

CITY OF OXBOW

Council Meeting Minutes 11-19-2025 Oxbow Country Club

Present: All are present

Meeting called to order by Mayor Nyhof at 7 pm.

Motion by Bindas, second by Sanders, to approve the minutes from October 15, 2025. Motion carried.

P&Z chairman Benson in attendance to recommend to the City to change the Land Development Code setbacks for Multi-family zoning from 40 feet to 15 feet. First City reading will be in the December meeting, second reading to be done in the January meeting.

Developer agreement with Coya Properties – several items to hash out in the proposed agreement, specifically the amount of money requested to put in drain tile behind the townhomes. Clarification on amount requested for the drain tile. A portion is \$10k to regrade and spread the dirt, council requests an estimate from Dirt Dynamics, Engineer Aakre to get the quantity of dirt to be moved. Engineer Aakre provided a description of what is needed for the proposed drain tile installation. Developer Differding stated that the lots are higher than the regular lots on Westview, so the water will run off. The cost of the \$75,133 pertains to just the area next to the Westview residents' backyards. Engineer Aakre believes the drain tile installation will benefit the Westview residents. Council all agrees on #12 line item. Manholes double as an inlet. No drainage problem right now on Westview. Swale was still in tact. Water will be a problem with the new development coming in. Furstenau thinks the split should be 80/20. It was brought up that the City could possibly do their own project, but at what cost? It would be better is the two sides worked together. Questioned why the cost of this isn't put into the cost of the lots. Questioned if the drain tile could be put in from S Schnell to Clubhouse Dr to avoid manhole costs. Sanders does not believe the city should foot the bill for the drain tile project as presented. Can the City change the price of the permit to cover the costs of the drain tile project? Furstenau doesn't like wasting taxpayers money and doesn't want government to interfere. He thinks the cost should be pushed onto the cost of the lots. Only way to agree is to negotiate the price. Bindas agrees on the \$10k for the dirt and agrees with what Furstenau said. Triebold agrees. Sanders suggested splitting the \$75k with the developers; the City wouldn't have a bill without this development; he is all for the development but hard to swallow the cost of the \$75k. Motion by Sanders, second by Triebold, to pay a total of \$50k to help with the drain tile project. Motion carried. Differding is just being a good neighbor. Motion by Bindas, second by Triebold, to support the progress of the drain tile project with Attorney Lang make corrections to the developer agreement. Motion carried.

Building plans - none

Landscaping plans – none

Sheriff's report – presented August, September, and October reports. Biggest item is the person that broke into vehicles on Sept 9 is in custody.

Southern Valley Fire & Rescue – 4 calls for service – 1 EMS, 2 grass fires, and 1 unauthorized burning. SVFR received a grant for CO detectors. Requests can be made through the website. Number of calls for 2025 as of 11-18-2025 has surpassed the number in all of 2024.

City Engineer update –

- Water treatment study with Cass Rural Water – have been in communication by sharing water usage information. Working through the amount of water that would be provided versus Oxbow demand during peak times. According to information received, it would be financially less to go with Cass Rural water than to redo the current water system. All homes would be metered if the water was provided by Cass Rural Water. This would all go to a city vote, public meetings will be held.
- No action on sidewalks on Clubhouse Dr this month. Have discussed partnership with MetroCOG on the potential path along Hwy 81. If the county is interested in this, the path project would need to be included on the MetroCOG for future funding considerations.
- Floodplain Zoning Ordinance update – SB 2027 all jurisdictions participating in the National Flood Insurance Program in the State are required to update their Floodplain Zoning Ordinance. Engineer Aakre to have the first draft ready by the December meeting.

Water treatment plant: report provided but no representation.

Waste Management (WM): Richard Mower in attendance. Proposed a new 3 year agreement, with a transition into single billing through the city. In the proposed agreement, WM requests exclusivity. Sanders not interested in exclusivity. Discussion on the last of communication from WM and frustration of the residents trying to cancel their services with WM. Mower questioned on where he is at with cancelling the residents that have requested. Mower stated that current cancellations will be processed. As of now, how everything is being handled, Mayor Nyhof is not willing to sign another contract.

Motion by Furstenau, second by Triebold, to approve the bills. Motion carried.

Motion by Triebold, second by Furstenau, to approve financials. Motion carried.

Special assessment district update – has to pass with a vote. No new updates with Ohnstad Twitchell.

Motion by Triebold, second by Sanders, to adjourn the meeting. Motion carried. Meeting adjourned at 8:45 pm.

Mayor Jim Nyhof

Stacey Fett – City Auditor