

A regular meeting of the City Council of the City of Iola was held on October 28, 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, Becker, Myrick and Wells were present. Also present were Administrator Slaugh, Assistant Administrator Schinstock, and City Clerk Hutton.

### **REVIEW & APPROVAL OF AGENDA**

Motion made by Council Member Franklin and seconded by Council Member Wells to approve the agenda as presented. All in favor. Motion carried.

### **PUBLIC COMMENTS**

Donna Houser commended the city employees and the council members for making the sidewalk to Wal-Mart become a reality so quickly. Donna discussed the trolley and noted that several repairs have come up within the last month that has caused the trolley unusable for some private and public functions. She would like the council to think about obtaining a new trolley and if they would be willing to help with the purchase. Administrator Slaugh looked into a couple of used trolleys and found a 2008 model for \$84,900 and a 1986 model for \$34,900. The current trolley was purchased with the assistance of some local business owners donating ½ of the cost. Council Member Ford wondered about the value of the current trolley and asked Donna to look into this. The council encouraged Donna to look into prices and possible value of the current trolley and some possible funding from other sources and bring back a proposal.

Eric Saunders a county EMS employee spoke on behalf of himself concerning his current pay and him being above the city's pay scale. He noted that three of the current county EMS employees are paid 7 ½ - 8 % above the current city's pay scale. Noting that while the cost of the health insurance is cheaper with the city the deductible is higher.

### **CONSENT AGENDA**

**A. Minutes Approval - October 14,2013**

**B. Appropriations Approval – 2013-20**

**C. Personnel Action**

- **Dakota Hufferd – Gas, Water & Sewer – Six Month**
- **Bo Becker – Gas, Water & Sewer – Pay Adjustment**
- **Ryan Sell – Fire / EMS – Promotion**

**D. Board Appointments**

- **Steve Garver – Convention & Tourism – Re-Appointment**
- **Beth Ann Turner – Convention & Tourism – Re- Appointment**

- **Sheila Lampe – Convention & Tourism – Re-Appointment**
- **Glenda Creason – Convention & Tourism – Re-Appointment**
- **Clyde Toland – Convention & Tourism – Appointment**
- **Vern Garner – Board of Zoning Appeals – Re-Appointment**
- **Dorothy Saxton – Housing Authority – Re-Appointment**

Council Member Franklin asked about the repairs to the Explorer. Staff noted that the deductible was higher than the repair costs; therefore no insurance money will be received. Council Member French asked about the fire extinguisher inspections wondering if this could be done in house by fire men on staff. Administrator Slaugh will look into the possibility. Council Member French asked about the check to Bill McAdams for wire sold to Ray's Metal Depot. Staff explained that the wire had to be disconnected and since they were live wires power plant staff removed the wires and sold them for scrap then turned around and paid Mr. McAdams the amount the city received for scrap. Motion made by Council Member Wells to approve the consent agenda. Motion seconded by Council Member Franklin. All in favor. Motion carried.

## **NEW BUSINESS**

**A. CDBG Housing Grant Public Hearing – Laura Moore** – Mayor Wicoff opened the public hearing. Laura Moore was unable to attend due to a prior commitment; therefore, Code Enforcement Officer, Shonda Jefferis presented the information to the council. During the duration of the grant sixteen houses were rehabbed and brought up to code, two houses were demolished. Council Member French asked what would happen with the left over funds. Ms. Jefferis reported that the money will remain in state coffers. No public comments were made. Mayor Wicoff closed the public hearing. In addition to the public hearing SEKRPC has submitted the final request for payment in the amount of \$6,288.93; this includes final administration costs and the cost of the publication for the notice of public hearing. Motion made by Council Member Becker and seconded by Council Member Ford to approve the final CDBG payment and authorize the Mayor to sign the necessary documents to close out the CDBG housing rehabilitation grant. All in favor. Motion carried.

**B. Request for Late Enrollment in the Neighborhood Revitalization from Jeffrey Ready** – Jeffrey Ready applied for and was issued a permit for remodel on the house at 417 E Madison on July 2, 2013. In July Mr. Ready indicated that he planned to remove and replace damaged floor joists; remove lath and plaster and replace with sheetrock; and replace the roof. At that time Mr. Ready was given a copy of the Neighborhood Revitalization Plan and the program was explained to him. Mr. Ready signed the acknowledgement form attesting that he had received a copy of the NRP and that he understood that the application needed to be submitted within 60 days. At the beginning of October Jeffrey Ready returned to the Code Office and explained that he had changed his mind about not taking part in the NRP and would like to be allowed to participate. On October 8 Mr. Ready submitted the NRP application along with a proposal

requesting permission from the city council to be allowed to be enrolled in the program. According to Section 1 (D) of the NRP, the city council may extend the time that an application can be filed if the applicant can show good cause for the delay of application. In July Mr. Ready indicated that the cost of repairs was estimated at \$20,000. In October his proposal shows an additional remodeling work that was not listed on his permit application, and his estimated cost of repairs increased to \$32,000. He will have to obtain additional permits for the added work. The property is within the Neighborhood Revitalization area and due to the additional work staff feels the extending the application deadline for him would not be out of line with the spirit of the NRP. Motion made by Council Member French and seconded by Council Member Zornes to approve Mr. Ready's request to participate in the Neighborhood Revitalization Plan for the property at 417 E Madison with the new permit. All in favor. Motion carried.

### **C. Neighborhood Revitalization Plan - Adoption –Code**

Enforcement Officer, Shonda Jefferis discussed the proposed changes to the plan which include adding a disclaimer "In the event the city experiences a natural disaster, as determined by the governing body, this plan shall utilize the value of property on January 1 prior to said disaster for the appraised value prior to revitalization efforts." Public hearing will be held pursuant to K.S.A. 12-17,117(c). Include all property with the city limits except those properties held by the City of Iola, Allen County, USD 257, and Allen Community College. Updated the 2012 existing assessed valuation of real estate within the revised revitalization area. Updated map to show revised area. Upon approval of the council Code Enforcement Officer Shonda Jefferis will take the plan to the other taxing entities for approval. Council Member French noted that the plan will encourage residents to invest in the future of the city. Motion made by Council Member French and seconded by Council Member Zornes to approve the Neighborhood Revitalization Plan. All in favor. Motion carried.

### **D. Housing Demolition Bids Approval – Shonda Jefferis –**

Four sealed bids for demolition of the two condemned properties located at 402 S Fourth and 307 E Irwin were received and opened on October 21<sup>st</sup> at 2:00 p.m. The bids received included: Highberger Construction \$5,425, Randy Graybeal \$7,000, LB Dirtworks \$7,400, and Rock Creek Design \$10,000. Council Member Shaughnessy asked staff to look into working with the county to waive dumping fees which would lower the cost to the city for demolitions. Motion made by Council Member Franklin and seconded by Council Member Myrick to award the contract for demolition to the lowest bidder Highberger Construction in the amount of \$5,425. All in favor. Motion carried.

### **E. Bike Lanes/Sharrows Grant -**

THRIVE Director, David Toland noted that this will be a visible reminder for all vehicles on the roads. THRIVE received a \$4,000 grant to paint the sharrow signs on the roadways. Council Members wanted to make sure that education was done from young too old to make everyone aware of the rules of the road and what these sharrows represent. Assistant Administrator Schinstock reported that staff have looked into the possibility of installing painted symbols on the roadway for bike sharrow lanes. This would add pavement marking symbols allowing the traveling

public as well as bicycles to utilize the standard traffic lanes. This type of biking would add yet another amenity to our community without affecting the current parking in these areas. With the grant funding that Thrive Allen County acquired the city should be able to purchase the template for painting the roadway as well as the necessary pavement paint. Randy Rasa stated he is in support of the sharrow noting that bicyclists are responsible for obeying the rules of the road. Motion made by Council Member Myrick and seconded by Council Member Zornes to accept the grant money from THRIVE to paint the sharrows on the streets indicated in the attached map and provide signage as needed. All in favor. Motion carried.

David Toland asked for the Council's blessing to work with staff into a possibility of putting a trail around the park on the dike. Council was in favor of staff and Mr. Toland looking into the project.

**F. Pay Plan Changes - Proposals** – Administrator Slaugh noted that the project would take four to six months at a cost of \$15,000 to \$25,000. The outside company would meet with staff and look at current job descriptions and research area cities to determine if the cities pay plan is in line or needs adjusted in certain or all areas. Council Member Ford noted that it would be better to have an outside firm to have a non-biased opinion. Motion made by Council Member French and seconded by Council Member Franklin to have Administrator Slaugh prepare a RFP to obtain a proposal for the council. All in favor. Motion carried.

## **UNFINISHED BUSINESS**

**A. Wartsila Catalytic Converters – Bids** – This is a follow up from last meeting. New bid proposal was sent out with a deadline for submittal of 10:00 a.m. on October 28<sup>th</sup>. A bid was received from Exline after the deadline of the bid opening in the amount of \$387,277. Administrator Slaugh and Power Plant Superintendent Mike Phillips looked over the two proposals and observed that Exline's proposal had several exclusions that would more than likely increase the cost. Administrator Slaugh stated that the EPA penalty is \$50,000 per day of use if the project is not completed. Mr. Phillips applied for an extension until April 1<sup>st</sup>. Motion made by Council Member French and seconded by Council Member Myrick to approve a contract with Miratech to install catalytic converters on two Wartsila engines in the amount of approximately \$542,218 and authorize the mayor to sign the contract documents. All in favor. Motion carried.

## **COUNCIL & ADMINISTRATOR REPORT**

### **A. Mayor Wicoff –**

- Thanked city employees for doing such a great job on Farm City Days.

### **B. Council Member Wells–**

- Sidewalk north of town coming along quicker than expected.
- Reminded everyone that the Portland Run is November 16<sup>th</sup>.

**C. Council Member Ford –**

- Sidewalk progress going well.
- November 10<sup>th</sup> Kiwanis Pancake Feed to raise money for the playground equipment for the MOM's group.

**D. Council Member Franklin–**

- Sidewalk looking good.
- Farm City Days was a success. Car show was great.

**E. Council Member Shaughnessy –**

- Farm City Days was great. Car show had a great turnout.

**F. Council Member Becker –**

- None

**G. Council Member Myrick –**

- Attended the open house at the hospital.

**H. Council Member Zornes –**

- Sidewalk looking good.
- Farm City Days was very nice.
- Hospital looks great.

**I. Council Member French –**

- Would like to have the snow route on the agenda for the next meeting.
- Inquired about opening up the street behind the old hospital after the move. Staff will open the road after the move.

**J. Administrator Slauch –**

- Presented annexation documents for council review prior to the next meeting. A public hearing will be held in January.
- Presented some possible incentives for housing development that will be discussed at a later meeting.
- Asked who would be attending the annual THRIVE dinner on November 22<sup>nd</sup>.

**DATE / TIME OF NEXT MEETING**

City Council Meeting 6:00 p.m. Tuesday, November 12<sup>th</sup>, 2013

City Council Meeting 6:00 p.m. Monday, November 25<sup>th</sup>, 2013

**ADJOURNMENT**

**8:00 p.m.** Motion made by Council Member Becker and seconded by Council Member Myrick 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 11<sup>th</sup> day of November 2013.

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Mayor, Joel Wicoff

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City Clerk, Roxanne Hutton