MINUTES OF THE OKOBOJI CITY COUNCIL MEETING HELD ON OCTOBER 13, 2026

Mayor VanderWoude called the meeting to order at 6:00PM on October 13, 2026. Councilmembers Delpredang, Hentges, Hoppe, and Sanders were present. Councilmember Andres was present via Zoom. Other attendees were City Administrator Michael Meyers, Deputy City Clerk Jill Verdoorn, Police Chief Jason Petersen, Aftin Groen-Bradley, Amy Maris, Anthony Gonzalez, Cheri Tungland, Derek Gusse (via Zoom), Denise Norland, Duane Haith, Greg Haith (via Zoom), Jason Eygabroad, Jeremy Snow, Jill Melkus, Joan Haith, Joan Payzant, Julie Ruane, Kathy Howard (via Zoom), Kelly Norland, Matthew Chizek, Michelle Coble Snow, Nic Madsen, Owen Primavera, Rich Nicklay, Shana Haith (via Zoom).

CONSENT AGENDA

Motion made by Councilmember Hoppe and a second by Councilmember Hentges to approve the consent agenda, which included the September 8, 2026 City Council meeting minutes, Claims and Accounts Payable Report, Bank Cash Report, Renewal of a Class C Retail Alcohol License with Outdoor Service for Okoboji Winter Project, and approval of ownership updates for Casey's Marketing Company Class E Retail Alcohol License and Retail Tobacco permit.

Councilmembers Delperdang, Hentges, Hoppe and Sanders voted "YEA". Councilmember Andres abstained. Motion approved 4-0 with one abstention.

CITIZEN APPERANCES

None.

NEW BUSINESS

Mayor VanderWoude opened a public hearing to consider Ordinance No. 290, "An Ordinance Amending Chapter 147 Regulations Governing Public Lake Access Areas."

Mayor VanderWoude acknowledged three written comments received from Nikki Kennedy, Ken Hunziker, and Robert and Susan VanOrsdel.

Rich Nicklay discussed insurance requirements, swim rafts, changes to permit duration, and fees. Nicklay also inquired about eligibility requirements for dwelling units under construction. Councilmember Sanders stated that a dwelling unit would be considered eligible when the structure is capable of being occupied.

Mayor VanderWoude closed the public hearing.

Mayor VanderWoude presented the first reading of Ordinance No. 290.

Councilmember Hoppe discussed the modification of the eligibility radius from 300 feet to 305 feet and questioned whether the change would make additional properties eligible for more than one public access point. City Administrator Meyers noted that the change would make 1503 Prospect Street eligible for Public Access #1 and Public Access #2 while retaining its eligibility for Public Access #3. Hoppe expressed opposition to expanding eligibility requirements. Councilmember Hentges noted that the City had allowed 1503 Prospect Street to utilize Public Access #2 for years. Councilmember Sanders stated that the proposed change would not result in any significant changes.

Councilmember Hentges discussed the possibility of removing the language prohibiting swim rafts. Hentges referenced conversations with others regarding the issue and expressed support for allowing swim rafts at public access areas. Hentges noted that swim rafts provide a safety buffer to help keep boats away from docks and have not created problems in the past. Discussion took place regarding appropriate amended language, with general consensus in favor of allowing swim rafts.

Motion made by Councilmember Hentges and seconded by Councilmember Delperdang to approve the first reading of Ordinance No. 290, with an amendment to allow swim rafts to be associated with public access docks.

Councilmembers Andres, Delperdang, and Hentges voted "YEA." Councilmembers Hoppe and Sanders voted "NO." Motion approved 3-2. The first reading was approved as amended.

Motion made by Councilmember Hentges and seconded by Councilmember Delperdang to waive the second and third readings of Ordinance No. 290.

Councilmembers Andres, Delperdang, and Hentges voted "YEA." Councilmembers Hoppe and Sanders voted "NO." Motion failed 3-2 due to a lack of the required supermajority.

The second reading of Ordinance No. 290 will occur during the November City Council meeting.

Mayor VanderWoude moved agenda item "H" forward for consideration.

Mayor VanderWoude presented a recommendation from the Design Review Committee regarding the proposed construction of condominium storage units on vacant Parcels #07-17-35-1009 and #07-35-1016.

City Administrator Meyers explained that new structures within the commercial corridor are subject to design review under the City's architectural overlay ordinance. The Design Review Committee approved the proposed design by a vote of 3-0, contingent upon the addition of a secondary material on the south side of the structure.

Councilmember Hoppe expressed concern regarding the inclusion of kitchens and bathrooms in the proposed storage units and the potential for the units to be used as dwelling units or for overnight stays.

Cheri Tungland, representing the project, stated that the units were intended strictly for storage and that the covenants governing the facility would explicitly prohibit overnight stays, sleeping, or residential use.

Councilmember Hoppe questioned the enforceability of the covenants and noted that similar structures in other communities have been used for short-term rentals and other informal residential uses.

Tungland stated that she believed the project complied with the City's zoning ordinance and that the City Council could not deny the application.

Councilmember Andres stated that she had received concerns regarding the project and requested that the City Attorney provide guidance on the applicable zoning provisions related to the application.

Motion made by Councilmember Hoppe and seconded by Councilmember Hentges to table the recommendation from the Design Review Committee pending further review.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

Mayor VanderWoude opened a public hearing to consider Ordinance No. 291, "An Ordinance Amending the 2013 Okoboji Zoning Ordinance by Amending Article XX Relating to Subdivisions."

No comments were received in favor of, in opposition to, or neutral regarding the proposed amendments.

Mayor VanderWoude closed the public hearing.

Mayor VanderWoude presented the first reading of Ordinance No. 291.

City Administrator Meyers explained that the current language in the Zoning Ordinance considers a property divided into two lots to constitute a subdivision. Meyers noted that State law and the common practice of other communities throughout Iowa generally define a subdivision as the division of property into three or more lots. Meyers stated that the current requirements place an unreasonable burden on property owners compared to practices in other communities and the standards established by the State. Meyers further explained that the subdivision process involves four meetings and significant administrative work.

Motion made by Councilmember Sanders and seconded by Councilmember Hentges to approve the first reading of Ordinance No. 291.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

Motion made by Councilmember Hentges and seconded by Councilmember Sanders to waive the second and third readings of Ordinance No. 291.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

Motion made by Councilmember Hentges and seconded by Councilmember Sanders to adopt Ordinance No. 291.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0. Ordinance No. 291 was adopted.

Mayor VanderWoude opened discussion regarding a potential trail along Sanborn Avenue.

City Administrator Meyers explained that the City had developed a preliminary trail concept for the north side of Sanborn Avenue several years ago. Meyers noted that the north side was selected due to the complexity and cost of construction on the south side. Meyers advised that the estimated cost of the original project was approximately $750,000. Meyers further explained that a committee had formed over the past month to evaluate the project and was recommending that the City reconstruct Sanborn Avenue, lowering the roadbed to accommodate sidewalks or trails on both sides of the roadway. Under this proposal, the existing asphalt roadway would be replaced with concrete, with an estimated project cost of $2.5 million to $3 million.

Councilmember Hoppe expressed support for a sidewalk or trail on the south side, noting that residents would likely use the south side even if a trail were available on the north side.

Councilmember Sanders encouraged coordination with the Dickinson County Trails Board. City Administrator Meyers noted that he had presented the concept at a Trails Board meeting earlier in the summer and would continue working with the Board.

Motion made by Councilmember Delperdang and seconded by Councilmember Hoppe to direct staff to continue evaluating the reconstruction of Sanborn Avenue and request that Beck Engineering bring back a design proposal.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

Mayor VanderWoude presented the second reading of Ordinance No. 289, "An Ordinance Amending Chapter 63 Pertaining to Changing the Speed Limit on Sanborn Avenue within the City of Okoboji from 35 MPH to 25 MPH."

Councilmember Delperdang stated that reducing the speed limit was a good-faith safety measure and could be revisited if and when Sanborn Avenue is reconstructed.

Councilmember Andres advised that she had received opposition from residents regarding the proposed speed reduction.

Julie Ruane, a resident of the Brandonwood Condominiums, spoke in support of the speed reduction, citing daily observations of speeding vehicles and the resulting hazards to children, walkers, and other pedestrians.

Councilmember Hoppe expressed reservations, stating that the concerns were largely seasonal and that a trail on both sides of the roadway would address the underlying issue. Hoppe suggested installing speed-monitoring signage similar to that used on Stake Out Road to gather traffic data.

Councilmember Hentges noted that the current speed limit of 35 MPH is higher than the posted speed limit on Highway 71 and expressed support for the proposed reduction.

Motion made by Councilmember Delperdang and seconded by Councilmember Hentges to approve the second reading of Ordinance No. 289.

Councilmembers Delperdang, Hentges, and Sanders voted "YEA." Councilmembers Hoppe and Andres voted "NO." Motion approved 3-2. The second reading was approved.

Mayor VanderWoude presented an application from Joan Payzant for appointment to the Design Review Committee.

Motion made by Councilmember Hoppe and seconded by Councilmember Hentges to appoint Joan Payzant to the Design Review Committee through October 13, 2029.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

Mayor VanderWoude presented Final Pay Application #4 and Change Order #3 for the 2025 Morningside Drive Reconstruction Project in the amount of $7,776.53.

Councilmembers Andres, Delperdang, Hentges, Hoppe, and Sanders voted "YEA." Motion approved 5-0.

REPORTS

No Police Report.

City Administrator Meyers updated the City Council on the previously discussed pickleball project and the Smith's Bay sewer project. Meyers provided updates regarding Planning and Zoning Commission matters and advised that an appointment to the Planning and Zoning Commission would likely be needed. Meyers also reported on a costly water main leak, the start of the Chalstrom Beach road project, and the seasonal shutdown of the water fountains at Speier Park. Meyers noted that the park bathrooms would remain open for a short period longer. Discussion also included the possibility of installing wind slats rather than wind screens at the pickleball courts. Meyers provided updates regarding the upcoming annual audit and financial reporting requirements and discussed the need for codification, advising that he was obtaining a quote for the service.

No Mayor's Report.

Councilmember Hoppe inquired about replacing the sign at the "T" intersection in Hayward's Bay.

Councilmember Sanders commented on vegetative overgrowth along the trail on Stake Out Road.

ADJOURNMENT – 7:10PM

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Michael Meyers, City Administrator

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Mary VanderWoude, Mayor

TOTAL REVENUES FOR SEPTEMBER WERE $578,514.99. TOTAL EXPENDITURES WERE $367,210.94 (GENERAL, $192,894.33, RUT $19,249.27, HOTEL/MOTEL $295.00, DEBT SERVICE $44,690.70, CAPITAL PROJECT FUND $34,339.78, WATER FUND $75,741.86)

Check Date	Vendor Name	Description	Amount
09/09/26	CALSBEEK JOHN	UTILITY REFUND	40.28
09/11/26	ADVANTAGE ADMINISTRATORS	FSA MED/DPNT CARE & FEES	612.00
09/11/26	NORTHWEST IOWA PLANNING	SAFETY COORDINATOR	1,577.04
09/22/26	UNITED COMMUNITY BANK	CD STREETS	65,000.00
09/22/26	TRUCK EQUIPMENT INC	SHARED SWEEPER EXPENSE	11,229.31
09/22/26	CARTER HAYES	UTILITY REFUND	25.03
10/13/26	ADVANTAGE ADMINISTRATORS	FSA MED/DPNT CARE & FEES	612.00
10/13/26	BECK EXCAVATING INC	CONCRETE PATCH	2,822.00
10/13/26	BECK ENGINEERING INC	MSIDE DRIVE PAY APP 4/CH ORD 3	7,776.53
10/13/26	BECK ENGINEERING INC	ENGINEERING FEES	30,187.50
10/13/26	BOMGAARS SUPPLY INC	OCT STATEMENT	118.63
10/13/26	CENTRAL WATER SYSTEM	SEPT WATER	46,205.60
10/13/26	CITY OF ARNOLDS PARK	SHARED JETTER EXP	573.91
10/13/26	CODIT TREE CARE LLC	TREE REMOVAL	4,628.82
10/13/26	DICKINSON COUNTY REGIONAL	GREEN WASTE/RECY	508.00
10/13/26	DICKINSON COUNTY NEWS	LEGAL PUBLICATIONS	470.94
10/13/26	DICKINSON COUNTY GIS	GIS MAPPING	27.12
10/13/26	FEAR COMPUTER SOLUTIONS	REMOTE SPPT/COMMERCIAL SVCS	160.00
10/13/26	FERGUSON WATERWORKS #2516	CURB BOXES	293.14
10/13/26	GORDON FLESCH COMPANY	BASE CHARGES	8.42
10/13/26	IGLA CHAMBER OF COMMERCE	PARTNER	295.00
10/13/26	IOWA ONE CALL	NOTIFICATIONS	24.70
10/13/26	JENNINGS AUTO PARTS	VEHICLE MAINT	632.00
10/13/26	MACQUEEN	LIGHTS	352.73
10/13/26	MENARDS-SPENCER	TILLER	409.99
10/13/26	MGL PRINTING SOLUTIONS	UTILITY BILLS	544.00
10/13/26	NEAL HOUGE	REIMB BOOTS	150.00
10/13/26	NORTHWEST IOWA SPRINKLER	SERVICE CALLS	700.31
10/13/26	NORTHWEST IOWA PLANNING	SHIELD FY27 2ND DRAW	3,500.00
10/13/26	O'REILLY AUTO PARTS	VEHICLE MAINT	249.23
10/13/26	PLUMB SUPPLY COMPANY	PRESSURE GUAGE	6.36
10/13/26	SAM WEDEKING EXCAVATING	WATER MAIN LEAK REPAIR	11,682.70
10/13/26	SHAMROCK RECYCLING INC	RECYCLING CONTAINER FEE	610.50
10/13/26	SPIRIT LAKE NOON KIWANIS	OCT-SEPT DUES	420.00
10/13/26	STATE HYGIENIC LABORATORY	WATER TEST	16.50
10/13/26	STEIN LAW OFFICE	SEPT LEGAL FEES	312.50
10/13/26	TRI-STATE LITHO LTD	BUSINESS CARDS	42.50
10/13/26	TRI-STATE LITHO LTD	FOLD INVOICES/NEWSLETTERS	75.00

10/13/26	UMB BANK NA	INTEREST PAYMENTS	44,690.70
10/13/26	UNITY POINT HEALTH	2026 ANNUAL CONSORTIUM FEE	79.00
10/13/26	WESTRUM LEAK DETECTION	LEAK DETECTION	1,187.50
09/21/26	EFTPS	PR09212026	7,960.07
09/21/26	VOYA	PR09212026	200.00
09/21/26	IOWA DEPT OF REVENUE	PR09212026EOM	1,985.96
09/21/26	IPERS	PR09212026EOM	10,485.64
09/24/26	AFLAC	PREMIUMS	529.39
09/24/26	BLACK HILLS ENERGY	NATURAL GAS SERVICE	92.94
09/24/26	CENTRAL STATES FUND	HEALTH INSURANCE PREMIUMS	18,052.00
09/24/26	HEARTLAND SECURITY SERVICE	ALARM MONITORING	32.95
09/24/26	MEDIACOM COMMUNICATIONS	INTERNET & PHONE	347.47
09/24/26	MEDIACOM COMMUNICATIONS	INTERNET & PHONE	312.12
09/24/26	NEW YORK LIFE UNREIMB MED	ADDTL LIFE INS	118.39
09/24/26	NEW YORK LIFE INSURANCE	PREMIUMS	865.54
09/24/26	VERIZON WIRELESS	CELL PHONES & POLICE PCs	200.30
09/24/26	VERIZON WIRELESS	CELL PHONES & POLICE PCs	416.20
10/01/26	WEX BANK	FUEL CHARGES	2,209.27
10/05/26	EFTPS	PR10052026	7,851.71
10/05/26	VOYA	PR10052026	200.00
10/07/26	IOWA DEPT OF REVENUE	WATER EXCISE TAX SEPT SALES	185.40
10/13/26	AFLAC	PREMIUMS	529.39
10/13/26	ALLIANT ENERGY	ELECTRIC	4,710.38
10/13/26	BLACK HILLS ENERGY	NATURAL GAS SERVICE	99.37
10/13/26	CARDMEMBER SERVICE	OCT STATEMENT	2,201.01
		CLAIMS TOTAL	298,442.99
		PAYROLL TOTAL	68,767.95
		TOTAL	**367,210.94**