

CITY OF IOLA

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01/09/2023

A regular meeting of the City Council of Iola was held on January 9, 2023, at 6:00 p.m., at the Park Community Building, 510 Park Avenue, Iola, Kansas.

CALL MEETING TO ORDER

Mayor French called the meeting to order at 6:00 p.m.

Mayor French and Council Members Peters, Shallah, Kinder, Peterson, Wicoff, D’Albini, Slaugh, and Lohman were present. Also present were City Administrator Rehder, Assistant Administrator Schinstock, and City Clerk Hutton.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member Slaugh seconded by Council Member Peters to approve the agenda as presented. All in favor. Motion carried.

PUBLIC COMMENTS

Persons wishing to address the City Council regarding items on the agenda may do so as they are called. Persons wishing to address the City Council regarding items not on the agenda may do so when called upon. Comments on personnel matters and matters pending in court or outside tribunals are not permitted. Speakers are limited to three minutes. No action will be taken.

Donna Houser thanked Richard Luken, Iola Register Reporter, for the great article with Administrator Rehder on the State of the City. She is glad the city is moving forward with the Madison Avenue Road Project.

Shane Lamb, an owner of the 1336 North Walnut project, noted that the Kansas Housing Resource Corporation has some grants they would like to go after. These grants require city participation. The project was going to use the RHID program but has determined that the City of Iola’s Neighborhood Revitalization Project is a better option.

Council Member Peterson asked Mr. Lamb what happened to his funding mentioned earlier in the project. Mr. Lamb noted that the cost of everything increased to an amount they could not fund.

Administrator Rehder noted that if Mr. Lamb gets him the information, he will put this topic on the January 23rd Council Agenda.

CONSENT AGENDA

A. Minutes Approval

- **December 12, 2022, Council Meeting**

B. Appropriations Approval

Mayor French asked if we could look into purchasing Recreation Department activities screen printed shirts from the local Jock's Nitch Store.

Council Member Kinder made a motion to approve the consent agenda as presented. Motion seconded by Council Member Lohman. All in favor. Motion carried.

NEW BUSINESS

A. Cedarbrook Housing Request- Gabe Woodman Merak Development stated that he plans to build ten duplex units in the Cedarbrook Addition. The current interest rates and the inflation cost of the supplies building will have to be supplemented with a partnership with the city.

Mr. Woodman is requesting a tax-exempt bond inducement allowing the supplies for the project to be tax-exempt. The City will build the infrastructure for the utilities in the area and pay for the street's construction. Mr. Woodman also requests the lots be given to him for the project.

Council Member Slaugh asked about the size of each duplex, the aesthetics of the outside of the units, and the income level of the tenants.

Mr. Woodman noted that the finished unit is 1250 square feet, and the facade will be either brick or Hardie siding. The three-bedroom, two-bathroom units will rent for \$900 per month. The units will be available for Moderate Income level individuals.

Council Member D'Albini asked if the grant didn't get approved, would Mr. Woodman still build? Mr. Woodman stated that he would not be able to make it financially.

Council Member Peterson asked what the city had previously paid for the lots. Assistant Administrator Schinstock noted that it was \$7,500 per lot, which the city had into the properties.

Mayor French inquired about how the city obtained the lots following the 2007 flood. Assistant Administrator Schinstock stated that following the Greensburg Tornado and the

2007 floods, the State of Kansas used some lottery money to finance cities ability to purchase property to replace lost housing.

Council Member Kinder wondered if we do all that Mr. Woodman of us, will this make another builder want to build?

Mr. Woodman stated that the application to KHRC needs to shine. As partners, we need to show Iola is the place to build.

Council Member D'Albini asked about the time frame for the project. Mr. Woodman noted following the application process approximately one year following the beginning of construction.

Council Member Slaugh stated that he has talked to community members, and they see no need for income-restricted housing in Iola. Council Member Slaugh noted that the city would be giving away too much to one developer, and we need to advertise the lots with finished infrastructure and sell them to potential buyers.

Administrator Rehder said that the industries in town have stated that they have employees driving from out of town to work here; those individuals may choose to move to Iola if they have a rental property.

Council Member Wicoff voiced his concern about the cost of the rent. He noted that it is a lot of money for the city to pay for utilities and the streets.

Council Member Peters stated that with this development, the city needs to extend Cottonwood Street North to Oregon to allow another outlet.

Staff will bring back some more information to the next meeting of the Council.

B. Oak Street Water Tower Proposal- Toby Ross, Water/Wastewater Superintendent, presented the proposal from Viking Industrial Painting for replacing the internal rafters in the tower.

Viking is the company that did the repairs and painting at the end of 2022.

Motion made by Council Member D'Albini and seconded by Council Member Shallah to approve the proposal from Viking Industrial Painting for \$98,300 and authorize staff to execute the necessary documents for the project. All in favor. Motion carried.

C. Pre-Treatment - Ordinance #3514 - Toby Ross, Water/Wastewater Superintendent, presented Ordinance #3514 for approval. Mr. Ross stated that the EPA has requested that all municipalities have specific wording in their pretreatment ordinances.

Motion made by Council Member Peterson and seconded by Council Member D'Albini to approve the changes to Iola's Pretreatment Ordinance #3514. All in favor. Motion carried.

D. Dangerous/Unsafe Structures - Set Public Hearing - Code Enforcement Officer Gregg Hutton presented four homes considered Dangerous and Unsafe. The first step in the process of having these homes removed is to hold a public hearing for the owners or other involved individuals to speak about the properties.

The Mayor asked Mr. Hutton about the house that the Council had given more time to repair on the previous group of condemned homes. Mr. Hutton stated that the Council had given the property owner nine months to make the requested improvements. One month before the deadline, Mr. Hutton sent a letter to the owner that the property was going to be removed. The owner came into the Code Office for a permit, began working on the property, and had the required repairs done by the due date.

Council Member Peters asked about the property on East Street that the Council had given more time to make improvements two years ago. Mr. Hutton noted that the property owner had yet to do anything except for minor changes in the past two years.

Motion made by Council Member Slaugh and seconded by Council Member Kinder to approve Resolution 2023-01 for 224 N State Street setting a public hearing on February 27, 2023, at 6:00 p.m. based on Section 8-501, of the Unified Development Code. All in favor. Motion carried.

Motion made by Council Member Shallah and seconded by Council Member Peters to approve Resolution 2023-02 for 406 E Lincoln Street setting a public hearing on February 27, 2023, at 6:00 p.m. based on Section 8-501 of the Unified Development Code. All in favor. Motion carried.

Motion made by Council Member Slaugh and seconded by Council Member Shallah to approve Resolution 2023-03 for 407 S Elm Street setting a public hearing on February 27, 2023, at 6:00 p.m. based on Section 8-501, of the Unified Development Code. All in favor. Motion carried.

Motion made by Council Member Slaugh and seconded by Council Member Kinder to approve Resolution 2023-04 for 515 S Fourth setting a public hearing on February 27, 2023, at 6:00 p.m. based on Section 8-501 of the Unified Development Code. All in favor. Motion carried.

E. Crushed Rock - Bid Award - Assistant Administrator Schinstock informed the Council that the current contract with Nelsen Quarries allows them to continue with the current rate or rebid the rock. With the higher fuel cost, Nelson Quarries chose to rebid the rock.

Assistant Administrator Schinstock stated that only one bid was received. It was from Nelson Quarries for \$10.25 a ton delivered.

Motion made by Council Member Slaugh and seconded by Council Member D'Albini to accept the bid from Nelson Quarries for \$10.25 per ton delivered for KDOT Grade AB-3 crushed rock for one year with the option to extend for two (2) one-year additional terms. All In favor. Motion carried.

EXECUTIVE SESSION

Motion made by Council Member D'Albini and seconded by Council Member Peterson to recess into Executive Session for fifteen minutes pursuant to contract negotiations, K.S.A. 75-4319(b)(3). The purpose of the executive session is to prepare for future or current contractual discussions and shall include the Mayor, Council, City Administrator, Assistant City Administrator, and Fire Chief. The regular meeting shall reconvene in the city council chamber at 7:49 p.m.

Motion made by Council Member Shallah and seconded by Council Member Kinder to recess into Executive Session for fifteen minutes pursuant to contract negotiations, K.S.A. 75-4319(b)(3). The purpose of the executive session is to prepare for future or current contractual discussions and shall include the Mayor, Council, City Administrator, Assistant City Administrator, and Fire Chief. The regular meeting shall reconvene in the city council chamber at 7:59 p.m.

Motion made by Council Member Shallah and seconded by Council Member D'Albini to recess into Executive Session for ten minutes pursuant to contract negotiations, K.S.A. 75-4319(b)(3). The purpose of the executive session is to prepare for future or current contractual discussions and shall include the Mayor, Council, City Administrator, Assistant City Administrator, and Fire Chief. The regular meeting shall reconvene in the city council chamber at 8:09 p.m.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters congratulated the employees on having an anniversary this month.

B. Council Member Lohman--

- Council Member Lohman had nothing to report.

C. Council Member D'Albini--

- Council Member D'Albini informed the group that on January 14th, the Women's Basketball team at the college would be playing at 2:00 and 4:00 p.m.
- Council Member D'Albini stated that after one year on the council, he wondered about a demographic report for citations from the Iola Police Department. He asked if the Council could address a specific need for education to help the individuals not break the law again.

D. Council Member Peterson--

- Council Member Peterson had nothing to report.

E. Council Member Wicoff-

- Council Member Wicoff had nothing to report.

F. Council Member Slaugh--

- Council Member Slaugh had nothing to report.

G. Council Member Shallah --

- Council Member Shallah congratulated the employees on their anniversary.

H. Council Member Kinder -

- Council Member Kinder had nothing to report.

I. Mayor French

- Mayor French had nothing to report.

J. Administrator Rehder

- Administrator Rehder had nothing to report.

K. Assistant Administrator Schinstock -

- Assistant Administrator Schinstock had nothing to report.

City Clerk Hutton informed the Council that the new App is ready to be installed by utility customers. She gave a brief overview of the App and how it works.

DATE / TIME OF NEXT MEETING

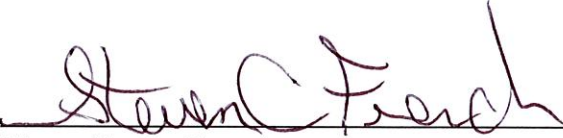
City Council Meeting 6:00 p.m. on Monday, January 23, 2023

City Council Meeting 6:00 p.m. on Monday, February 13, 2023

8:19 p.m. Motion made by Council Member Peterson and seconded by Council Member D'Albini to adjourn the meeting. All in favor. Motion carried

It was approved by the City Council of Iola, Kansas, on the 23rd day of January 2023.





Mayor Steven French



City Clerk, Roxanne Hutton