



Horace City Council Meeting Minutes

The Horace City Council met on October 21, 2019 @ 6pm at Horace City Hall. Those present were Kory Peterson, David Fenelon, Chelsey Johnson, Bryan Schmidt, Lukas Croaker, Jim Dahlman, Russ Sahr, and Brenton Holper.

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 with the removal of Agenda item #6.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Fenelon

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

Agenda Item #4: Approve Consent Agenda

a. Vendor Invoices

b. Income Statement

Motion: Approve the consent agenda.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Schmidt

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

Agenda Item #5: Approve City Council Meeting Minutes from October 7, 2019

Motion: Approve City Council meeting minutes from October 7, 2019.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Schmidt

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

Agenda Item #6: Public Comment

a. Arlene and Richard Tine, residents of Horace, spoke on their utility bill for the month of August 2019 and a perceived discrepancy on their meter reading and discoloration of water in the month of August. After discussion, council members made the following motion;

Motion: Continue to monitor the meter and usage for next couple months and credit the amount in question minus the normal amount of usage, averaged over the previous 6 months.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Schmidt

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

b. Jason Carpenter, resident of Horace in Rivers Edge, spoke on behalf of himself and other residents regarding drainage in the development. Looking for a way to be proactive on the situation now rather than a continued maintenance plan. Also talked on the turnaround conditions in the development, as it is currently gravel and not supportive for bus routes. Specific items on discussion is on water infiltration



and turn around in Rivers Edge and Jason wanted to get a conversation started on these topics for a solution. Jim Dahlman commented that the project regarding drainage and on ditch grades and outlet structure were under observation of Houston Engineering, funded from the builder and not the City of Horace. Brenton Holper commented that the drainage is an amplified problem this year because it has been so wet and will not be a small project. The turnaround is outside the city limits and without an easement or legal protection for the city, we are restricted on what can be done. Regarding the drainage, the city will review the drainage issue. Travis Styles, a resident of Rivers Edge spoke on the drainage issue in Rivers Edge.

Agenda Item #7: MetroCOG 2045

a. Discussion & Action: Presentation of 5-year Metropolitan Transportation Plan. The last one was adopted in 2014 and the projects identified in that plan have been proposed in the 2045 plan.

Motion: Approve the resolution to support the MetroCOG

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Johnson

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

Agenda Item #8: Council Representative for MetroCOG

a. Discussion & Action

Motion: Approve the appointment of Councilmember Felon as the primary and Councilmember Johnson as the second for council representative.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Felon

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

Agenda Item #9: Wall Ave. Conditions & Engineering

a. Discussion & Action: Wall Avenue and specifically the problem section is from the bridge on Wall Avenue to the entrance to Lost River and River Edge. The City does not currently have ownership of the road and is in control of Stanley Township. When Lost River was annexed, that is where the city takes ownership from the center of the road for a portion. Annexing just the road doesn't make sense for the City as we'd have to annex the properties included. The City has been grading the road in good faith but with wet weather conditions it's possible we could damage the road and different solutions have been proposed and discussed. One for short term that can get us in working condition through Spring is reclaiming the base, repacking, and putting another layer of gravel to hold. Ideal timing for a larger project is 2021 for a long-term solution with the City and Stanley Township when funds will be readily available. We are not looking for an answer on a long-term solution tonight, but a short-term solution with the proposed reclamation project.

Motion: Approve the use of a reclaimer to correct the road of Wall Ave. to and work with Stanley Township for a cost share partnership, for the City will pay up to \$20,000 of the \$30,000 estimate.

1st Motion: Councilmember Felon

2nd Motion: Councilmember Schmidt



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

Agenda Item #10: Southdale Farms 1st Addition

a. Rezone

i. Discussion & Action: Nothing has changed in the rezone from the first reading, except the lot numbers changed since the addition of the road.

Motion: Approve the rezone of the following;

Lot 1, Block 1 and Lots 30 & 32, Block 2 going from Ag to Public Facilities.

Lots 3 - 15, Block 1 and Lot 1 - 29 & 31, Block 2 and all of Block 3, 4, 5, and 6 going from Ag to R6.

Lot 2, Block 1 going from Ag to R5.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Johnson

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

Agenda Item #11: Southdale Farms 2nd Addition

a. Rezone

i. Discussion & Action

Motion: Approve the rezone of Block 1 from Ag to Public Facilities.

1st Motion: Councilmember Schmidt

2nd Motion: Councilmember Fenelon

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

Agenda Item #12: FT Building Inspector Position

a. Discussion & Action: Proposing a new position for a 2nd building inspector. With the number of residential permits for new build's we've already almost doubled, and this doesn't include decks, sheds and other building permits. We currently have a back up inspection agreement with our current building inspector on leave, we've incurred about \$18K in costs over a 2-month period plus pending costs for plan reviews. With the number of new developments in the pipeline, this will substantially increase and the need for a 2nd building inspector is necessary for projected growth. Primary duties will include, but not limited to, building inspection, plan review, and storm water compliance.

Motion: Approve the creation of a full-time Building Inspector position and outreach.

1st Motion: Councilmember Johnson

2nd Motion: Councilmember Schmidt

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

Agenda Item #13: Utility Rates

a. Discussion: To continue reviewing options for utility rate adjustments in the near future. The last time utility rates were discussed we wanted to address all the changes at once, rather than one increase/notification every few months. Need to continue finalizing options and make an agenda item with action items soon based on discussion of final rate increases when applicable.



Agenda Item #14: Road Grader Purchase

a. Discussion & Action: A road grader is typically one of the most expensive pieces of equipment for a public works department. Our current grader is a late 90's model without many capabilities for grading options. It's also requires an intense training as it's not as user friendly as newer options so specific public work employees are required to be available when needed. We received proposals from both Caterpillar and John Deere. The price of the equipment is in the range of 300K to 330K before trade in. Proposed purchase price is \$295,000 without financing, financing through John Deere is available and will allow us to have six annual payments at 22,000, with a 100,000 down payment and 100K balloon payment once to term. This allows us to have a stronger cash flow and budget control.

Motion: Approve the purchase of the John Deere Road Grader with financing as proposed with authorization of \$100,000 down payment for a term of 84 months for a \$100,000 balloon payment at the end of term.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Johnson

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

Agenda Item #15: Christmas Lights & Banners

a. Discussion & Action: Christmas lights/banners will allow us to put banners all along Count Road 17, and Christmas lights on the south end starting at the industrial park and going as far North as inventory will allow. Banner's will be supplemented the rest of the route. We are proposing a cost share with the Lions Club, if not able to cost share will lessen the inventory we order. Looking to replace the current Christmas decorations of wreath lights as they are weathered, and lights are not reliable and some need repair.

Motion: Approve the purchase of Christmas lights & banner with a cost share as proposed for the total amount with the Lions Club. City approved to spend up to \$14,000.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Johnson

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

Agenda Item #16: Engineering/Public Works

Discussion: Jim Dahlman gave an engineering & public works update. Grant application for transportation alternatives program grant is due to MetroCOG on 11/27. In the past councilmember Johnson has done a lot of the work on this grant with getting letters of support, supplementing grant work with Jim Dahlman. Need letters of support for the following projects that funding will support or have supported in the past, should submit support for the roundabout project.

Prairie View overlay complete last Friday.

Cub Creek underground also completed but paving and concrete is still weather permitting.

Shared use path on 17 has been on hold because of weather, money allocated for this project is July 2020 and if put on hold longer this year, must hit this project intense in the Spring of 2020 for completion.



Agenda Item #17: Community Development Director

Discussion: Brenton Holper gave a Community Development update. To date, 110 permits have been issued from the City of Horace. Of those permits, 66 have been issued for new homes with still pending numbers and we're on track for 75 new homes built this year. Previous years were 40 and 20 for 2019 and 2018 respectively.

Matt Lower has submitted his notice of resignation, with his last day on Friday October 25th. Russ Sahr would like to see Matt hired in a consultant capacity for zoning changes for multifamily homes since they have been working together on this for the last 6 months. Current multifamily zoning regulations would not be applicable for new builds. Enough time to make sure we get the zoning regulations finalized since Matt is familiar with this area of work.

Agenda Item #18: City Administrator

Discussion: Brenton Holper gave the City Administrator update. Municipal judge is currently going through training and shadowing with assigned mentor judge and hope to be in place in the next couple months.

Agenda Item #19: Portfolio Reports

Mayor Peterson – Nothing to report.

Councilmember Koerselman – Not present.

Councilmember Fenelon – Nothing to report.

Councilmember Johnson – Holiday in Horace event is being planned, working with Shelby and all vendors should be directed to contact her.

Councilmember Schmidt – Nothing to report.

Agenda Item #20: Adjourn

Motion: Approve meeting adjourn at 9:11pm.

1st Motion: Councilmember Fenelon

2nd Motion: Councilmember Schmidt

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

Next regular meeting is November 4, 2019 at 6:00pm