



Horace Special City Council Meeting Minutes Summary

The Horace Special City Council meeting took place on June 1, 2021 @ 6:00 pm at Horace City Hall. Those present were Mayor Kory Peterson, Councilmember Jeffrey Trudeau, Councilmember Chelsey Johnson, Councilmember Naomi Burkland, and Councilmember Sarah Veit. Others present included: Brenton Holper, Jim Dahlman, and Lukas Croaker.

Mayor Peterson called the meeting to order at 6:00 pm
Mayor Peterson declared a quorum and forwent the pledge of allegiance.

Agenda Item #3: Approve Regular Agenda

Motion: Approve the Regular Agenda.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Trudeau

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

Agenda Item #4: Annexation Agreements (Fradet's, Westbrook & Lazy A) | Lukas Croaker, City Attorney
Mr. Holper presented the Annexation Agreements for the Westbrook, Fradet's, and Lazy A subdivisions. He explained that Councilmember Veit worked with the residents of the annexation area to create agreements for each subdivision. The agreements were presented to the City Council for approval before obtaining the signatures from the residents.

Motion: Approve the Annexation Agreements (Fradet's, Westbrook & Lazy A) as Proposed.

1st Motion: Councilmember Veit

2nd Motion: Councilmember Johnson

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

Agenda Item #5: Floodplain Permit Application | Jim Dahlman, City Engineer

Mr. Dahlman explained that staff received a floodplain permit application from a resident located at 10310 72nd Street S. The resident applied for a permit because he wanted to fill in his pond, but the property is located in the floodplain zone. Mr. Dahlman recommended approval because his research showed that filling in the pond would not create a rise in flood water during a flooding event.

Motion: Approve the Floodplain Permit for 10310 72nd Street S.

1st Motion: Councilmember Burkland

2nd Motion: Councilmember Veit

Action taken: Three in favor, Councilmember Trudeau abstained. Motion carried.

Agenda Item #6: Lakeview Development & Improvement District WSST. ID No. 2021-3 | Brenton Holper, City Administrator

Mr. Holper explained that the letter of credit requirements for the Lakeview Development & Improvement District WSST. ID No. 2021-3 project were set at 75% of the construction and soft costs. The developer requested that the soft costs would not be included in the letter of credit in order to move forward with the project. The letter of credit would remain at 75% of the total construction costs. The second request was for a two-year deferment of specials for mixed-use and commercial zoned areas within the plat (which was reflected in the Lakeview 1st Addition plat, which is approximately 15% of the entire plat).



Councilmember Veit explained the difference between a deferment and an abatement. She added that because of the uniqueness of the plat and because of the benefits the subdivision will bring to the community (the planned lake and walking paths), she was willing to reconsider the developer's requests. The other Councilmembers agreed that meeting with the developer helped them better understand the plat and the unique elements of the project.

Motion: Accept Eliminating the Soft Costs Requirement from the Letter of Credit for Lakeview First Addition Development & Improvement District WSST. ID No. 2021-3.

1st Motion: Councilmember Veit

2nd Motion: Councilmember Burkland

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

Motion: Approve the Two-Year Deferment of Special Assessments for Business and Mixed-Use Lots in the Lakeview First Addition Development & Improvement District WSST. ID No. 2021-3.

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Johnson

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

Agenda Item #7: Lakeview Drive - Right of Way Acquisition | Brenton Holper, City Administrator

Mr. Holper explained the Water, Sewer, Storm and Street ID No. 2020-2 (82nd Avenue) proposed 11,678.62 Sq. Ft. permanent right of way easement acquisition and its location. The Horace Lutheran Church lot was appraised as well as the right of way the City intends which was valued at \$103,648.13. The Council then discussed the Appraisal Report which was prepared by Rose M. Hoefs, Inc. Mr. Voegelé, who represents the Lutheran Church, added that nine surrounding properties were valued around \$10.00 to \$12.00 per Sq. Ft. Councilmember Johnson, who recently received her commercial real estate license, said that the appraisal seemed honest and fair in her opinion.

Mr. Holper noted that the costs for the right of way acquisition would be covered by the 82nd Avenue project fund because it was included in their special assessment district. Mayor Peterson said that he thought that \$10.00 per Sq. Ft. seemed fair and the Council agreed.

Motion: Approve Purchasing the WSSSt ID No. 2020-2 (82nd Avenue) Proposed 11,678.62 Sq. Ft. Permanent Right of Way Easement at \$10.00 per Sq. Ft.. Approve Relocating the Property's Trees as Requested by the Church. Approve Waiving the Church's Late Fees and Interest Charges for Current Special Assessments.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Trudeau

Action taken: All in favor, none opposed. Motion carried (4-0).

Agenda Item #6: Adjourn

Motion: Approve Meeting Adjourn at 7:34 pm.

1st Motion: Councilmember Trudeau

2nd Motion: Councilmember Veit

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

Next Regular Meeting is **June 7, 2021** at 6:00 pm