Horace City Council Meeting Minutes
The Horace City Council met on September 21, 2026, at 6:00 pm at the Horace Meeting House – 7951 Jacks Way, Suite #116, Horace, ND 58047. Those present were Mayor Jeff Trudeau, Councilmembers Ross Renner, Naomi Burkland, Rachel Dwyer, and Chad Chalmers. Others present included: Brenton Holper, City Administrator; Matt Voltz, Finance Director; Tejali Mangle, Community Development Director; Jim Dahlman, City Engineer; and Lukas Croaker, City Attorney.

Mayor Trudeau called the meeting to order at 5:58 pm.
The Pledge of Allegiance was recited.

Agenda Item #3: Approve Regular Agenda
Motion: Approve the Regular Agenda.
1st Motion: Councilmember Burkland
2nd Motion: Councilmember Chalmers
Action taken: All in favor. Motion carried.

Agenda Item #4: Approve Consent Agenda

a. Vendor Invoices
b. Balance Sheet & Income Statement
c. Checks Written in August 2026
d. River's Edge 3rd Addition Rezone Ordinance Second Reading
e. Land Use Ordinance Amendments – Plat Entitlement Process Second Reading
f. Conflict Waivers – Southeast Cass Water Resource District & Cass County Joint Water Resource District
g. Chip Seal Coats (Various Locations) (IDs 2017-1, 2018-3, 2019-6, 2019-7, 2020-1, 2020-4, 2021-1 and 2021-3)
    i. Final Progressive Estimate No. 2
    ii. Final Review and Acceptance
h. Terra Gardens Drainage Improvements
    i. Final Progressive Estimate No. 2
    ii. Final Review and Acceptance
i. 76th Avenue Shared Use Path (Brink Dr to CR17) TMA-CRP-8-999(061) PCN 24433
    i. Design Certifications
j. Rules of the Decorum
k. Special Events Permit Application- The Grove Coffee and Wine
    i. October 17, 2026 – Open House Benefit, 6284 85th Ave S, Horace, ND 58047
l. Special Events Permit Application – The Grove Coffee and Wine
    i. October 23, 2026 – Horace Senior Center

Motion: Approval of the Consent Agenda
1st Motion: Councilmember Dwyer
2nd Motion: Councilmember Renner
Action taken: All in favor, none opposed. Motion carried.

Motion: Approval of the City Council Meeting Minutes from September 8, 2026
1st Motion: Councilmember Renner
2nd Motion: Councilmember Burkland
Action taken: All in favor, none opposed. Motion carried.

Agenda Item #6: **Public Comment**
Sean Carlson expressed frustration on the verbiage in the City Council packet saying it could be interpreted as the pond was partially cleaned out and questioned why the pond cleanup was not finished. Engineer Dahlman described the previous maintenance work that was done to the pond system and the correlating project cost, including a reduction in cost for sediment removal. He then provided a status update on his meeting with the HOA.
Dinah Trager had questions about special assessments and utility billing.

Agenda Item #7: **Sheriff's Update | Keenan Zundel, Jake Murray, Bryce Noonan, Cass County Sheriff's Office**
Deputy Noonan gave the August 2026 law enforcement update that included 483 calls for service. In August, deputies mostly handled parking problems by talking with residents and explaining City ordinances. Mayor Trudeau asked how Bean Days went regarding calls for service, and Sergeant Zundel reported that there were many calls for impaired persons, which he said is typical for large events. Councilmember Burkland asked whether bars are required to stop serving patrons who are visibly impaired. Sergeant Zundel said over-serving is against the law, but it is hard to monitor at large events because attendees often take alcohol out of establishments or bring their own. Sergeant Zundel added that the bars worked well with law enforcement throughout the weekend and called deputies to handle minor situations when needed. Deputy Noonan suggested that the Council create more guidelines on public intoxication, open containers, and consuming alcohol in public.

Agenda Item #8: Southern Valley Fire & Rescue Update | Chris Mahoney, Fire Chief
Deputy Chief Matthew Hons reported 19 calls for service in Horace in August, 14 of them medical, with a 90th percentile turnout of 7 minutes and 46 seconds. The district put two Chevrolet Tahoes into service as dedicated EMS vehicles, Squad 17 and Squad 27, to lower costs and wear on its fire engines. He said that volunteer applications had closed, and interviews were underway.

Agenda Item #9: Flock Cameras | Chad Chalmers, City Councilmember
Councilmember Chalmers brought up the topic of Flock cameras and said the cameras raise civil liberty concerns and could lead to more mass surveillance over time. He said that although Cass County provides Horace's two cameras for free through a grant, he no longer felt comfortable having them in the city. The Council then opened the discussion to public input. A resident brought up an incident that occurred in June 2026, regarding a Flock camera that picked up his wife's vehicle and the public embarrassment and attention it drew to his family. Mayor Trudeau mentioned an incident that had happened earlier in 2026 and how Flock cameras helped determine who was involved with that incident. Sheriff Jahner said he would investigate the incident with the Horace resident. Another resident said he doesn't think Horace needs Flock cameras as there are enough people in the City that would call 911 and praised law enforcement for their efforts.
Sheriff Jahner said the Flock cameras were brought to Horace to improve public safety after two public meetings where no concerns were raised, and that he never meant to force them on the City. He said

because Cass County is large and has few deputies on duty at the time, the cameras were meant to create a perimeter around the metro area, where he said most rural crime starts. He said the system has been successful in investigations. Sheriff Jahner said the cameras have safeguards, including an audit trail for requests from other agencies and a data purge after seven days instead of 30. He offered to participate in additional meetings to address residents' concerns. The Council discussed residents' feedback regarding the Flock cameras.
Motion: Remove Flock Cameras from Horace.
1st Motion: Councilmember Chalmers
2nd Motion: Councilmember Burkland
Action taken: Councilmembers Chalmers, Burkland, and Dwyer in favor; Councilmember Renner opposed. Motion carried.

Agenda Item #10: Lost River Pond | Jim Dahlman, City Engineer
Mr. Dahlman presented the history of the Lost River Pond slope failure repair. He confirmed that muck removal was part of the project, but only about one-third of the planned amount was removed and paid for, because Public Works believed at the time that there was not much sediment in the pond. The Lost River developer had asked to meet the week of September 28, 2026, while a contractor prepared revised excavation bids, which may involve drying out the pond or waiting until freeze up. Mr. Dahlman said he had no proposal for the Council to act on yet, since it is still unclear whether the City or the HOA is responsible for the work.
Motion: Table until the City Council Meeting on October 5, 2026, so the City Engineer can meet with the HOA.
1st Motion: Councilmember Chalmers
2nd Motion: Councilmember Burkland
Action Taken: All in favor. None opposed. Motion carried.

Agenda Item #11: Memorandum of Understanding (MOU) Fargo | Lukas Croaker, City Attorney & Jim Dahlman, City Engineer
Mr. Croaker reviewed the history of annexations in the area and provided a historical update to the Council. Mr. Croaker recommended that staff meet with Fargo to discuss historical annexations. The Council discussed having a conversation with the City of Fargo to see if they would be open to modifying the cities' corporate boundaries.
Motion: Direct the City Attorney to have conversations with the City of Fargo Attorney's Office about annexations.
1st Motion: Councilmember Dwyer
2nd Motion: Councilmember Chalmers
Action Taken: All in favor, none opposed. Motion Carried.

Agenda Item #12: Cub Creek 3rd Addition | Brenton Holper, City Administrator & Lukas Croaker, City Attorney
Mr. Holper discussed the Cub Creek Third Addition developer request for payment in-lieu-of land dedication to be applied toward regional improvements rather than splash pads was back before the Council after being tabled at the previous meeting. He said he had met with Councilmembers Renner and Chalmers about the request, but nothing had changed on the staff side. He asked the Council whether it

wanted more information or how the Council wanted to proceed. Councilmember Chalmers said he believes a deal with the developer can be reached that avoids special assessments. He recommended a joint meeting with the developer, city staff, and councilmembers to work out the details of the developer's proposal to provide infrastructure improvements instead of the payment in-lieu-of land dedication. Mayor Trudeau asked the developer what it would cost to build all the streets as local city streets, and how much more it would cost to build to a regional street. He asked the developer's engineers to work with Mr. Dahlman on the estimate so the City would know its share of the cost of building the street larger without special assessments. Mr. Hellman said the developer can provide a cost comparison. Mr. Hellman said the developer is asking for a $911,000 reduction in payment in-lieu-of land dedication to cover these costs. He added that he's open to looking at other funding sources. Councilmember Burkland expressed interest in being involved in a meeting with staff, the developer, and Council to discuss further.
Motion: Table Cub Creek 3rd Addition for further discussion.
1st Motion: Councilmember Renner
2nd Motion: Councilmember Chalmers
Action taken: All in favor, none opposed. Motion carried.

Agenda Item #13: County Road 17 | Tejali Mangle, Community Development Director
Mrs. Mangle said staff recommended keeping the County Road 17 name as is. Existing County Road 17 and Main Street addresses would stay the same, and Main Street would be added as a secondary name for County Road 17 so future developments or property owners could use a Main Street address if they desired. If the Council approved it, the Public Works Director would order and install the new signs before the turnover. She noted the item wasn't publicly noticed because no street names or addresses are changing.
Motion: Accept the recommendation to keep County Road 17 the same name and add a secondary name as Main Street, if people so desire.
1st Motion: Councilmember Chalmers
2nd Motion: Councilmember Burkland
Action Taken: All in favor. Motion carried.

Agenda Item #14: Waste Management Agreement | Brenton Holper, City Administrator
Mr. Holper presented a proposed five-year extension of the City's agreement with Waste Management. Rates would stay the same in the first year and go up 5% each year in years two through five. The other option was annual increases tied to a Consumer Price Index (CPI) index for water, sewer, and trash, which has run slightly above and below 5%. He said the City has had a good relationship with Waste Management and complaint calls have dropped over the past year or two. The current agreement runs through October 31, 2026, with an option for a five-year extension. Councilmember Renner questioned when the last time the City had a competitive bid process for trash services. Mayor Trudeau said he did not know of a lot of vendors in the area that would be able to service the City due to its size. Councilmember Chalmers said that another trash service vendor, Fat Man Trash Services, was present at the meeting and wanted to bid on the next contract. He added that the company would need at least three months to get trash receptacles in place, if the City selected their bid. Councilmember Chalmers said he has had no problems with Waste Management and is not trying to replace them, but for a five-year contract he wants to compare bids to make sure the City is getting a good deal. Like Councilmember Renner, he asked how the City decided there weren't enough vendors to seek bids, and whether anyone had found that Fat Man

Trash could not serve Horace. Council discussed the process of getting bids for Trash Service and purchasing services policy.

Motion: Table for further discussion until the October 5, 2026, City Council meeting.
1st Motion: Councilmember Renner
2nd Motion: Councilmember Dwyer
Action Taken: All in favor, none opposed. Motion carried.

Agenda Item #15: **Land Use Ordinance Amendments | Tejali Mangle, Community Development Director**
Mrs. Mangle presented Sign Regulation Amendments, which the Planning and Zoning Commission approved on August 25, 2026. The changes allow trailer signs up to 72 square feet and 10 feet tall. They limit wall signs to 15% of the wall area in non-residential zones and 10% in industrial zones, land for sale signs to 50 square feet per lot, and flags not to exceed 35 feet tall. They also allow temporary signs up to 20 square feet during the 60 days before an election. Existing signs are not affected.
Motion: Open the Public Hearing at 8:54pm.
1st Motion: Councilmember Burkland
2nd Motion: Councilmember Chalmers
Action Taken: All in favor, none opposed. Motion carried.

A resident asked about the 10% restriction for wall signs in industrial zones. Mrs. Mangle said that all non-residential signs across the city are limited to 15% of the wall area, but the Planning and Zoning Commission was worried with the size of industrial zoned buildings so they reduced the restriction to 10% and rest of the non-residential would be 15%.

Motion: Close Public Hearing at 8:55pm
1st Motion: Councilmember Dwyer
2nd Motion: Councilmember Burkland.
Action Taken: All in favor, none opposed. Motion carried.

Motion: Approve the First Reading of the Land Use Ordinance Sign Regulation Amendments.
1st Motion: Councilmember Burkland
2nd Motion: Councilmember Chalmers
Action Taken: All in favor, none opposed. Motion carried.

Agenda Item #16: FY 2027 Budget | Brenton Holper, City Administrator & Matt Voltz Finance Director
Mr. Voltz said staff presented the FY2027 preliminary budget on August 3, 2026, and the Council has not asked for changes since then. Mr. Voltz said the budget must be adopted by Friday, October 9, 2026. The general fund sets aside $150,000 for equipment reserves, and the highway fund sets aside $24,321 for one-time Public Works' purchases. Approving the budget does not approve those purchases. Each one will still be presented to the Council for a decision unless the Council chooses to let staff spend the money as needed. The City now gives 10% State Aid to the Horace Park District and 10% to Southern Valley Fire and

Rescue. He said the Council needs to decide whether to maintain, raise, or lower those amounts.

Motion: Open Public Hearing at 8:58pm.
1st Motion: Councilmember Chalmers
2nd Motion: Councilmember Dwyer
Action Taken: All in favor, none opposed. Motion carried.

Deputy Chief Hons from Southern Valley Fire & Rescue (SVFR) asked the Council to maintain the 10% State Aid contribution of about $75,000 a year. He said losing the money would delay equipment replacement, apparatus purchases, and outfitting new volunteers. Mayor Trudeau said that this agenda item was an opportunity to raise awareness that the City is the only city in Southern Valley Fire & Rescue's district that shares State Aid, and encouraged SVFR to repair strained relationships and look for donations from local businesses. Councilmember Renner asked Deputy Chief Hons what benefit the money from State Aid would provide to its citizens, and what would change if the Council did not approve State Aid funding to SVFR. Deputy Chief Hons said most of Southern Valley's budget is already committed, and losing State Aid would put off replacing equipment that is already past its service life.
Motion: Close Public Hearing at 9:27pm.
1st Motion: Councilmember Dwyer
2nd Motion: Councilmember Renner
Action Taken: All in favor, none opposed. Motion.

Councilmember Chalmers advocated for an increase in Planning & Zoning's base pay and the Council discussed between City Councilmembers, Special Assessment Commission, and Planning and Zoning's base pay.

Motion: Approve the FY 2027 Budget with additional funding for Planning and Zoning Commissioners to double their base pay.
1st Motion: Councilmember Dwyer
2nd Motion: Councilmember Chalmers
Action Taken: All in favor, none opposed. Motion carried.

Agenda Item #17: Engineering/ Public Works Report | Jim Dahlman, City Engineer
Mr. Dahlman said phases of Willow Grove Addition are being completed, and the Luther and Sparks path had its final walkthrough on September 22, 2026 so the Department of Transportation and the City could accept it.

Agenda Item #18: | City Administrator Report | Brenton Holper, City Administrator
Mr. Holper said that he, Councilmember Chalmers, and Mrs. Mangle went to the North Dakota League of Cities conference the week of September 16, 2026. He reminded the Council about the special workshop with the City Hall architects on floor plan concepts and budget. He said residents gave mostly positive feedback on the public spaces during a Bean Days engagement event. He also announced that Courtney Lohman has been promoted to Executive Assistant and the receptionist position has been posted.

Agenda Item #19: Portfolio Reports

a. Mayor Trudeau reported that he went to a meeting at Essentia Hospital the previous week, where Essentia's regional president talked about building a facility in Horace, and said Essentia looks forward to partnering with the City.
b. Councilmember Renner said Cass County Sheriff's Office is working with the City to create an ordinance on Electronic Bikes.
c. Councilmember Burkland had no updates.
d. Councilmember Dwyer said Bean Days was another success, with higher attendance than 2025 at every major event. Highlights included more than 110 cars at the car show, 132 runners in the 5K, 58 in the fun run, more than 110 floats in the parade with record registrations, 37 vendors, 14 food trucks and booths, and 20–30% more people at both street dances. She thanked the event's sponsors and community supporters, including Southern Valley Fire and Rescue, the Horace Park District and the Cass County Sheriff's Office
e. Councilmember Chalmers said he went to the League of Cities conference with Mr. Holper, where he reconnected with people from around the state and went to the Interstate Engineering gathering.

Agenda Item #20: Adjourn
Motion: Adjourn at 9:58pm.
1st Motion: Councilmember Burkland
2nd Motion: Councilmember Renner
Action taken: All in favor, none opposed. Motion carried.