

MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON NOVEMBER 14, 2023

Mayor VanderWoude called the meeting to order at 6:00pm on November 14, 2023. Councilmembers Mendenhall, Sanders, Hentges, and Delperdang were present. Councilmember Andres joined the meeting at 6:01PM. Other attendees were City Administrator Michael Meyers, Deputy City Clerk Jill Verdoorn, Police Chief Jason Petersen, Corey Harguth, Seth Boyes, Steve Schwaller, Jill Lanfear, Lori Thomas, Judi Petersen, Katt Flockhart, Marilyn Strickland, Steve Dulin, Tyler Lynn, Brent Sexton, Arvin Druvenga, Lacie Brandts, John Wills, Kae Hoppe, and Molly Lanfear.

CONSENT AGENDA

Motion made by Councilmember Sanders and a second by Councilmember Mendenhall to approve the consent agenda which included minutes from the October 10, 2023 City Council meeting, Claims and Accounts Payable Report, and the Bank Cash Report.

The following Councilmembers voted "YEA": Mendenhall, Sanders, Hentges, and Delperdang. Motion approved 4-0.

Councilmember Andres joined the meeting at 6:01PM.

CITIZEN APPEARANCES

Jill Lanfear, Lori Thomas, Judi Petersen, Katt Flockhart and Marilyn Strickland all addressed the Council all in support of the City of Okoboji, other Lakes Area communities, and Dickinson County in coming together to create a city/county affiliated animal control position and advocated for 'trap, neuter, and release' policies be implemented to help humanely manage the stray cat population in the Iowa Great Lakes. Katt Flockhart, president of Lakes Community Animal Welfare, advised the Council of her actions in the Lakes Area community to help promote these practices and discussed the expense of this undertaking. Flockhart advised that funding from local authorities would go a long way in this activity.

Mayor VanderWoude thanked the group for their presentation and advised that it would be taken under consideration. No further action taken.

NEW BUSINESS

Arvin Druvenga, Winther, Stave & Co., presented to the Council the recently completed Fiscal Year 2023 financial audit.

No action taken.

Mayor VanderWoude presented Resolution #23-16, "A Resolution Approving the Fiscal Year 2023 Annual Financial Report".

Motion made by Councilmember Hentges and a second by Councilmember Andres to approve Resolution #23-16. The following Councilmembers voted "YEA": Mendenhall, Sanders, Hentges, Delperdang, and Andres. Motion approved 5-0.

Mayor VanderWoude presented Resolution #23-17, "A Resolution Approve the Fiscal Year 2023 Street Finance Report".

Motion made by Councilmember Mendenhall and a second by Councilmember Hentges to approve Resolution #23-17. The following Councilmembers voted "YEA": Mendenhall, Sanders, Hentges, Delperdang, and Andres. Motion approved 5-0.

Mayor VanderWoude presented Pay Application #3 (FINAL) and Change Order #1 for the 2023 City of Okoboji Speier Park Drainage Improvement Project for \$5,868.27.

Tyler Lynn, Beck Engineering, explained that the project has been completed to plans and specifications and that this was the final pay application releasing remaining retainage.

Motion made by Councilmember Andres and a second by Councilmember Hentges to approve Pay Application #3 and Change Order #1 for the 2023 City of Okoboji Speier Park Drainage Improvement Project for \$5,868.27.

Mayor VanderWoude presented Resolution #23-18, "A Resolution Setting a Public Hearing to Consider the Proposed Plans, Specifications, Form of Contract, Estimated Total Cost of the Project, Setting Time to Publically Open and Read Bids and to Possibly Act on the 2023 Speier Park Playground Project"

City Administrator Michael Meyers discussed that this was to rebid the site preparation portion of the Speier Park project. Meyers reminded the Council that the City bid this portion of the work in mid-summer 2023 and only received one bid which was significantly higher than what was expected. Meyers advised that the intent was to wait until the fall construction schedule was largely completed to allow for contractors to review the plans and plan for 2024. Meyers addressed that the Council needed to determine a construction window that they were comfortable with as it pertains to park disruption.

Tyler Lynn discussed scheduled options to include completing work in the spring or fall, or allowing the contractor to work in the summer. The project will last around 6-8 weeks from start to finish. Lynn advised the more flexibility granted, the better the bid price were to be expected.

Councilmember Andres inquired about the extend of the closure if it were to include the tennis courts and pickleball facility. Lynn commented just the playground. Andres expressed that she felt the City should not allow the playground to be disrupted during the summer months. Andres felt that mid-August was a fair start date but did not support chewing up the summer months.

Councilmember Hentges reminded that the City should be more flexible considering that the City had only received one bid last time it was bid due to the time constraints put on the project.

Councilmember Sanders was open to a summer construction schedule giving ample time to complete the project.

Councilmember Hentges and Andres both agreed that they we willing to give up a few weeks at the start or finish of the season, but were unwilling to have the playground unusable all summer long.

City Administrator Meyers reminded the Council that all of the dates being discussed must include 3-weeks of playground and surfacing installation on top of the civil work which was being discussed. Meyers also reminded the Council that there was no guarantee that the installer would be perfectly in line with contractor.

Mayor VanderWoude summarized the conversation and the desire to have the project either done by mid-June or to have the project start in mid-August.

Motion made by Councilmember Andres and a second by Councilmember Mendnehall to approve Resolution #23-18, "A Resolution Setting a Public Hearing to Consider the Proposed Plans, Specifications, Form of Contract, Estimated Total Cost of the Project, Setting Time to Publically Open and Read Bids and to Possibly Act on the 2023 Speier Park Playground Project" with the possible construction windows as described by Mayor VanderWoude. The following Councilmembers voted "YEA": Mendenhall, Sanders, Hentges, Delperdang, and Andres. Motion approved 5-0.

Mayor VanderWoude presented a 28E Agreement from the Dickinson County Water Quality Commission. The 28E Agreement includes an assessment increase of \$12,000.00 annually from the City of Okoboji (from \$23,000 to \$35,000). The increase in assessment was largely attributed to creating a reserve fund to combat invasive species in the Iowa Great Lakes while also promoting clean water projects in the region.

John Wills, Dickinson County Water Quality Commission, discussed the methodology of assessment and how he reviewed various different assessment scenarios in response to the City of Okoboji's concerns as it pertains to equality of the assessment. Wills expressed that the Commission desired to move forward as requested or stay put at the current 28E agreement. Wills expressed his uncertainty about what to do next.

Mayor VanderWoude expressed the concerns that she felt that the City of Okoboji was getting a higher assessment than other communities in the Iowa Great Lakes and felt as though it was almost a punishment for having higher assessed valuations. VanderWoude reminded Wills that the City of Okoboji has low impact development principles and has taken other steps to reduce the pressure on the Iowa Great Lakes especially in comparisons to other communities who are being asked to contribute less to this Commission.

Councilmember Sanders advised that this was not in an attempt to dismantle the Water Quality Commission and that the City supports their efforts, Sanders discussed that he just wanted to pay an equitable amount. Sanders discussed population, shoreline, and housing units which are all beyond just the valuation which is being considered.

Councilmember Delperdang advised that every community is going to work the formula to benefit their community. Delperdang advised that the City needs to either accept the 28E agreement as presented or present a counter offer.

Councilmember Andres discussed the amended language of the 28E agreement which promises to reevaluate the 28E in three years. The language inserted specifically is, "The amount of assessment of each entity shall be reviewed every three years starting in 2024 and readjusted every three years to be equitable". Andres commented that the Lakes Area has changed quite a bit since the last 28E agreement was drafted and she felt that the formula to determine this assessment doesn't work anymore. Andres discussed the City's overall lack of businesses, hotels, and other high density projects putting pressure on the lakes.

Councilmember Hentges commented that amount of runoff being generated from other jurisdictions compared to Okoboji.

Councilmember Andres asked how the Commission would react if the City of Okoboji elected to not agree to the proposed 28E agreement. Wills commented that would be up to the Commission but perhaps table the agreement until next year.

Councilmember Delperdang advised that the money is one thing but it is the principle of fairness. Delperdang was unsure how hard the City really wanted to push this issue and advised that he would be comfortable with the increased assessment. Delperdang felt that the sentiments of the City have been heard both at the Council level as well as within the Commission.

Motion made by Councilmember Delperdang and a second by Councilmember Sanders to accept the 28E Agreement with the Dickinson County Clean Water Alliance. The following Councilmembers voted "YEA": Delperdang, Sanders, Mendenhall. The following Councilmembers voted "NAY": Hentges, Andres. Motion approved 3-2.

Councilmember Hentges commented that if the assessment were to increase in the future that the assessment be shared evenly amongst all entities.

Mayor VanderWoude invited Police Chief Jason Petersen to discuss his request for additional personnel within the police department.

Chief Petersen discussed the addition of a shared officer between the City of Arnolds Park and the City of Okoboji. Petersen advised that this officer would be an investigator to do investigative work on the major crimes that occur within the cities of Arnolds Park and Okoboji.

Petersen discussed the amount of transient people in the two cities and that the investigator would be able to better follow up on crimes with individuals who may live in other communities or even other states. Petersen advised that it would allow for patrol officers to focus more attention and time to their day-to-day policing activities and also help resolve crimes more quickly.

Petersen expressed that the Iowa Division of Criminal Investigation used to assist in these types of cases but that staffing has been an issue and they are less able to help.

Various aspects of this were discussed including the funding of this position. It was explained that this employee would be an employee of the City of Okoboji but ultimately would be funded by both the City of Okoboji and Arnolds Park. Crimes that occur in Arnolds Park would be paid for by the City of Arnolds Park and crimes that occur in Okoboji would be paid for by the City of Okoboji. The employee would keep hours and the City of Okoboji would bill the City of Arnolds Park.

City Administrator Meyers expressed that in this moment, this was likely a \$50,000 budgetary impact for the City of Okoboji. Meyers advised that this number was a snapshot in time and that wages, health insurance, and other compensation factors increase over time and that it could rise over the next several years.

Brent Sexton, Okoboji Patrol Officer, advised that this employee likely would be utilized to help reduce overtime accrued by police officers helping the City offset some of those expenses.

Councilmember Delperdang expressed concern that the City of Okoboji was producing an employee that would service the entire County and beyond, not just the City of Okoboji. Delperdang wondered if this was fair for the City to take the financial burden for this.

Chief Petersen advised that if this were to be approved he would like to have someone on staff by July 1, 2024. City Administrator Meyers advised that the City should make a decision one way or the other sooner rather than later so that both the City of Okoboji and Arnolds Park can make the necessary budget reflections for Fiscal Year 2025. Meyers also advised that the City of Arnolds Park has already approved this position.

Councilmember Hentges advised that while the City of Okoboji is small according to the census, the City has the exposure of a very large community. Hentges compared this to the fire department. Hentges advised that in the summer weekends there can be nearly 100,000 people in the communities which would make it one of the largest cities in the State of Iowa. Hentges advised that our Department can be way busier than cities ten times the size of Okoboji. Hentges advised that he is aware of how busy the City's police officers are.

Councilmember Delperdang wondered why the Cities of Spirit Lake or Milford cannot support this but Okoboji and Arnolds Park are being consider to. Delperdang again discussed what service is the City of Okoboji providing the whole area.

Chief Petersen discussed how an investigator works with other law enforcement jurisdictions. Petersen advised the benefit this position would have to the victims of crimes in the Cities of Okoboji and Arnolds Park.

Councilmember Sanders advised that the City of Arnolds Park will likely be paying around 60% of this officer's wages and that it would be beneficial to the residents of Okoboji. Sanders felt that this was worth a try and there was no reason it couldn't be pulled back in the future.

City Administrator Michael Meyers discussed challenges with revenue projections in FY25 due to the change in state property tax laws as well as rollback numbers. Meyers advised he could understand better in mid-December when valuations are released.

Motion made by Councilmember Hentges and a second by Councilmember Sanders to approve the City move forward with the 'Investigator' position within the City of Okoboji Police Department. The following Councilmembers voted "YEA": Mendenhall, Sanders, Hentges, Delperdang, and Andres. Motion approved 5-0.

REPORTS

No police report.

City Administrator Michael Meyers discussed that he would work with the City of Arnolds Park on a 28E agreement for the police position. Meyers advised that the highway detour should be over around November 22. Meyers discussed the beginning of the FY25 budget season and talked about property tax law changes, rollbacks, and the desire for input from Councilmembers on the upcoming budget. Meyers commented on the City's approval from OkoboTree to carve a tree in Speier Park. Meyers advised that the new skid loader snow blower was received and the plow blade for the loader. Meyers discussed that the flooring for the public works facility was completed. Meyers discussed the BOA approval of the

Commons property conditional use permit and that this property has officially sold and Meyers expected changes here soon. Meyers congratulated Mayor VanderWoude, Councilmember Delperdang, and Councilmember Hentges on their reelection and would need to take an oath of office. Meyers commented that Police Union negotiations would take place soon. Lastly Meyers advised November 29, 2023 would be the last day for yard waste removal.

No Council report.

No Mayor report.

MEETING ADJOURNED AT 8:12 PM

Michael Meyers, City Administrator

Mary VanderWoude, Mayor

TOTAL REVENUES FROM 10/11/2023 THROUGH 11/14/2023 WERE \$1,263,993.15. TOTAL EXPENDITURES WERE \$169,423.87. \$121,829.77 GENERAL FUND, \$236.62 ROAD USE TAX, \$26.17 CAPITAL PROJECT-PICKLEBALL FUND, \$47,331.31 WATER FUND.

ADAPT COATINGS	PUBLIC WORKS BLDG FLOOR	22,010.25	10/27/2023
AFLAC	PREMIUMS	529.39	10/20/2023
ALLIANT ENERGY	OCTOBER ELECTRIC	4,545.15	11/9/2023
BECK ENGINEERING INC	SANBORN AVE TRAIL PROJECT	4,457.50	11/14/2023
BLACK HILLS ENERGY	NATURAL GAS SERVICE	87.55	10/20/2023
BOMGAARS SUPPLY INC	OCTOBER STATEMENT	229.15	11/14/2023
CANON FINANCIAL SERVICES	COPIER LEASE	72.04	11/14/2023
CARDMEMBER SERVICE	OCTOBER STATEMENT	1,105.07	10/20/2023
CARDMEMBER SERVICE	NOVEMBER STATEMENT	2,257.23	11/9/2023
CARROLL CONSTRUCTION SUPPLY	SEALANT	71.28	11/14/2023
CENTRAL STATES FUND	OCTOBER PREMIUMS	15,400.80	10/20/2023
CENTRAL WATER SYSTEM	OCTOBER WATER	23,028.00	11/14/2023
CITY OF SPIRIT LAKE	BULK WATER	1,800.00	11/14/2023
CLARY LAKE SERVICE INC	CITY DOCK REMOVAL	3,182.00	11/14/2023
COOPERATIVE ENERGY COMPANY	DIESEL FUEL	2,328.06	11/14/2023
DICKINSON COUNTY NEWS	OCTOBER LEGAL PUBLICATIONS	214.64	11/14/2023
DICKINSON COUNTY REGIONAL	GREEN WASTE/RECYCLING	306.00	11/14/2023
EFTPS	FED/FICA TAX	6,778.80	10/23/2023
EFTPS	FED/FICA TAX	6,419.16	11/6/2023
FICK'S ACE HARDWARE	OCTOBER STATEMENT	335.59	11/14/2023
HEARTLAND SECURITY SERVICE	ALARM MONITORING	32.95	11/9/2023
HOTSY EQUIPMENT CO	P-SHINE 5 GAL	96.00	11/14/2023
IOWA ONE CALL	NOTIFICATIONS	51.40	11/14/2023
IOWA RURAL WATER ASSIOC	ANNUAL DUES	305.00	11/14/2023
IPERS	IPERS-PROTECTN	8,476.21	10/23/2023
KUOO/KUQQ/KUYU	UNDERGROUND PROMO	52.50	11/14/2023
MEDIACOM COMMUNICATIONS	INTERNET & PHONE	344.33	10/20/2023
MEDIACOM COMMUNICATIONS	INTERNET & PHONE	309.92	10/20/2023
MENARDS-SPENCER	SHOP FLOOR	73.63	11/14/2023
MIDWEST RADAR & EQUIPMENT	POLICE RADAR CALIBRATION	160.00	11/14/2023
NATIONWIDE	OFFICIALS BOND PREMIUM	993.00	11/14/2023
NEW YORK LIFE	ADDTL LIFE INS	118.39	10/20/2023
NEW YORK LIFE	ADDTL LIFE INS	118.39	11/1/2023
NEW YORK LIFE INSURANCE	PREMIUMS	619.11	11/1/2023
NORTHWEST READY MIX	PUBLIC WORKS GATE	630.00	11/14/2023
O'REILLY AUTO PARTS	SWEEPER	18.99	11/14/2023
PLUMB SUPPLY COMPANY	FUEL HACKZALL	169.00	11/14/2023
SANFORD HEALTH	HEARING SCREENINGS	120.49	11/14/2023
SECURE BENEFITS SYSTEMS	FSA MEDICAL	97.34	11/14/2023
SHAMROCK RECYCLING INC	RECYCLE CONTAINER FEE	529.80	11/14/2023
SHIELD TECHNOLOGY CORP	SHIELDWARE SOFTWARE	1,267.50	11/14/2023
SPENCER OFFICE SUPPLIES	COPY PAPER	146.70	11/14/2023
STATE HYGIENIC LABORATORY	WATER TEST	14.50	11/14/2023

STEIN LAW OFFICE	OCTOBER LEGAL FEES	598.10	11/14/2023
THE SHERWIN WILLIAMS CO	PUBLIC WORKS FLOOR	1,307.34	11/14/2023
TREASURER STATE OF IOWA	OCTOBER WATER EXCISE TAX	13,018.17	11/1/2023
TREASURER, STATE OF IOWA	STATE TAX	2,000.50	10/23/2023
TRUCK EQUIPMENT INC	SWEEPER	1,021.32	11/14/2023
VERIZON WIRELESS	CELL PHONES & POLICE PC'S	160.18	10/20/2023
VERIZON WIRELESS	CELL PHONES & POLICE PC'S	402.75	10/20/2023
VOYA	457 RIC	200.00	10/23/2023
VOYA	457 RIC	200.00	11/6/2023
WASTE MANAGEMENT	WASTE-RECYCLING	83.39	11/14/2023
WEX BANK	FUEL CHARGES	1,312.96	11/2/2023
ZIEGLER INC	FILTER	53.61	11/14/2023
Accounts Payable Total		130,261.13	
Payroll Checks		39,162.74	
TOTAL		169,423.87	