

MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON JUNE 15TH, 2018

Mayor Mary VanderWoude called the meeting to order at 9:00 A.M on June 15th, 2018. All those present stood and recited the Pledge of Allegiance. Councilmembers Jerry Robinson, Jim Delperdang, Walter Mendenhall, Jim Hentges and Julie Andres were present at the meeting. present were City Administrator Michael Meyers, Michael Jensen, and David Stein, City Attorney (by phone).

CITIZEN APPEARANCES

Mayor VanderWoude provided opportunity for citizens to address the Council for items outside of the agenda. There were none.

NEW BUSINESS

Mayor VanderWoude presented and discussed Resolution 2018-09, the City of Okoboji City Council refers to the City of Okoboji Planning and Zoning Commission to study and recommend the possible vacation and conveyance of an unneeded right-of-way located at the Southernly projection of Eden Street and the Westerly projection of the former Lake Shore Road by quit claim deed (reserving utility and other easements) to the adjoining property owner as required by 137.02 of the City of Okoboji Municipal Code.

Mayor VanderWoude and Michael Jensen, representing Whitecap LLC, had discussion relating to the new proposal relating to The Inn redevelopment. Jensen and Mayor VanderWoude both believed that the current proposal was an acceptable plan.

Attorney Dave Stein advised that Lot 5 is considered a corner lot under the City's current zoning regulations and that the Board of Adjustment would need to consider a variance on this lot should the property owner wish to build within the setbacks.

Councilmember Andres asked how detailed the building plan would have to be to submit to the Board for a variance. Michael Meyers, City Administrator, advised that a full detailed building plan would need to be submitted because the Board of Adjustment approves exactly what they approve.

Meyers advised that the City had exhaustively combed through ideas and alternatives to alleviate this need but advised that the City Council nor the Planning and Zoning Commission can approve something that is non-conforming.

Attorney Dave Stein again reiterated that this fact needs to be out there so that there is no confusion in the future.

Councilmember Andres commented that worst case scenario is that the Developer could go through the process and build a home on their own and then sell the home with the lot.

Councilmember Hentges believed that the Board of Adjustment would look upon this favorably. Councilmember Hentges commented that the City is doing what they can to work with the developer.

Councilmember Robinson asked if Central Water had been consulted with. Meyers advised that access to the pump house will remain as it is today and that the north side of the pump house will remain as it is today. Meyers commented that all easements on the lake side of the pump house would be protected.

Attorney Stein and Meyers advised that Central Water would be further consulted along with the City Engineer to ensure that interests are being protected. Meyers again advised that easements were to be protected and that the majority of which would likely be in outside of the buildable area for Lot 5.

Councilmember Delperdang and Councilmember Mendenhall questioned the property line on what would be Lot 5 and the pump house and how that could be handled. Councilmember Andres was curious if that could be cleaned up and if the lot lines could potentially be adjusted.

Councilmember Hentges spoke to the width of Eden Street and how the right-of-ways would be addressed. Jensen advised that Eden Street would remain as it is today only the existing parking would be removed.

Councilmember Hentges asked about parking on Eden Street and on the curve of Eden Street that turns into Fairfield Street. Hentges asked if the width of Eden Street would allow for parallel parking. Jensen advised that the width is large enough for parallel parking. Hentges agreed that the existing diagonal parking should be removed and thought that the proposed parallel was sufficient.

Councilmember Delperdang asked about the current quality of Eden Street. Meyers advised that the street is nearing, but not quite there yet, the end of its useful life and could be considered in the future for replacement.

Councilmember Delperdang asked if there was anything further that the Council thought needed to be addressed prior to being seen by the Planning and Zoning Commission. Meyers advised he would discuss with Perry Pearson, Chairman of the Planning and Zoning Commission.

Attorney Stein advised that the plan was to send the plat through the process as a preliminary plat and a final plat going together. Stein advised that a letter of credit was necessary prior to the approval of the final plat. This is a requirement of the City's Municipal Code.

Jensen advised of some difficulties obtaining an irrevocable line of credit. Attorney Stein advised that the Planning and Zoning Commission and the Council could hypothetically waive this requirement but it was not necessarily advised. Stein acknowledged Jensen's concerns but

believed it was very likely they could get the letter of credit. Stein again reiterated that this is what is required in the Ordinance to cover improvements within the plat.

Jensen advised that the biggest improvements being made by the developer on public property would be the removal of parking on Indian Mound Drive and the reconstruction of the promenade and that the amount would be low.

The Council discussed the need to figure this out as appropriately as possible. The Council directed City Staff to get it worked out.

Councilmember Delperdang asked about driveways approaching the lots. Jensen advised that each lot would have it's own.

Councilmember Robinson advised Jensen that there is perception out there that the City has been a road block in this process. Councilmember Robinson advised that he does his best to separate truth from rumor and then directs people to ask questions at City Hall. Councilmember Robinson asked Jensen if the property owners are aware of how much the City wants to works this out in a positive manner. Jensen advised that they absolutely do.

Councilmember Hentges asked about the previously proposed park. Jensen advised that is a different entity and a different project at this point. Councilmember Hentges asked if the lots are going to be developed.

Jensen advised that there is no intention of developing the property, more commonly known as The Inn Golf Course, into a subdivision.

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve Resolution #18-09.

Prior to the roll call, Councilmember Delperdang asked about the exact dimensions of the proposed land swap. Meyers advised that the City Engineer is working on the exact language and that it would be sured up prior to the Planning and Zoning Commission.

The following Councilmembers voted "YEA": Robinson, Delperdang, Mendenhall, Andres, and Hentges. The following Councilmembers voted "NAY": None. Motion passed 5-0.

Mayor VanderWoude discussed setting a future public hearing on July 10th and direction the publication on a possible vacation and conveyance of an unneeded right-of-way located on the Southernly projection of Eden Street and the Westerly projection of the former Lake Shore Road by quit claim deed (reserving utility and other easements) to the adjoining property owner as required by 137.02 of the City of Okoboji Municipal Code.

Motion made by Councilmember Robinson and a second by Councilmember Mendenhall to set the public hearing date for July 10th, 2018 at 6:00pm located at City Hall. The following

Councilmembers voted "YEA": Robinson, Delperdang, Mendenhall, Andres, and Hentges. The following Councilmembers voted "NAY": None. Motion passed 5-0.

Mayor VanderWoude discussed the consideration of wages for City employees for Fiscal Year 2018/2019.

Motion made by Councilmember Robinson and a second by Councilmember Hentges to approve the recommended increase to all eligible City Employees. The following Councilmembers voted "YEA": Robinson, Delperdang, Mendenhall, Andres, and Hentges. The following Councilmembers voted "NAY": None. Motion passed 5-0.

Motion made by Councilmember Robinson and a second by Councilmember Hentges to adjourn. The following Councilmembers voted "YEA": Robinson, Delperdang, Mendenhall, Andres, and Hentges. The following Councilmembers voted "NAY": None. Motion passed 5-0.

ADJOURNMENT.

Mayor Mary VanderWoude

Michael Meyers, City Clerk / City Administrator