

CITY OF IOLA

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A regular meeting of the City Council of Iola was held on January 23, 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 Kinder seconded by Council Member Shallah 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.

None was given.

CONSENT AGENDA

- A. Minutes Approval**
 - **January 9, 2023, Council Meeting**

- B. Appropriations Approval**

Council Member Peterson made a motion to approve the consent agenda as presented. Motion seconded by Council Member A’lbini. All in favor. Motion carried.

PROCLAMATION

- A. Allen Community College 100th Anniversary**

Mayor French read the proclamation declaring 2023 the Year of Allen Community College. He presented the proclamation to Dr. Moses, President of the College.

NEW BUSINESS

A. Winter Decoration Additions - Cameron Kern- Deputy City Clerk Cameron Kern solicited bids to continue Winter Decorations on State Street and Madison Street. Three bids were received. The product provided by each of the three businesses comes from the same warehouse. The new decorations will look identical to the ones in stock.

There will be an additional cost for infrastructure improvements to make the decorations work on every pole. This cost will be approximately \$8,087.56.

The 2023 budget includes an expenditure amount of \$90,000 for the project. With the infrastructure cost and the lowest price for the decorations, the total cost will be approximately \$45,000. Shipping costs are estimated on the bids and will be determined at the time of shipping.

Motion made by Council Member Peterson and seconded by Council Member Shallah to approve the purchase of the decorations from Mainstreet Designs, Inc. to continue on State Street and Madison Avenue All in favor. Motion carried.

B. Allen County Recycling Request - Steve Strickler was present to ask the Council Members for a refund of the cost of the labor portion of the electric hook-up since they have become a 501(c)(3).

Motion made by Council Member Lohman to refund the labor cost only on installing electricity to the recycling building. Motion seconded by Council Member Kinder. Council Members Kinder, Slaugh, Wicoff, Lohman, Peterson, Shallah, and Peters voted in favor of the action. Voting against the motion was Council Member D'Albini. Motion passed by majority vote.

Steve Strickler then asked the Council about providing free electricity to the building. The cost of fuel and the low return rate on recycling cost them money to recycle. They cannot transport the products, so the group is currently holding onto them, hoping for increased rates.

Council Member Kinder noted that he would be open to giving the group a set amount for utilities up to \$1,000.

Assistant Administrator Schinstock stated that staff hesitates on giving away utilities. The city has a cost for those utilities.

Council Member Slaugh said he hesitates about giving away utilities.

Council Member Shallah noted that she would ok with providing up to \$500 for utilities. She encouraged the group to go to the County Commission to ask for assistance since the recycling project benefits the county more than the city due to less waste going into the landfill.

Arlyn Briggs stated that he could assist the group with transporting to Oklahoma when he has an empty load going south.

Council Member Peters noted that he hesitates to open the door for 501C3s asking for free utilities. There are currently 87 of them in the area.

Council Member Lohman motioned to provide up to \$500 per year in free utilities for the recycling building. Council Member Kinder seconded the motion. Voting in favor of the motion were Council Members: D'Albini, Kinder, Wicoff, Lohman, and Shallah. Voting against the motion were Council Members Slaugh, Peters, and Peterson. Motion carried by a majority vote.

C. HomeTeam Housing Support - Resolution #2023-05 - Assistant Administrator Schinstock stated that the developers are planning on building two duplexes on residential lots formerly owned by Iola Industries located on the south side of Madison Avenue between First and Second Streets. They are applying for Kansas Housing Resource Corporation Tax Credits and are asking for a resolution of support from the City of Iola.

Motion made by Council Member Slaugh and seconded by Council Member D'Albini to approve Resolution 2023-05 for Home Team Properties LLC in applying for the KHRC investor tax credit program. All in favor. Motion carried.

UNFINISHED BUSINESS

A. Cedarbrook Housing Request - Resolution #2023-06 - Arlyn Briggs stated that subsidizing private companies with grants is taking money from the taxpayers. Why are you helping one developer and not others? He noted that the developer should have the funding to do the project independently. It is just like the grocery store in town that cost the city and the county \$450,000 in subsidies. What have you seen from that project?

Gabe Woodman of Merak Development stated that at the previous meeting, he had noted the incorrect deadline for the grant. The correct deadline is February 17, 2023.

Council Member Slaugh stated that he would like to see the City request developers build on six of the lots, and the city would then own the homes and could sell them at the market

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rate. He estimated the lots were valued at \$50,000 per lot, with the development of the street figured into the cost.

Giving the lots away, along with the infrastructure and the twenty years of property tax loss, would not benefit the city.

Mayor French stated that when these duplexes are finished, they will provide utility sales for the city.

Council Member Peterson stated that she feels like Mr. Woodman wouldn't have any skin in the game. Mr. Woodman said he would invest about \$5 million in the properties.

Council Member Shallah noted that she thought the rent was a bit steep. She said that the average rent in Iola for a three-bedroom, two-bathroom house was currently \$750-\$850 per month; however, a new duplex with a garage would not be out of line for the area. She noted that no developers are knocking down our door to build, so she would prefer to have Mr. Woodman have a good-faith investment in the project by selling the lots instead of giving them.

Council Member D'Albini thanked Mr. Woodman for coming back to Iola. Council Member D'Albini stated that when the housing study was done, and individuals came from different businesses in Iola, one of their concerns was that employees were driving from other towns to work here. If we can build these units, those individuals would move here, buy goods, and participate in the schools. We shouldn't pass this opportunity up.

Lohman stated that he didn't want the city to build the road. Will this keep development from happening if the road isn't built? The City has been sitting on those lots for a long time. We need to partner with Merak and get the project done.

Council Member Wicoff asked how the \$1 million road project would impact the budget. Administrator Rehder stated that the money would come from the Sales Tax Fund, which currently has approximately \$2.3 million.

Motion made by Council Member D'Albini and seconded by Council Member Peterson to approve Resolution 2023-06 for Merak Development. All in favor. Motion carried.

Motion made by Council Member Kinder and seconded by Council Member Shallah to direct staff to move forward with the construction of the street in the Cedarbrook area. All in favor. Motion carried.

Motion made by Council Member Shallah and seconded by Council Member Peterson to sell 10 of the lots mentioned in the proposal for \$5,000 per lot contingent upon the grants

coming in. Voting in favor of the motion were Council Members D'Albini, Wicoff, Lohman, Peterson, Shallah and Peters. Voting against the motion were Council Members Kinder and Slaugh.

EXECUTIVE SESSION

Motion made by Council Member D'Albini and seconded by Council Member Shallah to recess into Executive Session for thirty 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 7:41 p.m.

Following the executive session, a motion was made by Council Member D'Albini and seconded by Council Member Slaugh to invoke the termination clause of the EMS Agreement with Allen County. All in favor. Motion carried.

Mayor French read the enclosed EMS Service Public Statement, which stated three constraints of the city's current EMS contract with Allen County.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters is happy to see the Katy Trail open. He noticed the ramps on a few streets are offset and may need to be altered. Staff will look into them.

B. Council Member Lohman--

- Council Member Lohman needed something to report.

C. Council Member D'Albini--

- Council Member D'Albini would like a formal set of protocols for opening warming stations within the City of Iola during frigid weather.

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 had nothing to report.

H. Council Member Kinder -

- Council Member Kinder thanked the Fire/EMS Department staff for their patience and diligent work during this time of contract considerations.

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 reported that he had heard from Lisse Regher, Thrive, Director, about the 80-acre sight the City has. The Department of Commerce has certified the property as a buildable sight.

DATE / TIME OF NEXT MEETING

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

City Council Meeting 6:00 p.m. on Monday, February 27, 2023

7:56 p.m. Motion made by Council Member Peterson and seconded by Council Member Slaugh to adjourn the meeting. All in favor. Motion carried

It was approved by the City Council of Iola, Kansas, on the 13th day of February, 2023.





Mayor Steven French



City Clerk, Roxanne Hutton