

## **MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON JUNE 8, 2021**

Mayor VanderWoude called the meeting to order at 6:00PM on June 8, 2021. Councilmembers Andres, Delperdang, Hentges, Mendenhall, and Robinson were present. Others present were City Administrator Michael Meyers, Police Chief Jason Petersen, Nick Christensen, Dan Sanders, Steve Schwaller, Darren Fischels, and Nancy Everist.

### **CONSENT AGENDA**

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve the consent agenda which included the minutes of the May 11, May 17, May 24, and May 31 meeting minutes, the claims and accounts payable report, the bank cash report, renewal of cigarette permits for Casey's General, Kum and Go, and Okoboji Boat works, the renewal of a Class E liquor license with Sunday Sales for Kum and Go, and the renewal of a Class C liquor license with Sunday sales and outdoor service for the Okoboji Commons Hotel. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

### **OLD BUSINESS**

Mayor VanderWoude presented Ordinance No. 264, "An Ordinance Amending the 2013 Okoboji Zoning Ordinance By Adding Language in Section 14.4 pertaining to Non-conforming Structures and Uses Within Residentially Zoned Districts".

City Administrator Meyers explained this was to allow for non-conforming uses to apply to the Board of Adjustment to continue a non-conforming use in the event of a natural disaster or some other act of God. Meyers advised that this revision was initiated by conversation between the Seeman Chateau Condominium Association and the Planning and Zoning Commission. The Planning and Zoning Commission recommended the amendment for approval unanimously.

Motion made by Councilmember Hentges and a second by Councilmember Mendenhall to approve the first reading of Ordinance No. 264. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

### **NEW BUSINESSES**

Motion made by Councilmember Hentges and a second by Councilmember Robinson to waive the second and third readings of Ordinance No. 264. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Motion made by Councilmember Robinson and a second by Councilmember Mendenhall to adopt Ordinance No. 264. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude invited Nick Christensen, Bank Midwest, to discuss with the Council the City of Okoboji's casualty, liability, and workers compensation insurance package for fiscal year 2021/2022. Christensen updated the Council on FY22 premiums.

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve the casualty, liability, and workers compensation insurance package for FY22 as presented. The following

Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude opened a public hearing to consider Ordinance No. 265, “An Ordinance Amending Chapter 92.02 and 92.03 within the City’s “WATER RATES” chapter of the City of Okoboji Municipal Code”.

City Administrator Meyers advised that the adjustment was in response to increased rates from Central Water System and to start setting money aside to pay for future capital projects. Meyers advised that the City still needs to take into consideration future distribution capital projects and suggested that over the next twelve months the City study this and how to address it. Meyers advised that the increase will create approximately \$80,000.00 in additional water revenue. \$40,000 will be utilized to help offset the rate increase from the water supplier and \$40,000 will be utilized to set aside for future capital projects.

Dan Sanders inquired about the overall impact a water customer may experience. Meyers explained that the minimum bill a customer current receives is \$130.97 to \$142.52 per quarter.

Councilmember Delperdang advised that the City needs to be considering a long-term project for the City’s underground distribution system. Delperdang advised that this project is a multimillion dollar project and will take considerably more research and understanding.

There were not other comments in favor or opposition to the proposed ordinance. The public hearing was closed.

Mayor VanderWoude introduced the first reading of Ordinance No. 265.

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve the first reading of Ordinance No. 265. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Motion made by Councilmember Delperdang and a second by Councilmember Hentges to waive the second and third readings of Ordinance No. 265. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Motion made by Councilmember Robinson and second by Councilmember Mendenhall to approve and adopt Ordinance No. 265. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude asked City Administrator Meyers to update the Council on matters pertaining the Iowa DOT Hwy 71 project. Meyers requested support and direction from the City Council to jointly apply for a grant with the City of Arnolds Park to fund conduit and fiber to help connect the traffic lights throughout the Hwy 71 corridor. Meyers advised that while the highway is torn up is the best time to consider this project to do this as cheaply as possible. The Council agreed and directed Meyers to continue conversations with the City of Arnolds Park.

Meyers also advised on a walkthrough he and Councilmember Robinson performed of the City’s traffic light poles and bases. Meyers expressed overall concern over the condition of these traffic lights and advised that the City consider replacement during the Highway 71 project as it will be the

best time to do such an activity. Council directed Meyers to continue discussion with the Iowa DOT on feasibility of this. No further action taken.

Mayor VanderWoude presented an “Agreement for Maintenance and Repair of Primary Roads In Municipalities” with the Iowa Department of Transportation.

City Administrator Meyers advised that this is renewed every 5 years outlining the City’s responsibility for maintenance on roads that cross Highway 71 as per Iowa Administrative Code.

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

Mayor VanderWoude presented a quote from Michaels Fence and Supply for \$14,091.00 for a new gate to be installed on the north side of the public works facility.

City Administrator Meyers advised this is a budgeted expense for FY22 and is in an effort to protect the sensitive material behind the public works facility as well as help prevent illegal dumping that has been on-going.

Motion made by Councilmember Robinson and a second by Councilmember Mendenhall to approve the quote from Michaels Fence and Supply for the project. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude presented three quotes for a new skid loader.

City Administrator Meyers advised that there were three options, two from Bobcat and one from CAT. Meyers explained that the Bobcat models were less powerful than the CAT model. Meyers explained that the City desired a different control system for the Bobcat that is not yet available for the more powerful model. Meyers advised that if the City proceeded with the Bobcat model that the City would likely continue with trading the Bobcat in every single year for the newest model. However, if the City proceeded with the CAT model that the City should keep this machine for the next five years before considering trading. Meyers advised this was a budgeted expense for FY22.

A motion was made by Councilmember Delperdang and a second by Councilmember Hentges to approve the quote from Ziegler CAT for \$25,340.00 which includes the trade-in of the City’s current Bobcat. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude presented a quote from Dulin Contracting for \$45,383.25 for an HVAC project at the City’s public works facility, fire station, and police station.

City Administrator Meyers advised of ongoing issues with both the heat and air conditioning systems in these facilities. Meyers advised this is a budgeted expense for FY22.

Motion by Councilmember Delperdang and a second by Councilmember Robinson to approve the quote from Dulin Contracting. The following Councilmembers voted “YEA”: Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude opened a public hearing to open and consider bids for the 2014 Chevrolet Tahoe.

City Administrator Meyers opened the bids and read aloud. The bids were as follows: Yousef Dabbagh, \$3,660.00, Sioux City Night Patrol, \$3,751.00, Jesse Orttel, \$5,150.00, and AutoSmart, \$8,505.00. The public hearing was closed.

Motion made by Councilmember Robinson and a second by Councilmember Andres to accept the bid for \$8,505.00 from AutoSmart. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude opened a public hearing to open and consider bids for miscellaneous dock pieces.

City Administrator Meyers advised that there were no bids and requested the authority to negotiate and sell the dock pieces on behalf of the City.

Motion made by Councilmember Robinson and a second by Councilmember Hentges to approve the City Administrator to sell the dock pieces. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VadnerWoude presented Resolution 21-33, "A Resolution Approving the Transfer of Funds from the General Fund to the Capital Project Fund".

City Administrator Meyers detailed that this was a budgeted transfer to help off-set the cost of future capital projects.

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve Resolution 21-33. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude presented a Board of Adjustment granted variance to approve the painting of a mural on the Okoboji Summer Theatre building.

Councilmember Mendenhall expressed concern about the City's regulations pertaining to murals specifically. Mendenhall appreciated the mural as presented, but was concerned about future murals and how the City would continue to regulate these.

Councilmember Andres advised that she felt the sign ordinance is in need of review, agreed with Councilmember Mendenhall, and expressed concerns pertaining to murals. Andres advised that she did not want the Board of Adjustment to be in the position to judge art.

City Administrator Meyers advised that he could work with the Planning and Zoning Commission on crafting policy to better regulate murals as well as the sign ordinance in general.

Motion made by Councilmember Andres and a second by Councilmember Robinson to accept the approval from the Board of Adjustment. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

Mayor VanderWoude presented an application from Ms. Erin Reed to be appointed to the City of Okoboji Board of Adjustment with a term ending 06/08/2026.

Motion made by Councilmember Robinson and a second by Councilmember Mendenhal to approve Erin Reed to the Board of Adjustment. The following Councilmembers voted "YEA": Andres, Delperdang, Hentges, Mendenhall, and Robinson. Motion approved 5-0.

## **REPORTS**

City Administrator Meyers discussed issues of parking on Holliday Way and encouraged the Council to consider it at a future meeting. Meyers discussed the end of the fiscal year. Meyers reported on Clean Up Day. Meyers advised the Council of a website specifically set up for the Lake Shore Drive project. Meyers requested assistance in the City's recodification process. Meyers advised he would be on vacation from June 23 – July 1. Meyers congratulated Deputy City Clerk Jill Verdoorn on three years of service to the City of Okoboji and congratulated Police Chief Jason Petersen on thirty years of service to the City of Okoboji.

No police report.

No Mayor report.

No Council reports.

ADJOURNMENT.

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Mayor Mary VanderWoude

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City Administrator Michael Meyers

TOTAL REVENUES FROM 05/12/2021 THROUGH 06/08/2021 WERE \$136,233.99. TOTAL EXPENDITURES WERE \$867,184.97. \$97,479.54, GENERAL FUND, \$157.49, ROAD USE TAX, \$375,328.80, DEBT SERVICE, \$22,913.40, CAPITAL PROJECT FUND, \$682.62, PICKLEBALL FUND, \$370,623.12, WATER FUND.

VENDOR	REFERENCE	AMOUNT	CHECK DATE
AFLAC	PREMIUMS	529.39	5/21/2021
AHLERS & COONEY PC	SERIES 2021B GO CAP LOAN NOTES	13,713.40	6/8/2021
AHLERS & COONEY PC	SERIES 2021B DISCL COUNSEL	9,200.00	6/8/2021
ALLIANT ENERGY	APRIL ELECTRIC	4,147.62	5/18/2021
ALLIANT ENERGY	MAY ELECTRIC	3,889.44	6/3/2021
BECK ENGINEERING INC	LAKE SHORE DR	18,950.00	6/8/2021
BLACK HILLS ENERGY	NATURAL GAS SERVICE	358.92	5/21/2021
BOMGAARS SUPPLY, INC.	MAY STATEMENT	154.84	6/3/2021
CAMPUS CLEANERS & LAUNDRER	RUGS	42.35	5/21/2021
CAMPUS CLEANERS & LAUNDRER	RUGS	43.7	6/8/2021
CANON FINANCIAL SERVICES	MAY COPIER LEASE	72.04	6/8/2021
CARDMEMBER SERVICE	MAY STATEMENT	2,467.12	5/21/2021
CENTRAL STATES FUND	MAY PREMIUMS	17,563.50	6/3/2021
CENTRAL WATER SYSTEM	MAY WATER	22,795.50	6/8/2021
DICKINSON COUNTY CONSERVATION	GREEN WASTE	40	6/8/2021
DICKINSON COUNTY NEWS	APRIL LEGAL PUBLICATIONS	363.68	5/21/2021
DICKINSON COUNTY NEWS	MAY LEGAL PUBLICATIONS	746.23	6/8/2021
DON'S PEST CONTROL, INC.	SPEIER PARK	80	5/21/2021
EFTPS	FED/FICA TAX	4,812.98	5/24/2021
EFTPS	FED/FICA TAX	5,341.10	6/7/2021
FEAR COMPUTER SOLUTIONS	COMPUTER MAINTENANCE	100	6/8/2021
HEARTLAND SECURITY SERVIC	ALARM MONITORING	26.95	5/19/2021
HEARTLAND SECURITY SERVIC	ALARM MONITORING	26.95	6/7/2021
IOWA ONE CALL	FEB-APRIL NOTIFICATIONS	70.3	6/8/2021
IPERS	IPERS-PROTECTN	6,783.09	5/24/2021
JCL SOLUTIONS -	PARK PAPER SUPPLIES	169.98	6/8/2021
JENNINGS AUTO PARTS	VEHICLE MAINTENANCE	12.83	6/8/2021
MEDIACOM COMMUNICATIONS	INTERNET & PHONE	409.88	5/21/2021
MIDWEST TURF & IRRIGATION	MOWER BLADES	376.4	6/8/2021
NEW YORK LIFE	ADDTL LIFE INS	118.39	5/21/2021
NEW YORK LIFE INSURANCE	MAY PREMIUMS	597.43	6/3/2021
NORTHWEST IOWA PLANNING	FY 2022 DUES	403.5	6/8/2021
PACKEBUSH SPRINKLER SERV	SPRINKLER REPAIR	43.9	6/8/2021
REGIONAL TRANSIT AUTHORITY	Q4 FY21 SUPPORT	1,000.00	6/8/2021
SAM WEDEKING EXCAVATING	VACTRON & LABOR	275	6/8/2021
SCI COMMUNITCATIONS	TECHNICAL SERVICE-PHONE	75	5/21/2021

SECURE BENEFITS SYSTEMS	FSA MEDICAL	97.34	5/21/2021
SHAMROCK RECYCLING INC	RECYCLING CONTAINER FEE	509.1	6/8/2021
STATE HYGIENIC LABORATORY	WATER TEST	13.5	5/21/2021
STATE HYGIENIC LABORATORY	WATER TEST	13.5	6/8/2021
STEIN LAW OFFICE	MAY LEGAL FEES	300	6/8/2021
TREASURER, STATE OF IOWA	MAY WATER EXCISE TAX	4,030.00	6/2/2021
TREASURER, STATE OF IOWA	STATE TAXES	1,799.00	5/24/2021
UMB BANK NA	2021 REFI PRINCIPAL	469,422.22	5/18/2021
UMB BANK NA	2017 STR/2009 REFI PRINCIPAL	198,160.80	5/18/2021
UMB BANK NA	2016 PROJ PRINCIPAL	43,325.00	5/18/2021
U.S.POSTAL SERVICE OKOBOJI	BOX 377 ANNUAL FEE	94	6/8/2021
VERIZON WIRELESS	CELL PHONES & POLICE PCS	620	6/3/2021
WEX BANK	FUEL CHARGES	1,063.70	6/3/2021
Accounts Payable Total		835,249.57	
Payroll Checks		31,935.40	
***** REPORT TOTAL *****		867,184.97	