

CITY OF IOLA

Page 1

10/15/2013

A regular meeting of the City Council of the City of Iola was held on October 15, 2013, at 6:00 p.m., at the Riverside Park Community Building, 510 Park Avenue, Iola, Kansas.

CALL MEETING TO ORDER

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

ROLL CALL

Mayor Wicoff, Council Members Zornes, Shaughnessy, Franklin, French, Ford, Myrick and Wells were present. Also present were Administrator Slaugh, Assistant Administrator Schinstock, and City Clerk Hutton. Council Member Becker was absent.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member Franklin and seconded by Council Member Zornes to approve the agenda moving item G After Prom Request to the beginning of new business in order for Mr. Hermstein to return to Parent Teacher Conferences. All in favor. Motion carried.

PUBLIC COMMENTS

Jay Kretzmeier presented invitations to the Mayor and Council for a special VIP open house of the new hospital on Thursday evening at 7:00 p.m.

CONSENT AGENDA

A. Minutes Approval - September 23, 2013

B. Appropriations Approval – 2013-19

C. Personnel Action

- **Kara Godfrey – Administration- Annual Evaluation**
- **Kelly Rouse – Electric Distribution – Annual Evaluation**
- **Jed Rice – Electric Distribution – Promotion**
- **James Jerome – Fire Department – Promotion**
- **Dakota Sigg – Gas, Water & Wastewater – New Hire**
- **Kevin Rush – Electric Distribution - Demotion**

D. Advertise for EMS Director

Council Member Franklin inquired about the pit bull that was treated at the Iola Animal Clinic and wondered why we didn't just euthanize it. Staff is charging the owner of the dog in court and will seek restitution. Motion made by Council Member Wells to approve the consent agenda as presented. Motion seconded by Council Member Myrick. All in favor. Motion carried.

NEW BUSINESS

A. Personnel Policy Handbook Revision – A proposal was presented to add attachment 1 to the personnel policy handbook which will provide for better maintenance

and understanding of handbook revisions. Administrator Slaugh noted that this will make it clear what revisions have been made to the handbook and when the revisions were approved by the council. Council Members lauded the new procedure and are happy to see a new way to track revisions for the personnel policy handbook.

B. Preliminary & Final Plat Approval - A.C.B., Inc. filed an application with the City of Iola Code Services Office requesting review and approval of a plat for the I.M.P. Addition located at 505 W Lincoln. The Planning Commission met and reviewed the plat for preliminary and final approval at their August meeting. At the time of the review, Lot 1 of the plat was zoned R-1 due to recent annexation. The Planning Commission voted unanimously to approve the I.M.P. Addition Plat on the condition that the rezoning of Lot 1 from R-1 residential to Industrial be completed and approved. The Commission voted at their September meeting to allow that rezoning. Motion made by Council Member Franklin to approve the plat for the I.M.P. Addition and the rezoning from R1 to Industrial. Motion seconded by Council Member Wells. All in favor. Motion carried.

C. Wastewater Improvement Project – Phase 3 Bid Acceptance – The City has received permission from KDHE to begin advertising for Phase 3 of the wastewater improvement project. Phase 3 includes sewer pipe lining, mostly the larger diameter lines in the central downtown area. Phase II of the wastewater improvement project includes major revisions or complete replacement of three lift stations, Kentucky, Vine and Ohio. Bids were opened on September 26th for Contract No. 3 on sewer pipe lining; low bid from SAK of Kansas City, \$398,716.60, engineer's estimate was \$432,364. Council Member French asked about SAK's experience with the lining procedure. Administrator Slaugh noted that the lining procedure is about 10 years old and shouldn't be new to the contractor. The lines will be televised to assure that no point repairs will be needed prior to the lining. The project will focus on the downtown area. Motion made by Council Member Franklin and seconded by Council Member Zornes to award the project to the low bidder, SAK Construction, in the amount of \$398,716.60 subject to approval by KDHE and the EPA and authorize the mayor to sign associated documents. All in favor. Motion carried.

D. Iola Medical Developers / Community Health Center Change of Lease Holders- Iola Medical Developers, LLC. is a tenant of the medical office building at 1408 East Street in Iola. The City of Iola as issuer of the industrial revenue bonds (IRB) used to construct and equip the facility the building, retains ownership of the facility until the IRBs are paid. Dr. Singer and Dr. Wolfe, owners of the Family Physicians, have recently joined the Community Health Center of Southeast Kansas (CHC). Dr. Brian Wolf relayed the procedure and reasoning for the change in tenancy. Motion made by Council Member Wells and seconded by Council Member Franklin to approve the sublease agreement between Iola Medical Developers and the Community Health Center of Southeast Kansas in accordance with provisions of the industrial revenue bonds issued by the City of Iola and authorize the mayor to sign the letter. All in favor. Motion carried.

E. Wartsila Catalytic Converter Bids - The Environmental Protection Agency (EPA) implemented new emission standards that affect stationary internal combustion engines. The requirement is to reduce emissions by 92% over existing emissions. The city engaged a Wartsila contractor to make the stack tests to determine a baseline and it is up to the city to perform the work to meet the new standards or the engines may not be used. A request for proposal was distributed to obtain quotes to do the work. A team from Burns and McDonnell engineers came from Kansas City and Chicago, along with a rep from Casey Industrial out of Mississippi to look at the situation. They first indicated that they would do the work, but would not guarantee that the final product would meet the EPA emission standards. They eventually declined to submit a proposal. Wartsila made a proposal to supply just the catalytic converters without installation. Their price was \$272,700. A second team from Miratech came to investigate and has submitted a proposal for a turn-key product for \$542,218. The work is to be completed by 04/01/2014. Administrator Slaugh stated that he would like to hold off for two weeks to see if other bids could be obtained. Money to pay for this project will come from reserves in the electric fund. Questions arose if it was more feasible to buy new generators. Administrator Slaugh reminded the group that this is an EPA mandate that must be completed or the city cannot use the Wartsila generators. Motion made by Council Member Franklin and seconded by Council Member Myrick to table the bid award until the next meeting to see if other bids could be obtained. All in favor. Motion carried.

F. CMB – El Jimador – El Jimador Mexican Restaurant located at 902 N State has applied for a CMB license. The Fire Department, Police Department and Code Enforcement Department have performed inspections to verify the license can be issued for this establishment.

CMB – 5 O'clock Somewhere – 5 O'clock Somewhere is reopening under a new manager with a new license application. The Fire Department and the Police Department have performed inspections for the premises. Motion made by Council Member Franklin and seconded by Council Member Wells to approve the Cereal Malt Beverage License for El Jimador and 5 O'clock Somewhere for the 2013 year. All in favor. Motion Carried.

G. After Prom Request – Recreation Building – Travis Hermstein contacted staff regarding the use of the Recreation Community building and area grounds for the Junior/Senior after prom party. The request is for use of the building from the afternoon of Friday April 11th to the early morning Sunday April 13th. The request entails waiver of the building rental for the three days and waiving the curfew for the event. Travis Hermstein addressed the council telling them that the group wants to remain in the city limits and purchase as much as possible locally. Motion made by Council Member French to approve the request of waiving the rental fees and extending the curfew for the park for the event. Motion seconded by Council Member Myrick. All in favor. Motion carried.

H. EMS Merger Discussions – This item was moved to later in the meeting when Attorney Johnson could join the meeting.

I. Water Plant High Service Pump – Replacement of the high service pump at the water plant was completed as a supplemental environmental project in order to reduce the penalty imposed by the EPA for violations of the wastewater treatment permit for the City of Iola. The total amount spent on the project with engineering fees was \$100,700. Final closeout paperwork will be sent to the EPA with verification that the city has paid for the project. Motion made by Council Member French and seconded by Council Member Zornes to approve the final payment request from Fluid Equipment for replacement of a high service pump at the water plant in the amount of \$97,700 and the payment to MicroComm for \$6,900, closeout the project and authorize the mayor to sign the letter to the EPA closing out the project. All in favor. Motion carried.

J. Wastewater Improvement Project – Phase 1 Main Plant Lift Station Final Pay #5 and Project Closeout. The first phase of the wastewater improvement project was the main plant lift station. Bid opening took place January 8, 2013 and the project was awarded January 14 to Crossland Heavy Contractors in the amount of \$194,000. Mayor Wicoff asked about backup power for the pumps. Administrator Slaugh noted that the city was not mandated to have backup power since we generate our own electric. Administrator Slaugh stated that he is looking into obtaining 2 SCADA monitors that would alert the on call person when the pumps fail to kick on. Motion made by Council Member Wells and seconded by Council Member Franklin to approve the final pay request #5 in the amount of \$19,400 and final closeout of contract 1 Main Plant Lift Station, final construction cost, \$194,000. All in favor. Motion carried.

7:03 Mayor Wicoff declared a five-minute break.

COUNCIL & ADMINISTRATOR REPORT

A. Mayor Wicoff –

- Encouraged everyone to read the article about the Iola MOMS group in the current issue of the League magazine.
- The welcome signs are going up and looking great.
- Attended the Buster Keaton festival for the first time. It was fascinating. Visitors came from other countries and all over the United States.

B. Council Member Wells–

- None

C. Council Member Ford –

- More of the downtown historical signs are going up.

D. Council Member Franklin—

- Enjoyed walking around the square to look at the signs.
- Noted that the advertising for the tree sale that was held on Saturday was not published until Saturday. Iola Register Reporter Schwartz noted that the paper received the ad on Friday.

E. Council Member Shaughnessy —

- None

F. Council Member Becker —

- Absent

G. Council Member Myrick —

- Attended the LKM conference this past weekend and brought home some valuable information that he will pass on to Administrator Slaugh.
- Inquired about the use of chlorine in the water treatment systems, stating that a resident had concerns about the damage the chemical has on our body. Administrator Slaugh noted that many chemicals are used to treat the water supply system and it only gives off a chlorine smell when the annual flushing process is done.

H. Council Member Zornes —

- The welcome signs look great.

I. Council Member French —

- Inquired as to why the water crew instead of the fire department crew is doing flushing. Administrator Slaugh stated the water crew chose to take the task back over.
- Inquired about the bids on the three gen sets. Administrator Slaugh noted that a bid was received on Big Iron for \$7,000; however there was a local bid for \$19,000. Motion made by Council Member Franklin to accept the bid of \$19,000 for the gen sets with the buyer hauling them off. Motion seconded by Council Member Wells. All in favor. Motion Carried.

J. Administrator Slaugh —

- Jean Anderson applied for an open position on the Board of Zoning Appeals. Motion made by Council Member Myrick and seconded by Council Member French to appoint Jean Anderson to the Board of Zoning Appeals to fill one of two vacancies on the board. All in favor. Motion Carried.
- Three entryway signs are completed. Staff is looking into a replacement sign for the Ray Pershall Industrial Park that was on the north side of town.

Mayor Wicoff asked Assistant Administrator Schinstock for an update on the Highway 54 project. Assistant Administrator Schinstock stated that he had not received any complaints on the project and everything seems to be on schedule for a completion date around Thanksgiving.

7:30 p.m. Attorney Johnson arrived at the meeting.

EMS Merger Discussions –

EXECUTIVE SESSION –Contract Negotiations with Attorney. 7:30 p.m.

K.S.A.75-4319

Motion was made by Council Member French and seconded by Council Member Wells to recess into “Executive Session” for the purpose of conducting a meeting to discuss Contract Negotiations with city attorney. All in favor. Motion carried. Present: Council Members, Attorney Johnson and Administrator Slaugh, The open meeting to resume in the Council Room at 7:50 p.m.

EXECUTIVE SESSION –Contract Negotiations with Attorney. 7:52 p.m.

K.S.A.75-4319

Motion was made by Council Member Myrick and seconded by Council Member Wells to recess into “Executive Session” for the purpose of conducting a meeting to discuss Contract Negotiations with city attorney. Voting in favor of the motion were council members: Ford, Myrick, Wells, Zornes and Shaughnessy. Motion carried. Present: Council Members, Attorney Johnson and Administrator Slaugh, The open meeting to resume in the Council Room at 8:07 p.m.

EXECUTIVE SESSION –Contract Negotiations with Attorney. 8:07 p.m.

K.S.A.75-4319

Motion was made by Council Member Myrick and seconded by Council Member Wells to recess into “Executive Session” for the purpose of conducting a meeting to discuss Contract Negotiations with city attorney. Voting in favor of the motion were council members: Ford, Myrick, Wells, Zornes and Shaughnessy. Motion carried. Present: Council Members, Attorney Johnson and Administrator Slaugh, The open meeting to resume in the Council Room at 8:22 p.m.

Motion made by Council Member French to appoint Ryan Sell as EMS Director pending approval by the county commissioners as stated in the agreement. Motion seconded by Council Member Franklin. All in favor. Motion carried.

Council Member Franklin made a motion that the council acknowledges the receipt of the pay plan that the county attached to the agreement however the council requests that Ryan Sell meet with each candidate to discuss pay and submit a formal pay request for council approval for each employee. Motion seconded by Council Member Myrick. All in favor. Motion carried.

DATE / TIME OF NEXT MEETING

City Council Meeting 6:00 p.m. Monday, October 28th, 2013

City Council Meeting 6:00 p.m. Monday, November 11th, 2013

ADJOURNMENT

8:24 p.m. Motion made by Council Member Myrick and seconded by Council Member Zornes to adjourn the meeting. As the vote was unanimous, the meeting was declared adjourned.

Approved by the City Council of the City of Iola, Kansas this 28th day of October 2013.

Mayor, Joel Wicoff

City Clerk, Roxanne Hutton