



Horace City Council Meeting Minutes

The Horace City Council met on January 21, 2020 @ 6pm at Horace City Hall. Those present were Mayor Kory Peterson, Councilmember Chelsey Johnson, Councilmember Bryan Schmidt, Councilmember John Koerselman, Councilmember Dave Fenelon. Others present included: Jim Dahlman, Russ Sahr, Lukas Croaker, Brenton Holper and Barrett Voight.

Mayor Peterson called the meeting to order.

The pledge of allegiance was recited.

Agenda Item #3: Approve regular agenda

Motion: Approve the regular agenda with the addition of purchase of RDX snowblower between agenda items 13 and 14, called 13a.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Johnson

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

Agenda Item #4: Approve consent agenda

a. Vendor Invoices

b. Balance Sheet & Income Statement

Motion: Approve the consent agenda.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Fenelon

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

Agenda Item #5: Approval of City Council Meeting Minutes from January 6, 2020.

Motion: Approve City Council Meeting Minutes from January 6, 2020.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Johnson

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

Agenda Item #6: Public Comment

Scouts 274 participated in the citizenship of community merit badge and were present at the Council Meeting to learn more about the City Council.

Agenda Item #7: FY 2018 and FY 2019 Audit Agreement

i. Discussion & Action: Mr. Holper presented the proposal for Eide Bailly on an audit and engagement of services.

Motion: Approve Eide Bailly proposal for audit.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Fenelon

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



Agenda Item #8: All American Zoning to C-3 – 2nd Reading

i. Discussion & Action: Mr. Croaker presented the 2nd reading and there are no changes from the 1st reading and wanted to solidify the process for further applications.

Motion: Approve the 2nd reading to C-3 zoning.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Koerselman

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

Agenda Item #9: Greely Addition Planned Unit Development (PUD) Agreement – 1st Reading

i. Discussion & Action: Mr. Voigt presented the details on the PUD agreement and specifically on the parking reduction to not exceed 195 stalls.

Public hearing: A public hearing was opened at 6:19pm and closed at 6:38pm. Tony Wolf presented a parking study for urban use done for Epic Companies for Urban Land Use. Total parking based on the study reaches peak time parking at 195 lots.

Motion: Approve the motion for PUD agreement 1st reading.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Koerselman

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

Agenda Item #10: Water, Sewer, Storm, and Street Improvement District No. 2020-4 (Lost River Fifth Addition)

a. Petition for Improvements

i. Discussion & Action: Mr. Dahlman presented details on the petition to create infrastructure for Lost River Fifth Addition.

Motion: Approve the motion for the petition of infrastructure.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Fenelon

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

b. Resolution Creating the District

i. Discussion & Action: Mr. Dahlman discussed that the district boundary has not been set, it's still in a informal state.

Motion: Councilmembers agreed to table this subject until the district boundary is set.

Action taken: Motion is to table for further discussion.

c. Resolution Directing the Engineer to Prepare the Preliminary Engineering Report and Cost Estimate

i. Discussion & Action: Councilmembers agreed to table this subject until the district boundary is set.

Motion: Motion to table for further discussion.

Action taken: Motion to table for further discussion.



Agenda Item #11. Water, Sewer, Storm, and Street Improvement District No. 2020-3 (Wall Avenue (CR-17 to Diversion Rd./81st Street))

a. Public Meeting Recap

i. Discussion: Mr. Dahlman recapped the Public Input Meeting held on January 16th, 2020 and was an open house format. A lot of comments were on cost, with questions regarding the District Boundary Map. The majority of attendees noted that this should be a City-wide assessment since more residents drive on this road than just in the District Boundary. Residents have until February 1st, 2020 to provide feedback on this proposed project. Mr. Holper provided feedback that after the public input time period is closed, staff will provide a summary of feedback to the council. The shared use path was also a discussion of residents being split on not having it versus having it. As of now the District Boundary Map includes approximately 600 households. If the Boundary Map was City-wide it would go to approximately 1,800 households.

Agenda Item #12. Water and Sewer Utility Rates

i. Discussion and Action: Mr. Holper presented details on water and sewer rates and a proposed increase. Discussion was just for water and sewer increase and not the other three utilities at this meeting. The City would communicate these changes to residents and give the communication time about 2 months so adjustments would likely be looking April/May. For water, the rate would not be for the cost per thousand gallons but for the base rate. The reason for this increase in base rate allows us to get in good standing with the City's water fund and allow the City to make improvements. Our current base rate is \$12, and staff is proposing an increase to \$18 - \$20 dollars. Another item for water supply is looking to change the origination point and this would be done with a vote to current users if they want to move to Cass Rural Water or connect to Fargo.

Currently sewer rates are \$1.75 for cost per thousand gallons and the proposed increase is to \$2.50 per thousand gallons. Staff is looking to send sewer to Fargo, and they charge \$3.00 per thousand gallons. Councilmember Fenelon discussed our long-term plans for where the City is getting water and an analysis on how much the City currently uses versus how much is billed and analyze any discrepancies.

Motion: Approve the motion to analyze options for water supply connections and present an analysis for funds at an upcoming meeting.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Schmidt

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

Agenda Item #13: Engineering/Public Works

- i. Discussion: Mr. Dahlman gave an engineering & public works update including;
- a. Presented sanitary sewer with Maple Lakes and staff will have an update next week with the developers.
 - b. Continue with 81st Avenue plans and specifications.
 - c. Map of projects representing all areas of where the City is under construction in 2019 and 2020. Mr. Dahlman gave feedback on details of upcoming projects and locations of lift stations.



Agenda item 13a: Purchase of RDX snowblower

i. Discussion & Action: Councilmember Fenelon gave an update on the capacity of the City's current snowblower not being up to capacity right now for the size of the City and amounts of snow. The one presented is to spend 20,000 dollars to allow public works to get the equipment needed.

Motion: Approve the motion to spend up to 20,000 dollars for Public Works to purchase a RDX snowblower.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Koerselman

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

Agenda Item #14: City Administrator

i. Discussion: Mr. Holper gave the City Administrator update including;

a. We had a water lake the weekend of January 18th, 2020 on 3rd Street and water was shut off from 8 a.m. to 6 p.m.

b. The water tower froze due to the water leak. A crew from Sioux Falls came to fix and Public works kept pressure with water treatments pumps running and flushing the hydrants. Water tower was thawed out by Monday.

Agenda Item #12: Portfolio Reports

Mayor Peterson:

- Economic Development Group back and reconstituted.
- Leave on the 12th and back on the 23rd for a mission trip.
- Emerald Ash Borer get back on track.
- Shelby did a good job on the fire hydrant graphic and need one for community mailboxes as well.
- West Fargo on February 6th is giving a presentation on the High School.

Councilmember Koerselman: No updates.

Councilmember Fenelon:

- Huge thank you to the Public Works Department on snow removal, the feedback is how quick you are on any problem areas.
- Requested an update on the open positions and the agency is working on it and getting resumes.

Councilmember Johnson:

- Horace Happenings in process and coming out March 1st.
- Garage Sale weekend coming up in May.
- The Robert Bensen feature is great and love the feedback on it.

Councilmember Schmidt:

- Working on the water rate analysis.
- Working on address discrepancies between the County and State and cleaning up the list.



Agenda Item #13: Adjourn

Motion: Approve meeting adjourn at 7:58 p.m.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Fenelon

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

Next Regular Meeting is February 3, 2020 at 6:00 pm