heroes Youth Fishing Event.

5.5. Resolution 26-083 Appointing David Wetzel as members of the Belle Plaine Fire Department.

5.6. Resolution 26-088 Approving Terms of a ROSE Program Loan to NCS Holdings, 115 Main Street East.

5.7. Approve Large Assembly Permit for Rooted Legacy Foundation for the 2nd Annual Buffalo Street Bash on September 18, 19 and 20th, 2026 at Prairie Park.

6. DEPARTMENT REPORTS.

6.1. Community Services Department. (Report Only)

6.2. Ambulance Department. (Report Only)

6.3. Police Department.

6.4. Fire Department.

6.5. Community Development Department.

6.6. Public Works Department.

6.7. City Engineer Department.

6.8. Administration Department.

7. PUBLIC HEARINGS.

7.1. **Non-Conformance Expansion – 614 Main Street West.** The City Council is to hold a public hearing on a request for a non-conformance expansion permit which, if approved, would allow construction of a 780 square foot addition to an existing home.

Subject to change.

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

- 7.1.1. **Resolution 26-084** Resolution Conditionally Approving a Non-Conformance Expansion Permit for a Home Addition at 614 Main Street West.
- 7.2. **Rezoning – Lot 1, Block 1, Valley Business Park Fourth.** The City Council is to hold a public hearing on Ordinance 26-04 An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial/Commercial to I-2 General Industrial District.
 - 7.2.1. **Ordinance 26-04** An Ordinance Rezoning Lot 1, Block 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial Commercial to I-2 General Industrial District.
 - 7.2.2. **Resolution 26-085** Approving Summary Publication of Ordinance 26-04.
- 7.3. **Legacy Crossing LLC Conditional Use Permit and Site Plan.** The City Council will consider public comment on conditional use permit and site plan application submitted by Legacy Crossing LLC for property described as Lot 1, Block 1, Valley Business Park Fourth Subdivision. A conditional use permit is required under Section 1105.12 Subd. 5 (7) of the City Code pertaining to uses within the I-2 General Industrial District. Site plan approval is required under Section 1103.07 of the Code. If approved the conditional use permit and site plan would allow development of contractor storage garages at Lot 1, Block 1, Valley Business Park Fourth.
 - 7.3.1. **Resolution 26-086** - Resolution Approving a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages at Lot 1, Block 1, Valley Business Park Fourth Subdivision.

8. **BUSINESS.**

- 8.1. Presentation of Claims.
 - 8.1.1. Pay Request No. 1, Pearson Brothers, Inc. for the 2026 Pavement Maintenance Project.
 - 8.1.2. Pay Request No. 2, Pearson Brothers, Inc. for the 2026 Pavement Maintenance Project.
 - 8.1.3. Pay Request No. 9, Wm. Mueller & Sons, Inc. for the 2025 Street Improvement Project.
 - 8.1.4. Pay Request No. 2, McNamara Contracting, Inc. for the WWTF Entrance Project.
 - 8.1.5. Pay Request No. 2, Wm. Mueller & Sons, Inc. for the 2026 Street Improvement Project.
 - 8.1.6. Pay Request No. 9, Rochon Corporation for the Belle Plaine Library Addition Project.
- 8.2. **Joint City Council and EDA Meeting.**
 - 8.2.1. **EDA CALL TO ORDER. ROLL CALL.**
 - 8.2.2. EDA Resolution 26-03: Acknowledging Receipt of a Pre-Application and Recommending the City Council Consent to the Process for the Creation of an Economic Development Tax Increment Financing District.
 - 8.2.3. City Council Resolution 26-087 Acknowledging Receipt of a Pre-Application and Consenting to the Process for the Creation of an Economic Development Tax Increment Financing District in Support of CVF Motorsports Inc. Project.
 - 8.2.4. **EDA ADJOURN MEETING.**
- 8.3. Resolution 26-089 Resolution Authorizing Submittal of an Application to the Scott County Housing Trust Fund.
- 8.4. Resolution 26-090 Authoring Execution of Cooperative Construction Agreement with State of Minnesota Department of Transportation, City of Belle Plaine and Scott County for the TH 25/CSAH 3 Roundabout Project as part of the FY 2026 Metro Local Partnership Program Funding.
- 8.5. Resolution 26-091 Authorizing Advertisement for Bids for the Prairie Park Shelter Renovation as part of the 2026 Improvement Project.

9. **ADMINISTRATION.**

- 9.1. **Upcoming Tentative Meetings.**
 - 1. Downtown Music and Food Trucks, Wednesday, July 22, 4:30 – 8:00 PM.
 - 2. Design, Monday, August 3, 5:00 PM.
 - 3. City Council, Monday, August 3, 6:15 PM.
 - 4. Work Session, Monday, August 3, 6:30 PM.

10. ADJOURN.