

MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON APRIL 12, 2022

Mayor VanderWoude called the meeting to order at 6:00pm on April 12, 2022. Councilmembers Delperdang, Hentges, Sanders, and Andres were present. Councilmember Mendenhall was excused. Others present were City Administrator Michael Meyers, Julie Delperdang, Derrick Altena, Bryant Likness, and Kae Hoppe. Deputy City Clerk Jill Verdoorn and Kevin Heiss were present via Zoom.

CONSENT AGENDA

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve the consent agenda which included approval of the March 8, 2022 City Council meeting minutes, the claims and accounts payable report, the bank cash report, the renewal of a Class C Liquor License with Sunday Sales and Catering for O'Farrell Sisters, and the renewal of a Class C Liquor Licensees with Outdoor Service and Sunday Sales for the Pearson Lakes Art Center. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

CITIZEN APPERANECS

None.

NEW BUSINESS

Mayor VanderWoude presented on its second reading Ordinance No. 269, "An Ordinance Amending Chapter 75 of the City of Okoboji Municipal Code by Amending Section 75.09.9 pertaining to Hours of Operation".

Councilmember Delperdang asked if any additional comments have been received by residents. City Administrator Meyers commented that he has not had any additional communication with community members.

Motion made by Councilmember Delperdang and a second by Councilmember Hentges to approved the second reading of Ordinance No. 269. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Motion made by Councilmember Hentges and a second by Councilmember Delperdang to waive the third reading of Ordinance No. 269. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Mayor VanderWoude presented Ordinance No. 269 for adoption. Motion made by Councilmember Hentges and a second by Councilmember Delperdang to adopt Ordinance No. 269. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Mayor VanderWoude presented a recommendation for approval from the Design Review Committee pertaining to the 'Okoboji Heights' mixed use development.

City Administrator Meyers commented that the development officially submitted for a building permit and part of this process in a commercially zoned district includes an architectural review by the City's Design Review Committee. Meyers advised that the committee had approved the design unanimously four to zero.

Motion made by Councilmember Andres and a second by Councilmember Sanders to accept and affirm the recommendation for approval from the Design Review Committee pertaining to the 'Okoboji Heights' mixed use development.

Mayor VanderWoude opened discussion pertaining to a request from 'Okoboji Heights' for property tax abatement.

City Administrator Meyers reviewed the request with the Council and advised that he felt the numbers requested by the Council and provided by the developer pertaining to property tax impact were accurate portrayed. Meyers advised that he did not believe this project was eligible under Chapter 427B of Iowa Code but that there were likely other alternatives to explore if the Council wished to proceed. Meyers advised that the City would likely need an Urban Renewal Area and an Urban Revitalization Plan put in place to explore alternative options and felt that the City would need to consult with a third party attorney to put these in place. Meyers recalled that the City just recently dissolved the City's URA within the past few years. Meyers requested that the Council either decide to move forward and direct City Staff to explore other options for tax abatement with legal or advise that the City is not interested in pursuing any further.

Derrick Altena advised that the development was seeking \$26,000.00 in tax abatement from the City of Okoboji in an effort to meet the local match for a State grant.

Councilmember Sanders inquired about the process to provide tax abatement specifically chapter 404. City Administrator Meyers advised that the City would need to first put the appropriate tools in place in an effort to entertain a request for abatement. Meyers again discussed the necessity to establish some sort of Urban Revitalization Plan and the need to consult with an attorney.

Councilmember Hentges advised that the City has very successful businesses and developments that did not require tax abatement and the City has not done this before. Hentges advised he appreciated the development but was not desiring to continue to explore abatement of taxes.

Altena advised that the City had time to consider and put together the necessary legal framework and that all the development needed was a commitment from the City to move forward that the City was willing to work on abatement.

Councilmember Andres advised that she felt that the housing was beneficial but agreed with Councilmember Hentges in that she felt that the City did not need to continue to explore this specific path.

Councilmember Delperdang addressed precedent that the City has not done this before and felt that if this was granted there would be several others who would pursue in the future.

Councilmember Delperdang and Councilmember Andres both commented on the benefits of the project.

None of the Councilmembers present expressed desire to continue the process in exploring tax abatement options. Meyers advised that the Council's desire was clear and that City Staff would not continue research on this topic. No further action taken.

Mayor VanderWoude presented a quote for \$75,600.00 for 200 meters and installation of these meters by Ferguson Waterworks.

City Administrator Meyers advised that the City provided Ferguson Waterworks with a trail run last fall pertaining to meter installation. Meyers advised that the goal for this summer would be to have Ferguson install 200 meters and have City Staff install an additional 100. This would put the City at approximately 70% complete with this five year project. Meyers advised that technically the City was in year five of this process, but discredited 2020 as there were almost no meters installed in 2020. Meyers advised that he felt that Ferguson Waterworks did a very good job last fall with little complaints. Meyers noted that the meters would likely not arrive until late July putting the work done by Ferguson off until early-to-mid August. Meyers felt it was critical to get this complete in August to catch the summer residents.

Motion made by Councilmember Sanders and a second by Councilmember Hentges to accept the quote from Ferguson Waterworks. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Mayor VanderWoude presented a quote from General Traffic Control pertaining to EMS preemption systems and battery backup for the City's traffic signals.

Meyers explained that this quote was for \$19,375.00 per intersection and that there were three intersections that would be in need of this equipment (\$58,125.00). Meyers requested the Council table this quote until further notice as he was having conversations with the Iowa Department of Transportation pertaining to this topic and who is most responsible for payment.

Mayor VanderWoude tabled the item.

Mayor VanderWoude presented Resolution #22-07, "A Resolution Setting a Public Hearing to Review and Consideration of the First Amendment to the City of Okoboji's FY2021/2022 Budget".

The public hearing will take place on May 10, 2022 at 6:00pm at the Okoboji City Hall.

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve Resolution #22-07. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Mayor VanderWoude presented Resolution #22-08, "A Resolution Setting a Public Hearing to Review and Possible Acceptance of Bids for the 2013 John Deere 997 Z-TRAK Diesel with Mulching Deck".

Bids will be opened and the public hearing will take place on May 10, 2022 at 6:00pm at the Okoboji City Hall. The Council set a minimum bid of \$6,000.00.

Motion made by Councilmember Sanders and a second by Councilmember Andres to approve Resolution #22-08. The following Councilmembers voted "YEA": Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

Mayor VanderWoude tabled the consideration of a new liquor license for the Okoboji Summer Theatre as the necessary dramshop review was not yet completed.

Mayor VanderWoude discussed setting Spring Clean Up Day as June 6, 2022.

Motion made by Councilmember Hentges and a second by Councilmember Andres to set the City of Okoboji Spring Clean Up Day to be Monday, June 6, 2022. The following Councilmembers voted “YEA”: Delperdang, Hentges, Sanders, Andres. Motion approved 4-0.

REPORTS

No police report.

City Administrator Meyers updated the Council on several topics including East Lake Park, ARPA funding and reporting, Speier Park projects, north end water flush system, ICAP insurance renewal, GIS mapping project, upcoming Planning and Zoning meeting, and Lake Shore Drive project.

Councilmember Delperdang inquired about the proposed park on the old Inn property. Meyers advised that he had not heard any updates. Delperdang inquired about the conversations pertaining to the trestle bridge. Councilmember Andres commented that she has had information pertaining to the trestle bridge and felt the project was being picked back up again. Andres believed that plans were being put together to help alleviate concerns. Councilmember Hentges advised that the State Legislature was currently considering allowing ATVs on State Highways which may make the need to get golf carts/ATVs across the bridges less. Councilmember Delperdang also asked about the Iowa DOT's schedule for Highway 71 and Meyers advised that the first leg of the project will take place after Labor Day in 2022.

Councilmember Sanders asked that City Staff look at Lake Shore Drive just north of Nature Center Road to see if anything can be done to fill in some potholes in this area. Meyers advised he would talk to staff about it.

No Mayor report.

ADJOURNMENT.

Mayor Mary VanderWoude

City Administrator Michael Meyers

TOTAL REVENUES FROM 03/09/2022 THROUGH 04/12/2022 WERE \$178,094.39. TOTAL EXPENSES WERE \$160,980.53. GENERAL FUND: \$116,960.68, ROAD USE TAX FUND: \$17,542.17, ASSET FORFEITURE FUND: \$2,950.00, CAPITAL PROJECTS-PICKLEBALL FUND: \$755.61, WATER FUND: \$22.772.07.

CLAIMS REPORT

VENDOR	REFERENCE	AMOUNT	CHECK DATE
AFLAC	PREMIUMS	529.39	3/25/2022
ALLIANT ENERGY	MARCH ELECTRIC	4,418.47	4/12/2022
ALPHA OUTDOORS LLC	RIFLE ACCESSORIES	2,950.00	3/24/2022
BECK ENGINEERING INC	ENGINEERING FEES & RETAINER	1,462.50	4/12/2022
BLACK HILLS ENERGY	NATURAL GAS SERVICE	1,791.94	3/24/2022
BOMGAARS SUPPLY, INC.	MARCH STATEMENT	83.1	3/24/2022
CANON FINANCIAL SERVICES	MARCH COPIER LEASE	72.04	4/12/2022
CARDMEMBER SERVICE	MARCH STATEMENT	2,186.87	3/24/2022
CARDMEMBER SERVICE	APRIL STATEMENT	303.03	4/12/2022
CARROLL CONSTRUCTION SUPPLY	SPEIER PARK LIGHTING PROJECT	353.5	4/12/2022
CENTRAL STATES FUND	MARCH PREMIUMS	15,232.00	3/25/2022
CENTRAL WATER SYSTEM	MARCH WATER	9,656.00	4/12/2022
CITY OF ARNOLDS PARK	SHARED SWEEPER EXPENSES	299.27	4/12/2022
COOPERATIVE ENERGY COMPANY	DIESEL FUEL	1,705.20	4/12/2022
DICKINSON COUNTY NEWS	MARCH LEGAL PUBLICATIONS	266.97	4/12/2022
EFIPS	FED/FICA TAX	5,167.72	3/14/2022
EFIPS	FED/FICA TAX	5,086.80	3/28/2022
EFIPS	FED/FICA TAX	5,405.44	4/11/2022
FASTENAL COMPANY FERGUSON	DISCS	109.2	4/12/2022
WATERWORKS #2516 FERGUSON	METER PARTS	64.77	3/24/2022
WATERWORKS #2516 FERGUSON	METER	809.71	4/12/2022
GENERAL TRAFFIC CONTROLS	ANNUAL SERVICE AGREEMENT	375	4/12/2022

GORDON COMPANY HEARTLAND SECURITY SERVICE IGL DISTRICT IOWA DEPT OF PUBLIC SAFETY IA DIVISION OF LABOR SERVICES IPERS	FLESCH	BASE CHARGE/COPIER PRINTS	278.42	3/24/2022
HEARTLAND SECURITY SERVICE IGL DISTRICT IOWA DEPT OF PUBLIC SAFETY IA DIVISION OF LABOR SERVICES IPERS		ALARM MONITORING ACCT #39743 SPEIER PARK	26.95 171	4/12/2022 3/24/2022
IOWA DEPT OF PUBLIC SAFETY IA DIVISION OF LABOR SERVICES IPERS		TERMINAL BILLING OCT-DEC	600	3/24/2022
IPERS		BOILER INSPECTION IPERS-PROTECTN	80 6,839.11	4/12/2022 3/28/2022
ITERIS INC JENNINGS PARTS MATHESON INC MEDIACOM COMMUNICATIONS MENARDS - SPENCER MIDWESTERN MECHANICAL NEW YORK LIFE NEW YORK LIFE INSURANCE NORTHWEST PLANNING O'REILLY PARTS SECURE SYSTEMS SECURE SYSTEMS SHAMROCK RECYCLING INC SPIRIT LAKE NOON KIWANIS STATE LABORATORY STEIN LAW OFFICE STOREY KENWORTHY SUNSET ENFORCEMENT TEAM ENTERPRISES		TRAFFIC DESIGN SERVICES VEHICLE MAINTENANCE WELDER CIRCUIT BOARD	17,325.00 38.32 592.11	4/12/2022 4/12/2022 3/24/2022
ITERIS INC JENNINGS PARTS MATHESON INC MEDIACOM COMMUNICATIONS MENARDS - SPENCER MIDWESTERN MECHANICAL NEW YORK LIFE NEW YORK LIFE INSURANCE NORTHWEST PLANNING O'REILLY PARTS SECURE SYSTEMS SECURE SYSTEMS SHAMROCK RECYCLING INC SPIRIT LAKE NOON KIWANIS STATE LABORATORY STEIN LAW OFFICE STOREY KENWORTHY SUNSET ENFORCEMENT TEAM ENTERPRISES	AUTO TRI-GAS	INTERNET & PHONE SHELTER LIGHTING PUBLIC WORKS IN- FLOOR GLYCOL ADDTL LIFE INS MARCH PREMIUMS SHIELD FY22 4TH/FINAL DRAW MOWER MAINT FSA MEDICAL FSA MEDICAL RECYCLING CONTAINER FEE	405.91 755.61 15,525.58 118.39 597.43 3,500.00 6.63 97.34 97.34 346.18	3/24/2022 4/12/2022 3/24/2022 3/24/2022 4/12/2022 3/24/2022 4/12/2022 4/12/2022 4/12/2022 4/12/2022
ITERIS INC JENNINGS PARTS MATHESON INC MEDIACOM COMMUNICATIONS MENARDS - SPENCER MIDWESTERN MECHANICAL NEW YORK LIFE NEW YORK LIFE INSURANCE NORTHWEST PLANNING O'REILLY PARTS SECURE SYSTEMS SECURE SYSTEMS SHAMROCK RECYCLING INC SPIRIT LAKE NOON KIWANIS STATE LABORATORY STEIN LAW OFFICE STOREY KENWORTHY SUNSET ENFORCEMENT TEAM ENTERPRISES		APR-JUNE DUES WATER TEST MARCH LEGAL FEES UTILITY BILLS AMMUNITION SANDBLASTING LOADER PARTS	90 13.5 310.19 667.34 692.5 780	4/12/2022 4/12/2022 4/12/2022 3/24/2022 4/12/2022 4/12/2022

	INS	DEDUCTIBLE	
TIMOTHY JENSEN	REIMBURSEMENT	300	3/24/2022
TREASURER, STATE			
OF IOWA	STATE TAXES	1,826.00	3/28/2022
	CELL PHONES &		
VERIZON WIRELESS	POLICE PC'S	628.69	3/24/2022
WEX BANK	FUEL CHARGES	1,370.86	3/24/2022
Accounts Payable Total		112,409.32	
Payroll Checks		48,571.21	
***** REPORT TOTAL			
*****		160,980.53	