



Horace City Council Meeting Minutes

The Horace City Council met on August 15, 2022, at 6:00 p.m. at the Horace Fire Hall Event Center.

Those present were Mayor Kory Peterson, Councilmember Stephanie Landstrom, Councilmember Naomi Burkland, and Councilmember Jeffrey Trudeau. Others present included: Brenton Holper, Jace Hellman, Jim Dahlman, and Lukas Croaker. Councilmember Sarah Veit was not present.

Mayor Peterson called the meeting to order at 6:02 p.m.

The Pledge of Allegiance was recited.

Agenda Item #3: Approve Regular Agenda

Motion: Approve the Regular Agenda with the addition of Agenda Item #7.5: REDItech Update

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Burkland

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

Agenda Item #4: Approve Consent Agenda

Motion: Approve the Consent Agenda

1st Motion: Councilmember Landstrom

2nd Motion: Councilmember Trudeau

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

Agenda Item #5: Approval of the City Council Meeting Minutes from August 1, 2022

Motion: Approve the City Council Meeting Minutes from August 1, 2022

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Burkland

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

Agenda Item #6: Public Comment

Resident Ryan Thayer, 774 Prairie Avenue, presented a request for the City to waive penalties and interest of approximately \$700 that was accrued prior to living in his home. The City Council previously heard this item and denied the request. Mr. Thayer asked that the City Council reconsiders waiving the penalties and interest. Mayor Peterson requested the issue be added to the September 6 Council meeting agenda.

Agenda Item #7: Sheriff's Update | Craig Keller & Jake Murray, Cass County Sheriff's Department

Deputy Keller presented the July dispatch log of 212 calls. Deputy Keller reminded residents to use caution around school buses and stop signs. Mayor Peterson requested more presence around those areas and Deputy Keller said he would relay the message. Councilmember Trudeau requested a greater presence on Wall Avenue now that cars are driving faster following dust control.

Agenda Item #7.5: REDItech Update | Jake Lematta, REDItech

Mr. Lematta provided documents regarding the status of the REDItech fiber optic project. He stated that construction is going well. He shared a color-coded map that showed blue sections as being complete, pink sections as joint trenching with power companies, and an orange section that would be completed in the next couple of weeks.



Agenda Item #8: Amend Resolution Authorizing Regional Sanitary Sewer Assessment Allocations | Lukas Croaker, City Attorney

Mr. Croaker presented the request to amend the Resolution Authorizing Regional Sanitary Sewer Assessment Allocations. He stated that the Special Assessment Commission discussed limiting the allocation to the first five acres, with the recommendation that City Council revise the resolution to include this limit. Councilmember Landstrom expressed concern regarding large parcels that are connected to a private septic system. Councilmember Trudeau expressed concern regarding residents with larger parcels who subdivide later, requesting that the change increase the number.

Motion: Amend Resolution Authorizing Regional Sanitary Sewer Assessment Allocations to include the verbiage “unplatted property” to the already amended resolution

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Burkland

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

Agenda Item #9: Southdale Farms 6th Addition | Jace Hellman, Community Development Director

- a. Plat
- b. Rezone

Mr. Hellman presented the Plat and Rezone for the Southdale Farms 6th Addition project in which the applicant has requested to subdivide the lot. The applicant was present and requesting for the lot to become R4, which the Planning and Zoning Commission recommends, and the staff is comfortable with. Buffering between the developments was discussed, with both sides preferring landscaping over fencing, which would block neighbors from each other. Types of landscaping was discussed. Mayor Peterson opened and closed the public hearing at 6:49 p.m. for the Plat. Mayor Peterson opened and closed the public hearing at 6:50 p.m. for the Rezone.

Motion: Approve the Plat for the Southdale Farms 6th Addition Project

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Landstrom

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

Motion: Approve the Rezone for the Southdale Farms 6th Addition Project

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Trudeau

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

Agenda Item #10: Dairy Queen Sign | Jace Hellman, Community Development Director

Mr. Hellman presented the Variance Application for the Dairy Queen sign. The applicant is proposing 248 square feet of signage to be consistent with their national branding, which is greater than the 49 square feet that ordinance allows. Staff recommended approval. Mayor Peterson opened the public hearing at 6:53 p.m. Further discussion was had regarding future codes. Mayor Peterson closed the public hearing at 6:55 p.m.

Motion: Approve the Variance Application for the Dairy Queen Sign

1st Motion: Councilmember Landstrom

2nd Motion: Councilmember Burkland

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

Agenda Item #11: Wangler Addition | Jace Hellman, Community Development Director

- a. Plat



Mr. Hellman presented the Plat for the Wangler Addition. The 11.95 acres will be a single-family dwelling, which the zoning allows. Mr. Hellman explained that the adjacent lots are zoned Ag, so they would have to rezone. Mayor Peterson opened the public hearing at 6:57 p.m. No further concerns regarding the Wangler Addition were expressed. Mayor Peterson closed the public hearing at 6:58 p.m.

Motion: Approve the Plat for the Wangler Addition

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Landstrom

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

Agenda Item #12: Water, Sewer, Storm and Street Improvement District No. 2022-11 (Cub Creek Second Addition) | Jim Dahlman, City Engineer

a. Resolution Approving the Engineer's Report

b. Resolution Directing Engineer to Prepare Plans and Specifications

Mr. Dahlman presented the Engineer's Report for the Water, Sewer, Storm and Street Improvement District No. 2022-11 (Cub Creek Second Addition) project. Discussion was had regarding traffic, with the traffic engineer feeling there are ample ways in and out, and that only the intersections were a concern. A representative from Moore Engineering, Inc. was present and stated that he feels comfortable with the design and that contractors would like to get started this fall.

Motion: Approve the Engineer's Report for the Water, Sewer, Storm and Street Improvement District No. 2022-11 (Cub Creek Second Addition) Project

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Trudeau

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

Motion: Approve the Resolution Directing the Engineer to Prepare Plans and Specifications for the Water, Sewer, Storm and Street Improvement District No. 2022-11 (Cub Creek Second Addition) Project

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Burkland

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

Agenda Item #13: Water, Sewer, Storm, and Street Improvement District No. 2022-12 (Rivers Edge Second Addition) | Jim Dahlman, City Engineer

a. Resolution Directing the Engineer to Prepare Engineering Report

Mr. Dahlman presented the Resolution Directing the Engineer to Prepare the Engineering Report for the Water, Sewer, Storm, and Street Improvement District No. 2022-12 (Rivers Edge Second Addition) project. Councilmember Trudeau asked if flooding had been addressed and Mr. Dahlman stated that it had been.

Motion: Approve the Resolution Directing the Engineer to Prepare the Engineering Report for the Water, Sewer, Storm, and Street Improvement District No. 2022-12 (Rivers Edge Second Addition) Project

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Landstrom

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

Agenda Item #14: County Road 17 Shared Use Path – Phase II TAC-0009(054) 22943 | Jim Dahlman, City Engineer

a. Time Extension Request



Mr. Dahlman presented a Time Extension Request for County Road 17 Shared use Path – Phase II TAC-009(054) 22943. He stated that the completion date from 81st Avenue to the north roundabout was Saturday and was overall complete, but a request for a 15-day extension had been made.

Motion: Approve the Time Extension Request for 15 Days for County Road 17 Shared Use Path – Phase II TAC-0009(054) 22943

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Burkland

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

Agenda Item #15: County Road 17 Shared Use Path – Phase III TAC-0009(055) 23241 | Jim Dahlman, City Engineer

Mr. Dahlman presented the Class 1 Survey for Cultural Resources Proposal for County Road 17 Shared Use Path – Phase III TAC-0009(055) 23241. The estimate is \$1,200.00 for construction to begin in 2023.

Agenda Item #16: Center Avenue Multi-Modal Improvements TAC-0009(056) 23242 | Jim Dahlman, City Engineer

a. Class 1 Survey for Cultural Resources Proposal

Mr. Dahlman presented a Class 1 Survey for Cultural Resources Proposal for Center Avenue Multi-Modal Improvements TAC-0009(056) 23242.

Motion: Approve the Class 1 Survey for Cultural Resources Proposal Phase 3 for the Center Avenue Multi-Modal Improvements TAC-0009(056) 23242

1st Motion: Councilmember Landstrom

2nd Motion: Councilmember Trudeau

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

Agenda Item #17: FY 2024 & FY 2025 Transportation Alternative Grant Projects | Jace Hellman, Community Development Director

Mr. Hellman presented the FY 2024 & FY 2025 Transportation Alternative Grant Projects. Discussion regarding revitalization of downtown Horace was had, from Center Avenue to Park Drive.

Agenda Item #18: Lot Inventory | Jace Hellman, Community Development Director

Mr. Holper presented the Lot Inventory on behalf of Mr. Hellman. Mr. Hellman has been working with building inspectors regarding the rate at which lots are filling. There are currently 246 lots available to build.

Agenda Item #19: Gravel Bids | Brenton Holper, City Administrator

Mr. Holper presented Gravel Bids for all roads throughout Horace and requested approval for staff to spend up to \$30,000.00.

Motion: Approve the Request for Gravel Bids Not To Exceed \$30,000

1st Motion: Councilmember Landstrom

2nd Motion: Councilmember Trudeau

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

Agenda Item #20: Big Erv's | Brenton Holper, City Administrator

Mr. Holper presented a request for Big Erv's to obtain a Special Events Permit for September 4, 2022. Big Erv's will be catering a wedding at the Horace Senior Center and need a Special Events Permit to serve alcohol.

Motion: Approve the Special Events Permit for Big Erv's on September 24, 2022



1st Motion: Councilmember Burkland

2nd Motion: Councilmember Landstrom

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

Agenda Item #21: Engineering/Public Works | Jim Dahlman, City Engineer

Mr. Dahlman presented the Construction Project Status Report for Engineering / Public Works. He stated that manhole coatings were completed during the prior week and that all miscellaneous jobs are beginning.

Agenda Item #22: City Administrator | Brenton Holper, City Administrator

Mr. Holper stated that Railroad Valley Western reached out to staff regarding moving railroad crossings throughout town. The removal will take place one at a time with no defined date but beginning in September.

Agenda Item #23: Portfolio Reports

- a. Mayor Peterson met with Kelly Armstrong to discuss the city and childcare crisis. He looks forward to Bean Days and announced that he would be interviewing on the Jay Thomas show on Friday and that Senator John Hoeven would be present for the parade on Saturday.
- b. Councilmember Veit: No update
- c. Councilmember Burkland stated that she was looking forward to Bean Days and her upcoming interview on 99.5 KRFF at 11 a.m. She asked for volunteers.
- d. Councilmember Landstrom stated that she is looking forward to assisting with Bean Days.
- e. Councilmember Trudeau stated that he participated in another round of interviews last week.

Agenda Item #24: Adjourn at 8:27 p.m.

The next City Council Meeting is scheduled for **Tuesday, September 6, 2022, at 6:00 pm**