BELLE PLAINE CITY COUNCIL
REGULAR MEETING
JULY 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, July 20, 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 Brady Hartmann, Rex Stacey, Shane Theas and Luke Otto present.

Also present were City Administrator Meyer, Community Development Director Smith Strack, Public Works Superintendent Otto, City Engineer Duncan, City Attorney Vose, Finance Director Jirik, Police Chief Stier and Fire Chief Otto. Bonnie Vinkemeier served as the video recording operator.

3. APPROVAL OF AGENDA.

MOTION by Councilmember Stacey, 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.

Jeff Heine, spoke on concerns about e-scooters and e-bikes and suggested registration/licenses and a database be set up for riders.

Dale Loudermilk, 205 W. State Street, noted he had three things, inquired where the Council is at on the Minnesota Flag, noted the Mayor rode in the parade and asked do you not have a spine or if he was lied to, noted a post he made regarding the EDA and eluded to information being removed from the website Sunday evening and being reposted out of order Monday.

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.

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

6. DEPARTMENT REPORTS.
6.1. Community Services Department. (Report Only)

The Council acknowledged receipt of the Community Services Department.

6.2. Ambulance Department. (Report Only)

The Council acknowledged receipt of the Ambulance Department Report.

6.3. Police Department.

Police Chief Stier highlighted the Police Department Report.

6.4. Fire Department.

Fire Chief Otto highlighted the Fire Department Report.

6.5. Community Development Department.

Community Development Director Smith Strack highlighted the Community Development Report.

6.6. Public Works Department.

Public Works Superintendent Otto highlighted the Public Works Report.

6.7. City Engineer Department.

City Engineer Duncan highlighted the Engineer Report.

6.8. Administration Department.

City Administrator Meyer highlighted the Administration Report.

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.

Assistant Community Development Director Gerold reviewed the Non-Conformance Expansion request at 614 Main Street West with a brief slideshow.

Mayor Evans opened the public hearing at 6:21 PM.

No one stepped forward.

MOTION by Councilmember Hartmann, second by Councilmember Theas, to close the public hearing at 6:21 PM. ALL VOTE AYE. MOTION CARRIED.

7.1.1. Resolution 26-084 Resolution Conditionally Approving a Non-Conformance Expansion Permit for a Home Addition at 614 Main Street West.

MOTION by Councilmember Theas, second by Councilmember Stacey, to approve Resolution 26-084 Resolution Conditionally Approving a Non-Conformance Expansion Permit for a Home Addition at 614 Main Street West. ALL VOTED AYE. MOTION CARRIED.

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.

Assistant Community Development Director Gerold reviewed the Rezoning of Lot1, Block 1, Valley Business Park Fourth with a brief slideshow.

Mayor Evans opened the public hearing at 6:25 PM.

No one stepped forward.

MOTION by Councilmember Hartmann, second by Councilmember Theas, to close the public hearing at 6:25 PM. ALL VOTE AYE. MOTION CARRIED.

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.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Ordinance 26-04 An Ordinance Rezoning Lot 1, Clock 1, Valley Business Park Fourth, Scott County, Minnesota from I-C Industrial Commercial to I-C General Industrial District. ALL VOTED AYE. MOTION CARRIED.

7.2.2. Resolution 26-085 Approving Summary Publication of Ordinance 26-04.

MOTION by Councilmember Hartmann, second by Councilmember Theas, to approve Resolution 26-085 Approving Summary Publication of Ordinance 26-04. ALL VOTED AYE. MOTION CARRIED.

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.

Assistant Community Development Director Gerold reviewed the Legacy Crossing LLC Conditional Use Permit and Site Plan with a brief slideshow.

The Council held a brief discussion.

Mayor Evans opened the public hearing at 6:36 PM.

No one stepped forward.

MOTION by Councilmember Hartmann, second by Councilmember Theas, to close the public hearing at 6:36 PM. ALL VOTED AYE. MOTION CARRIED.

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.

MOTION by Councilmember Stacey, second by Councilmember Hartmann, to approve Resolution 26-086 Resolution Approving a Conditional Use Permit and Site Plan Providing for Contractor Storage Garages as Lot 1, Block 1, Valley Business Park Fourth Subdivision. ALL VOTED AYE. MOTION CARRIED.

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.

MOTION by Councilmember Theas, second by Councilmember Stacey, to approve the presentation of claims as reviewed. ALL VOTED AYE. MOTION CARRIED.

Councilmember Theas requested monthly summary financials be published on the website and staff work on creating an interactive dashboard to help users refine their searches. The Council came to a consensus; it was then the directive of the Council for publishing and creation of a dashboard.

8.2. Joint City Council and EDA Meeting.

8.2.1. EDA CALL TO ORDER. ROLL CALL.

President Duklet called the joint EDA Committee meeting to order at 6:40 PM with Commissioners Krant, Cox, Fahey, and Buck present.

Community Development Director Smith Strack reviewed the pre-application request with a slideshow.

Todd Hagen of Ehlers reviewed the TIF Run review.

The applicant stepped forward and reviewed his business.

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.

MOTION by Commissioner Fahey, second by Commissioner Cox, to approve the 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. ALL VOTED AYE. MOTION CARRIED.

Council EDA members refrained from voting on the EDA Resolution due to the joint session.

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.

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

8.2.4. EDA ADJOURN MEETING.

MOTION by Commissioner Fahey, second by Commissioner Cox, to adjourn the EDA Meeting at 7:10 PM. ALL VOTED AYE. MOTION CARRIED.

8.3. Resolution 26-089 Resolution Authorizing Submittal of an Application to the Scott County Housing Trust Fund.

Community Development Director Smith Strack reviewed the proposed application to Scott County Housing Trust Fund.

A brief discussion was held by Council.

MOTION by Councilmember Theas, second by Councilmember Stacey, to approve Resolution 26-089 Resolution Authorizing Submittal of an Application to the Scott County Housing Trust Fund. ALL VOTED AYE. MOTION CARRIED.

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.

City Administrator Meyer reviewed the Cooperative Construction Agreement stakeholders and reasoning for an agreement.

The Council held a brief discussion.

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

8.5. Resolution 26-091 Authorizing Advertisement for Bids for the Prairie Park Shelter Renovation as part of the 2026 Improvement Project.

City Administrator Meyer highlighted the request from the Parks Commission.

The Council held discussion.

MOTION by Councilmember Stacey, second by Councilmember Theas, to approve Resolution 26-091 Authorizing Advertisement for Bids for the Prairie Park Shelter Renovation as part of the 2026 Improvement Project. Councilmembers Stacey, Theas, Otto and Evans VOTED AYE. Councilmember Hartmann VOTED NAY. MOTION CARRIED 4-1.

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.

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

10. ADJOURN.

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

Respectfully Submitted,

Renee Eyrich
Recording Secretary