



HORACE CITY COUNCIL MEETING MINUTES

The Horace City Council met on April 18, 2022 at 6:00 p.m. at the Horace Fire Hall Event Center.

Those present were Mayor Kory Peterson, Councilmember Chelsey Johnson, Councilmember Naomi Burkland and Councilmember Sarah Veit. Councilmember Jeffrey Trudeau joined the meeting via Teams. Others present included: Brenton Holper, Jace Hellman, Jim Dahlman, and Lukas Croaker.

Mayor Peterson called the meeting to order at 6:01 p.m.
The Pledge of Allegiance was recited.

AGENDA ITEM #3: APPROVE REGULAR AGENDA

Motion: Approve the Regular Agenda

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Johnson

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #4: APPROVE CONSENT AGENDA

- a. Vendor Invoices
- b. Fund Balance Report & Income Statement
- c. Checks Written in March 2022

Motion: Approve the Consent Agenda

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #5: APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM APRIL 4, 2022

Motion: Approve the City Council Minutes from April 4, 2022

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Johnson

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #6: PUBLIC COMMENT

No comments.

AGENDA ITEM #7: SHERIFF'S UPDATE | CRAIG KELLER/JAKE MURRAY, CASS COUNTY SHERIFF'S DEPARTMENT

No Sheriff's Update.

AGENDA ITEM #8: SEWER, STORM, AND STREET IMPROVEMENT DISTRICT NO. 2022-10 (CHESTNUT DRIVE, IRONWOOD DRIVE, AND LIFT STATION SA-4 IMPROVEMENTS) | JIM DAHLMAN, CITY ENGINEER

Mr. Dahlman presented information regarding the Sewer, Storm, and Street Improvement District No. 2022-10 (Chestnut Drive, Ironwood Drive, and Lift Station SA-4 Improvements) Project. Resident Bill Nelson expressed concern regarding cost and a complete rebuild.

Motion: Approve the Resolution Approving the Engineer's Report for the Sewer, Storm, and Street Improvement District No. 2022-10 (Chestnut Drive, Ironwood Drive, and Lift Station SA-4 Improvements) Project

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Veit

Action taken: All in favor, none opposed. Motion carried.



Motion: Approve the Resolution Declaring Work Necessary for the Sewer, Storm, and Street Improvement District No. 2022-10 (Chestnut Drive, Ironwood Drive, and Lift Station SA-4 Improvements) Project

1st Motion: Councilmember Veit

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #9: 7884 AND 7880 COTTONWOOD BLVD | JACE HELLMAN, COMMUNITY DEVELOPMENT DIRECTOR

Mr. Hellman presented information regarding 7884 and 7880 Cottonwood Boulevard. Discussion was had regarding the properties and a motion was made to deny the Variance Application. Lukas Croaker, City Attorney, was directed to develop findings, a conclusion, and an order to be presented at the next meeting.

Motion: To Deny the Variance Application for 7884 and 7880 Cottonwood Blvd

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Veit

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #10: TERRA GARDENS 2ND ADDITION PUD AMENDMENT | LUKAS CROAKER, CITY ATTORNEY

Mr. Croaker presented proposed changes regarding the Terra Gardens 2nd Addition PUD Amendment. The changes include a reduction in building footprint for three buildings to be consistent with the rest of the PUD and a two-year extension to complete the PUD.

Motion: Approve the Terra Gardens 2nd Addition PUD Amendment and Time Extension

1st Motion: Councilmember Veit

2nd Motion: Councilmember Johnson

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #11: WATER, STORM, AND STREET IMPROVEMENT DISTRICT NO. 2022-8 (66TH STREET) | LUKAS CROAKER, CITY ATTORNEY

Mr. Croaker presented information regarding the Water, Sewer, Storm and Street Improvement District No. 2022-8 (66th Street) Project. Discussion was had regarding the necessity of informational meetings to gather feedback from property owners. Because there were no protests filed, there was no need for a public hearing.

Motion: Approve the Resolution Declaring Not Sufficient Protests for the Water, Sewer, Storm and Street Improvement District No. 2022-8 (66th Street) Project

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried.

Motion: Approve the Resolution Directing Engineer to Prepare Plans and Specifications for the Sewer, Storm and Street Improvement District No. 2022-8 (66th - 76th Ave) Project

1st Motion: Councilmember Veit

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #12: WATER, SEWER, STORM, AND STREET IMPROVEMENT DISTRICT NO. 2022-9 (63RD STREET) | LUKAS CROAKER, CITY ATTORNEY

Mr. Croaker presented information regarding the Water, Sewer, Storm, and Street Improvement District No. 2022-9 (63rd Street) Project. The property is held by developers.

Motion: Approve Resolution Declaring Not Sufficient Protests for the Water, Sewer, Storm, and Street Improvement District No. 2022-9 (63rd Street) Project

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Burkland

Action taken: All in favor, none opposed. Motion carried.



Motion: Approve Resolution Directing Engineer to Prepare Plans and Specifications for the Water, Sewer, Storm, and Street Improvement District No. 2022-9 (63rd Street) Project

1st Motion: Councilmember Veit

2nd Motion: Councilmember Burkland

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #13: CR 17 SHARED USE PATH PHASE II | JIM DAHLMAN, CITY ENGINEER

Mr. Dahlman presented options for the Shared Use Path Phase II. Concrete versus asphalt was discussed, with concrete being the preferred option.

Motion: Provide Recommendation to Award to Cass County (Project Sponsor) for the Shared Use Path Phase II

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #14: WATER IMPROVEMENT DISTRICT NO. 2020-6 (WATER PREPLACEMENT) | JIM DAHLMAN, CITY ENGINEER

Mr. Dahlman presented information regarding the Construction Contract decrease and Contract Extension for the Water Improvement District No. 2020-6 (Water Replacement) Project.

Motion: Approve the Change Order No. 2 Decreasing the Construction Contract by \$69,808 and Extending Contract Completion to August 13, 2022 for the Water Improvement District No. 2020-6 (Water Replacement) Project

1st Motion: Councilmember Veit

2nd Motion: Councilmember Johnson

Action taken: All in favor, none opposed. Motion carried.

AGENDA ITEM #15: 296 DAKOTA AVENUE SANITARY SEWER | JIM DAHLMAN, CITY ENGINEER

Mr. Dahlman presented information regarding the 296 Dakota Avenue Sanitary Sewer. A motion was made to table the item for the next meeting. Mr. Dahlman was advised to obtain firm quotes.

Motion: Item was Tabled

AGENDA ITEM #16: CITY HALL WHITE NOISE / SOUNDS MASKING SYSTEM | BRENTON HOLPER, CITY ADMINISTRATOR

Mr. Holper presented a request to purchase a White Noise and Sound Masking System for City Hall. Council requested staff to get demo of the proposed system.

Motion: Item was Tabled

AGENDA ITEM #17: ENGINEERING / PUBLIC WORKS | JIM DAHLMAN, CITY ENGINEER

Mr. Dahlman presented information regarding St. Benedict's Avenue by Casey's General Store, seeking a proposal to work with property owners and to seek authorization for staff to work with Casey's. Bids will be opening next week.

AGENDA ITEM #18: CITY ADMINISTRATOR | BRENTON HOLPER, CITY ADMINISTRATOR

Mr. Holper presented information regarding the City Hall remodel, which is substantially complete with some adjustments yet to be made. He thanked those who assisted with the Easter Egg Hunt and stated that there were around 350-400 children present.

AGENDA ITEM #19: PORTFOLIO REPORTS

- a. Mayor Peterson stated he has scheduled a meeting with the You Betcha owner; he will also be attending a Realtor 150th Anniversary supper; he presented an update for the Horace Seniors earlier in the day; and he discussed a need for monthly HBA meetings.
- b. Councilmember Veit stated that she is catching up on her portfolio; she also apologized to Councilmember Burkland for her passion regarding earlier items discussed, emphasizing that open communication is good.



- c. Councilmember Burkland thanked all who participated in the Easter Egg Hunt and also apologized for the earlier discussion, stating that differing opinions are healthy.
- d. Councilmember Johnson stated that she is participating in the Zoning Ordinance Review and is assisting with open position interviews.
- e. Councilmember Trudeau: No update.

AGENDA ITEM #20: ADJOURN

Motion: Approve Meeting Adjourn at 8:49 p.m.

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Johnson

Action taken: All in favor, none opposed. Motion carried.

The next Horace City Council meeting is scheduled for **Monday, May 2, 2022 at 6:00 p.m.**
The meeting will take place at the **Horace Fire Hall Event Center** located at 413 Main Street.