



## **Horace City Council Meeting Minutes**

The Horace City Council met on September 16, 2019 @ 6:00pm at Horace City Hall. Those present were Kory Person, John Koerselman, Chelsey Johnson, Bryan Schmidt, Lukas Croaker, Jim Dahlman, Brenton Holper, and Matt Lower.

Mayor Peterson called the meeting to order.

The Pledge of Allegiance was recited.

### **Agenda Item #3: Approve Regular Agenda**

**Motion:** Approve the regular meeting agenda.

**1<sup>st</sup> Motion:** Councilmember Schmidt

**2<sup>nd</sup> Motion:** Councilmember Johnson

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

### **Agenda Item #4: Approve Consent Agenda**

**Motion:** Approve the consent agenda.

**1<sup>st</sup> Motion:** Councilmember Johnson

**2<sup>nd</sup> Motion:** Councilmember Koerselman

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

### **Agenda Item #5: Approve Meeting Minutes from September 3, 2019**

**Motion:** Approve meeting minutes from September 3, 2019

**1<sup>st</sup> Motion:** Councilmember Schmidt

**2<sup>nd</sup> Motion:** Councilmember Johnson

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

### **Agenda Item #6: Public Comment**

William Ziglar, a resident of Horace, express concerned on proposed property tax increases.

Dave Gronlie, a resident of Horace, wanted clarification on the tax increase with the Horace Park District. Council identified that they are a separate entity and taxing authority. The Council encouraged Mr. Gronlie to attend the Park District meeting for more information.

### **Agenda Item #7: FY 2020 General Fund Budget**

**Discussion:** Mr. Holper presented the FY 2020 General Fund Budget with revenues and expenditures. Change in home/property valuation was roughly 6.3%. The cities change in proposed budget was roughly 7% and the exact increase outside of valuation, at .76% increase.

**Public hearing:** A public hearing was opened at 6:15pm and closed at 6:19pm. Mr. Gronlie commented on the budget expenditures for average salary compared to Fargo and West Fargo, information is not known. Also commented on 20K line item for equipment purchases, and professional services.

**Discussion:** Mr. Schmidt would like to see a 0% increase, even though the proposed increase is minimal. The level of detail in the proposed budget is much greater and thorough than in past years.



Mr. Holper mentioned the increase in the building permits line item is largely due to the new High School building. Mr. Holper also pointed out an increase in the city's budget is also tied to sharing state aid with the Park District and Fire District entities for a total of \$44,000 total. Expenditures and revenues can be lowered by \$7K to make the best effort to keep the mill the same.

**Motion:** Motion to approve the final budget with noted change to lower by \$7K with Mr. Holper's recommendations.

**1<sup>st</sup> Motion:** Councilmember Schmidt

**2<sup>nd</sup> Motion:** Councilmember Koerselman

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

#### **Agenda Item #8: Becher Variance**

**Discussion:** Mr. Lower presented details on the variance application. Planning commission recommends an approval on the variance.

**Public hearing:** A public hearing was opened and closed at 6:30pm with no comment

**Motion:** Motion to approve Becher Variance.

**1<sup>st</sup> Motion:** Councilmember Johnson

**2<sup>nd</sup> Motion:** Councilmember Schmidt

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

#### **Agenda Item #9: Prairie View 2<sup>nd</sup> Addition**

**Discussion:** Mr. Lower presented the Park Board subdivision application for Prairie view 2<sup>nd</sup> addition that would entail dividing it into five separate lots. The planning commission met and recommended denial of the application for the reason that no Park Board representative was present at the meeting.

**Public hearing:** A public hearing was opened at 6:33pm and closed at 6:35pm. Don Dabbert spoke against the proposal as amended covenants does not allow for lot splits and the current design plan is not part of the developer's agreement. Mr. Croaker commented that Mr. Dabbert owns over 20% of the lot area, and under the city ordinance if over 20% of the landowners oppose, then the city would need  $\frac{3}{4}$  of the landowners to approve the development.

**Motion:** Motion was made to table for further discussion with Park Board and developers.

**1<sup>st</sup> Motion:** Councilmember Koerselman

**2<sup>nd</sup> Motion:** Councilmember Johnson

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

#### **Agenda Item #10: Parking Ordinance No. 2019-07, & Block Length – 1<sup>st</sup> Reading**

**Discussion:** Mr. Lower went over the parking ordinance as it stands now, allows for the developer to request a reduction in parking minimums by using a parking generation manual that is published by the institute of traffic engineers. The planning commission recommends we adopt the same language and tool that West Fargo uses that allows developers to use The Urban Lanes Institute Shared Parking manual. A more scientific tool for parking minimums that is well received across the region.

**Public hearing:** A public hearing was opened and closed at 6:44pm with no comment.



**1<sup>st</sup> Motion:** Councilmember Schmidt

**2<sup>nd</sup> Motion:** Councilmember Johnson

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

**Agenda Item #11: Railroad Right-of-Way (ROW) Land Purchase with West Fargo School District**

**Discussion:** Mr. Holper presented details on BNSF property near Lakeview Dr., roughly 22,113 sq. feet. WFSD has authorized staff to move forward on purchasing railroad right-of-way. However, an additional right-of-way is of interest to the City Council as a right-of-way for Lakeview Drive and a benefit to the Horace High School in proximity. Cost for the land estimated at \$0.63/sq.

**Motion:** Motion to proceed with negotiations for right-of-way with West Fargo School District and BNSF for the railroad property west of the school's property from the water tower to 81<sup>st</sup> Ave. South.

**1<sup>st</sup> Motion:** Councilmember Johnson

**2<sup>nd</sup> Motion:** Councilmember Schmidt

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

**Agenda Item #12: Engineering/Public Works**

**Discussion:** Mr. Dahlman provided an update on shared use path will be starting late this week, early next week. Lights are temporarily connected to the roundabout, not on yet permanently due to rain delay, working on feed point.

**Agenda Item #13: Community Development Director**

**Discussion:** Mr. Lower provided an update on comp plans process.

**Agenda Item #14: City Administrator**

**Discussion:** Mr. Holper provided an update on the North Dakota League of Cities conference held Thursday (9/19) and Friday (9/20) in Bismarck. Communications Specialist position has been filled with Shelby Wheeler. Mosquito spraying scheduled for Wednesday (9/18) and is weather dependent. Partners in Marketing grant and working on a community map for different neighborhood designation, a great marketing tool for the city.

**Agenda Item #15: Portfolio Reports**

**Mayor Peterson** – APEX engineering shared the roundabout video on Facebook.

**Councilmember Koerselman** – Groundbreaking for Cub Creek was on September 16 @ 1pm.

**Councilmember Fenelon** – N/A

**Councilmember Johnson** – Bean Day's was a great event, despite the rain the turnout was impressive. The Farmers Market planned for October 11, and am looking forward to more events and topic ideas. Any article ideas or columns for Horace Happenings is encouraged. A big thank you to Kevin Johnson for the fireworks.

**Councilmember Schmidt** – Nothing to report



**Agenda Item #16: Adjourn**

**Motion:** To adjourn the meeting.

**1<sup>st</sup> Motion:** Councilmember Koerselman

**2<sup>nd</sup> Motion:** Councilmember Schmidt

**Next Meeting is October 7, 2019 at 6:00 pm**