

MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON NOVEMBER 23, 2020

Mayor Pro Tem Jerry Robinson called the meeting to order at 6:12PM on November 23, 2020. Councilmembers Delperdang, Robinson, Andres, and Hentges were present at roll call. Councilmember Mendenhall joined the meeting at 6:15 PM. Mayor VanderWoude was excused from the meeting. Others present were City Administrator Michael Meyers, Police Chief Jason Petersen, Tim Oswald, Steve Schwaller, and Matt McWilliams

CONSENT AGENDA

Motion made by Councilmember Hentges and a second by Councilmember Delperdang to approve the consent agenda which included minutes from the 10/13/2020 and 10/23/2020 City Council meeting, the Claims and Accounts Payable Report, and the Bank Cash Report. The following Councilmembers voted "YEA": Delperdang, Robinson, Hentges, Andres. Motion passed 4-0.

CITIZEN APPERANECS

None.

OLD BUSINESS

City Administrator Meyers updated the Council on the opening of East Lake Park. Meyers requested that matters pertaining to East Lake Park be removed from future agendas. The City Council was in agreement. No action taken.

NEW BUSINESS

Mayor Pro Tem Robinson invited Tim Oswald with Piper Sandler to discuss with the City Council potential General Obligation bond options. Oswald explained that when a City borrows \$5,000,000 or less, the City has a three year window of time to spend that money. However, if the City borrows more than \$5,000,000 the City would have two years to spend the money. Oswald stated that the potential penalty for not spending the money within that time frame would be if the City earned a rate of interest greater than the rate in which the City borrows the money at the City would have to pay the IRS said amount. Oswald also commented that the City would also have to provide detailed calculations on this matter. Oswald also advised that with the two year option there would be certain testing and reporting that would need to be accomplished at the 6mo, 12mo, and 18mo marks by a CPA firm. Oswald expressed concern about the burden this type of testing creates on a small City staff. Oswald detailed the options. Option 1 would be a single bond issuance for not to exceed \$7,750,000 of which approximately \$4,000,000 would be to refinance existing debt an approximately \$3,000,000 for new debt. The additional amounts represent a cushion if needed. Option 2 breaks the refinancing and the new debt into two separate pieces albeit it the same amount. By selling the bonds in two installments Oswald advised that this would allow for different IRS regulations. Oswald advised that the biggest difference for the City to consider is that by breaking the options into two issues the legal cost will increase. Oswald again reminded the Council that the IRS rules pertaining to spending test would be burdensome on City Staff and costs associated with a CPA firm.

Mayor Pro Tem Robinson commented that Option A would be quite a bit laborious and time consumer for City Staff. Oswald commented that it could be laborious and it could be messy. Oswald showed hesitancy to create additional burden on the staff.

Councilmember Delperdang asked if the City does not utilize all of the proposed money if that would decrease the legal fees. Oswald advised the amount of the issuance is not tied to the legal fees.

Councilmember Andres asked if the City was in position to complete the proposed projects in two years. Councilmember Robinson discussed continued coordination with the Iowa Great Lakes Sanitary District on their own proposed projects pertaining to Lakeshore Drive. City Administrator Meyers advised that he had discussion with the IGLSD and that the only one of the three proposed projects was planned in the short term.

Oswald advised that the resolutions proposed on the agenda were simply setting public hearings to allow the City Council the authority to action at a later date. Oswald reminded that this does not fully commit the City to anything at this time.

Councilmember Delperdang expressed that he believed Option B to be the best available option. No further action taken.

Mayor Pro Tem Robinson introduced Resolution 20-26, “Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder” – Not to Exceed \$7,750,000 General Obligation Capital Loan Notes (Option A)”

Motion made by Councilmember Andres and a second by Councilmember Hentges to reject Resolution 20-26. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson introduced Resolution 20-27, “Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder” – Not to Exceed \$4,150,000 General Obligation Capital Loan Notes (Option B)”

Motion made by Councilmember Hentges and a second by Councilmember Mendenhall to approve Resolution 20-27. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson introduced Resolution 20-28, “Resolution fixing date for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder” – Not to Exceed \$3,600,000 General Obligation Capital Loan Notes (Option B)”

Motion made by Councilmember Mendenhall and a second by Councilmember Hentges to approve Resolution 20-28. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson introduced Resolution 20-29, “Approve the FY 2019/2020 Annual Financial Report”. City Administrator Meyers explained that this was a full financial report of the FY20 fiscal year as required by State Law.

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve Resolution 20-29. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson presented the Annual Urban Renewal Report. City Administrator Meyers explained that this was annual reporting in accordance with State Law pertaining revenues and expenses of TIF dollars.

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve the Annual Urban Renewal Report. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson began discussion on the City’s water rates. City Administrator Meyers explained that the City reviewed a 28E agreement with Central Water System which stated that Central Water System was to wait until July 1 to raise rates for their participants. Meyers explained that Central Water System is proposing to raise their rates from \$3.50/1000 gallons to \$4.00/1000 gallons. Meyers advised that he has requested Tim Oswald to perform an analysis of the City’s water rates to give a third party perspective. Meyers advised that much of the City’s underground water infrastructure is very old and that the City should consider utility work on this infrastructure. Meyers felt the City should invest more into the Water Fund to help support these expenditures. Meyers believed the City can plan ahead to help cover these costs to avoid large rate increases in the future. Meyers would work with Oswald, Public Works Staff, City Engineer, and Central Water System to understand future capital expenses. Councilmember Andres advised that she felt with the proposed work on Lakeshore Drive that now was a n opportune time to look at this and try to avoid competing projects disturbing Lakeshore Drive at different times. Meyers advised that he would get information together and offer details to the Finance Committee and bring it back to the Council at a later date. No action taken.

Mayor Pro Tem Robinson introduced the Final Application for Payment No. 2 for the 2020 Dixon Beach Retaining Wall Stabilization project for a total of \$31,183.25 and Change Order No. 2 in the amount of -\$13,219.97 for the same project. City Administrator Meyers advised that the Change Order was in relation to the contractor using approximately 50 ton less of rock than was originally bid.

Motion made by Councilmember Mendenhall and a second by Councilmember Andres to approve Application Payment No. 2 and Change Order No. 2 for the 2020 Dixon Beach Retaining Wall Stabilization project. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson introduced a dock application for Luke Langenfeld, 2305 Dixon Street, for Public Access No 8.

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve the dock application for Luke Langenfeld. The following Councilmembers voted “YEA”: Delperdang, Robinson, Hentges, Andres, Mendenhall. Motion passed 5-0.

Mayor Pro Tem Robinson introduced the resignation of Joyce Waddell from the City of Okoboji Board of Adjustment. Robinson thanked Waddell for her years of service to the City of Okoboji. City Administrator Meyers also thanked Waddell and explained that Waddell had been on the Board of Adjustment for nearly 10 years including time spent on the Park Board as well as the Design Review

Committee. Meyers advised that the Board of Adjustment vacancy has been posted on the City's website. No further action taken.

REPORTS

City Administrator reminded the Council of the City's mailbox policy pertaining to snow plows, advised that Wednesday 11/25/20 would be the last day of yard waste pick up, alerted the Council that the recycling bins are starting to get overburdened, described a Highway 71 meeting he attended with the Iowa DOT, let the Council know the FY20 audit is nearly complete, mentioned that the FY22 budget process will be underway soon, updated on the codification process, updated on the Public Works building roof project, updated on the no parking signage for Lakeshore Drive, asked the Personnel Committee to schedule a meeting, advised that the City did receive 100% of their requested CARES payments in the amount of \$18,823.12, updated on the pickleball fence project, and congratulated and thanked Thad Thomas (1 year), Tim Jensen (25 years), and Neal Houge (21 years) who all celebrated employment anniversaries with the City of Okoboji over the past calendar month.

No Mayor Report.

No Council Report.

Police report was submitted prior to the meeting, no additional report.

ADJOURNMENT

Mayor Pro Tem Jerry Robinson

Michael Meyers, City Administrator

TOTAL REVENUES FOR OCTOBER 14, 2020 THROUGH NOVEMBER 10, 2020 WAS \$1,055,297.02. TOTAL EXPENDITURES WERE \$187,816.59 (GENERAL FUND), \$91.60 (ROAD USE TAX), \$84,857.83 (HOTEL-MOTEL TAX), \$8,340.24 (CAPITAL PROJECTS – PICKLEBALL), \$66,086.43 (WATER FUND) FOR A TOTAL OF \$347,192.69.

VENDOR	REFERENCE	AMOUNT	CHECK DATE
AFLAC	PREMIUMS	648.08	10/16/2020
AHLERS & COONEY PC	TRANSCRIPT WORK	36	11/6/2020
ALLIANT ENERGY	SEPT ELECTRIC	4,836.88	10/15/2020
ALLIANT ENERGY	OCTOBER ELECTRIC	4,217.31	11/6/2020
ARNOLDS PARK/OKOBOJI	REMAINING CONTRIBUTION	61,800.00	11/6/2020
BECK ENGINEERING INC	ENGINEERING FEES & RETAINER	7,996.25	10/15/2020
BECK ENGINEERING INC	LAKE SHORE DR	10,675.00	11/6/2020
BLACK HILLS ENERGY	NATURAL GAS SERVICE	76.08	10/16/2020
BOMGAARS SUPPLY, INC.	SHOP MATERIALS & SUPPLIES	131.54	10/28/2020
BRENT SEXTON	REIMBURSE FOR OIL FROM OREILLY	38.49	10/28/2020
CAMPUS CLEANERS & LAUNDER	RUGS	42.35	10/15/2020
CAMPUS CLEANERS & LAUNDER	RUGS	42.35	11/6/2020
CANON FINANCIAL SERVICES	OCT COPIER LEASE	144.08	10/15/2020
CANON FINANCIAL SERVICES	NOV COPIER LEASE	72.04	11/6/2020
CARDMEMBER SERVICE	OCTOBER STATEMENT	842.6	10/27/2020
CENTRAL STATES FUND	OCTOBER PREMIUMS	17,563.50	10/28/2020
CENTRAL WATER SYSTEM	SEPT WATER	29,719.55	10/15/2020
CENTRAL WATER SYSTEM	OCTOBER WATER	14,087.50	11/6/2020
CITY OF ARNOLDS PARK	SHARED OFFICER 6/29/20-10/4/20	9,993.52	10/15/2020
CMBA ARCHITECTS	PUBLIC WORKS ROOF REPLACEMENT	2,782.50	10/15/2020
COOPERATIVE ENERGY COMPANY	DIESEL FUEL	715.5	10/15/2020
COOPERATIVE ENERGY COMPANY	DIESEL FUEL	443.12	11/6/2020
DEBERG CONCRETE INC	SIDEWALK	7,338.00	10/15/2020
DICKINSON COUNTY CONSERVATION	GREEN WASTE/RECYCLING	695	10/15/2020
DICKINSON COUNTY CONSERVATION	GREEN WASTE	220	11/6/2020
DICKINSON COUNTY NEWS	SEPT LEGAL PUBLICATIONS	358.85	10/15/2020
DICKINSON COUNTY NEWS	YEARLY SUBSCRIPTION	50	10/28/2020
DICKINSON COUNTY NEWS	OCT LEGAL PUBLICATIONS	555.16	11/6/2020
DON'S PEST CONTROL, INC.	POLICE STATION	185	10/15/2020
EFTPS	FED/FICA TAX	5,040.19	10/26/2020
EFTPS	FED/FICA TAX	4,884.62	11/9/2020
FASTENAL COMPANY	SHOP SUPPLIES	53.33	10/28/2020
FEAR COMPUTER SOLUTIONS	CITY HALL COMPUTER MAINTENANCE	130	10/28/2020
FERGUSON WATERWORKS #2516	ANNUAL MAINT AGREEMENT	3,150.00	11/6/2020
FERGUSON'S GARDEN CENTER	IRRIGATION REPAIR	755.9	10/15/2020
FICK'S ACE HARDWARE	MISC MATERIALS/SUPPLIES	15.51	11/6/2020

GWORKS	2021 LICENSE/SUPPORT FEE	3,321.75	11/6/2020
HALBUR LAKE SERVICE	CITY DOCK REMOVAL	1,967.50	11/6/2020
HEARTLAND SECURITY SERVIC	ALARM MONITORING	26.95	11/6/2020
HILLCREST FORGE INC	MATERIALS/LABOR	45.5	11/6/2020
IOWA COMMUNITIES	PARTIAL PYMT EAST LAKE PARK	820	10/28/2020
IGLA CHAMBER OF COMMERCE	MEMBERSHIP INVESTMENT	250	10/15/2020
IMAGINE IOWA GREAT LAKES	COCONUT ROPES ON MINNIE QUEEN	4,180.00	10/23/2020
IMWCA	WORK COMP PREMIUM ADJUSTMENT	138	10/28/2020
IOWA LEAGUE OF CITIES	BUDGE WORKSHOPS	50	10/28/2020
IOWA ONE CALL	52 NOTIFICATIONS	46.8	10/28/2020
IPERS	IPERS-PROTECTN	6,995.50	10/26/2020
MATHESON TRI GAS INC	MS 7014 3/32 5#	13.44	10/28/2020
MEDIACOM COMMUNICATIONS	10/25-11/24	360.66	10/23/2020
NATIONWIDE	OFFICIALS BOND PREMIUM	993	10/28/2020
NEW YORK LIFE	ADDTL LIFE INS	118.39	10/28/2020
NEW YORK LIFE INSURANCE	SEPT PREMIUMS	543.75	10/15/2020
NEW YORK LIFE INSURANCE	OCTOBER PREMIUMS	543.75	11/6/2020
NORTH CENTRAL INTL INC	DUMP TRUCK REPAIR	472.29	11/6/2020
O'REILLY AUTO PARTS	SEPT STATEMENT	10.55	10/15/2020
O'REILLY AUTO PARTS	OCT STATEMENT	4.14	11/6/2020
OKOBOJI TOURISM	OKOBOJI TOURISM CONTRIBUTION	84,857.83	10/15/2020
OSCEOLA COUNTY RURAL WATER	EAST LAKE PARK	1,011.68	10/15/2020
PEARSON LAKES ART CENTER	CITY COUNCIL MEETING OCT	150	10/28/2020
PLUMB SUPPLY COMPANY	PRESSURE GAUGE	18.16	10/28/2020
RENT-ALL INC	PICKLEBALL COURT GATE	117.7	11/6/2020
SECURE BENEFITS SYSTEMS	FSA MEDICAL	97.34	10/15/2020
SECURE BENEFITS SYSTEMS	FSA MEDICAL	97.34	11/6/2020
SHAMROCK RECYCLING, INC.	RECYCLE CONTAINER	678.8	10/15/2020
SHAMROCK RECYCLING, INC.	RECYCLE CONTAINER	339.4	11/6/2020
STATE HYGIENIC LABORATORY	WATER TESTS	39	10/15/2020
STEIN LAW OFFICE	SEPT LEGAL FEES	1,227.57	10/15/2020
STEIN LAW OFFICE	OCT LEGAL FEES	1,169.20	11/6/2020
TREASURER, STATE OF IOWA	OCTOBER WATER EXCISE TAX	11,268.00	11/3/2020
TREASURER, STATE OF IOWA	STATE TAXES	1,978.00	10/26/2020
VAHLSING'S CLEAN SWEEP	SEPT JANITOR SERVICE	100	10/15/2020
VERIZON WIRELESS	CELL PHONES & POLICE PCS	779.61	10/27/2020
WEDEKING PIT & PLANT, INC	PICKLEBALL COURT SIDEWALK	128.64	10/15/2020
WEX BANK	FUEL CHARGES	751.23	10/28/2020
Accounts Payable Total		316,047.27	
Payroll Checks		31,145.42	