

A regular meeting of the City Council of the City of Iola was held on November 12, 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, Becker, and Wells were present. Also present were Administrator Slaugh, Assistant Administrator Schinstock, and City Clerk Hutton. Council Members Myrick and Ford were absent.

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

Motion made by Council Member Franklin and seconded by Council Member Shaughnessy to approve the agenda adding KDOT Rail Trail Contract under new business item G. All in favor. Motion carried.

### **PUBLIC COMMENTS**

Donna Houser informed the council that Assistant Administrator Schinstock had fixed the floor on the trolley, put on weather membrane paint to help with the leaks on his own time. Batteries were replaced and a new alternator was installed. Donna encouraged the council to continue to look into the possibility of purchasing a new trolley due to the age of the current trolley.

Donna Houser informed the council that CITF and the college are working together to paint the Samford's Book Nook building, putting curtains in the windows and replace rotting wood on some of the windows.

A resident commented on the stoplight at Sycamore in front of the Bowlus. She witnessed a driver going around a stopped car swerve into the other lane to turn and almost run over some kids crossing in the cross walk. Mayor Wicoff asked Administrator Slaugh to look into this matter to see if anything can be done to make the intersection safer for children crossing the street.

### **RECOGNITION**

**A. Iola Pride Committee** - The council recognized the members of the PRIDE committee that were present with a certificate. Administrator Slaugh noted that the group decided to disband due to lack of recruiting new members. The group has had numerous fundraising activities using the funds to recognize the Most Improved Home and Yard of the Month and also best decorated homes for Halloween for a number of years. They have planted and cared for the flowers at City Hall and the wreath on the front of City Hall and the two pocket parks in town. The group has played a vital role in the city to encourage beautification.

### **B. 2013 Employee Service Awards**

- **Angela Huff – 10 Years of Service – Clerk's Office**

- **Cory Isbell – 10 Years of Service Fir Department**
- **Brandon Andres- 10 Years of Service- Police Department**
- **Toby Ross – 20 Years of Service – Water Production**
- **Jim Baker – 30 Years of Service – Electric Production**

The Council recognized those employees that were present, Corey Isbell, Brandon Andres and Jim Baker for their years of service.

## **CONSENT AGENDA**

**A. Minutes Approval - October 28,2013**

**B. Appropriations Approval – 2013-21**

**C. Personnel Action**

- **Carla Brown – City Clerk – 12 Month Evaluation**
- **Jared Froggatte – Police – Six Month Evaluation**

**D. Board Appointments**

- **Connie Prock – Public Housing Authority Board - Reappointment**

Motion made by Council Member Franklin to approve the consent agenda. Motion seconded by Council Member Zornes. All in favor. Motion carried.

## **NEW BUSINESS**

**A. Housing Development Incentives – David Toland –** Iola Industries has proposed a partnership with the City of Iola to put together a development fund (Iola Housing Trust Fund) from which money will be used to subsidize housing development projects. The desire is to do something to get new housing construction going in Iola. The desire is to build three new “For Sale” market rate homes on in-fill lots. Tom Carlson would build the homes with a 12.5% developer fee. Iola Industries and the City would agree to assume the risk of a loss in the event the houses did not sell at the price that is set. David Toland informed the council that the purpose of this proposal for incentives is a goal for increasing the population of the city; help the local employers that currently recruit from up to 17 different counties. The city currently provides incentives to obtain commercial and industrial business, why not do the same for housing? The houses at Cedarbrook are for low to moderate income levels. There is a need for housing for a higher income range. Currently developers can’t get funding because there is not a fair market value in the current homes in the city. With these houses there would be comparable for banks to use for loans. Council Member Becker noted that this makes sense; need to have housing available to attract middle income individuals to move and work here. Council Member Shaughnessy noted that banks are not lending right now. David mentioned that banks are part of the discussion and hopefully with the three market rate homes in the area loans can be based on these. Council Member French wondered if we could negotiate with employers to jump on the bandwagon. While touring some of the local factories employers noted that some of their employees just don’t have the desire to live in Iola because of factors such as a spouse works in another town, that is their hometown and they don’t want to leave. Mayor Wicoff

noted that we need to have limitations on the homes, having local people buying the house to live in a better home or local landlords buying the house to have as a rental. He noted that the 12.5% the developer is requesting seems high. David noted that it is difficult to get a developer to look at us. With this developer he can buy cheaper because of volume and therefore the cost of the house is lower. Council members noted that the neighborhood where these houses will be located will make a difference also. David Toland stated that he will resume the conversation with the developer to see about negotiating his percentage. He will put a safety net in place for potential buyers and bring back the details to the council. David informed the council members that he will be coming back to the council with incentives and encouraged them to look at the budget with incentives in mind.

**B. Country Estates Annexation – Resolution** – Adoption of a resolution is the formal start of the annexation process for the Country Estates subdivision and the adjoining tracts and lots. The resolution sets a public hearing for Tuesday January 14, 2014 at 6:00 p.m. at the Dr. Silas Bass North Community Center. The certified notices to property owners and others on the mandatory distribution list will be mailed not more than 10 days following the adoption of the resolution, or by November 22, 2013. Motion made by Council Member Wells and seconded by Council Member French to adopt resolution 2013-11, setting a public hearing date of January 14, 2014 for proposed annexation of the Country Estates subdivision and other adjoining properties. Motion made by Council Member French and seconded by Council Member Wells to hold a special called meeting following the public hearing the night of January 14<sup>th</sup>. All in favor. Motion carried.

**C. Snow Removal Discussions**

- **Snow and Ice Control Policy Dan Leslie-** The current Administrative Policy outlining the Snow and Ice Control for the City was distributed to the council including the mapped route showing the removal priority.
- **Snow Removal by Contractors Policy** – The current Administrative Policy outlining the Snow Removal by Private Contractors was distributed to the Council.

Dan Leslie, Street Superintendent discussed the current policy. The county has agreed to remove snow on Kentucky Street for the hospital. Kentucky Street is on the city removal list, however during certain storms it is hard to blade due to the lack of curbs on Kentucky. It would be beneficial to have a third truck to plow with; money is being set aside in the budget for a future purchase. Council Member Franklin asked if additional lights would help. Dan stated that it would help some but would not be helpful if the snow was blowing hard, limiting visibility.

**D. 2014 COLA Discussions** – On October 20<sup>th</sup> the Social Security Administration press office released the cost of living adjustment as an increase of 1.5% in 2014. As part of the 2014 budget planning process a 2.5% cost of living adjustment was budgeted in each department for all employees. Motion made by Council Member Wells and seconded by Council Member French to approve a 1.5% COLA increase and use leftover funds of the budgeted 2.5% to pay for a salary study. All in favor. Motion

carried. Council Member Wells stated that he is apologetic to the employees given the increase in the KPERS withdraw; he feels the study will help in the long run. Administrator Slaugh reminded the council that the sewer and water rates have an automatic increase that is tied to the social security index as well.

**E. Telephone System Contract** – The five-year telephone contract with AT&T for the city is up for renewal and opened an opportunity to look at competing prices. A request was made to get a proposal from Cox that would include new instruments for the facilities connected to the hub. The proposal from Cox was received late in the day today. Staff will look over the options and choose the least expensive one.

**F. Air Pack Compressor Bids** – The grant received for the air packs was not all expended. The fire department was given permission to use additional funding for a new breathing air compressor. This would replace the existing compressor and cascade bottles that were purchased in 1990. Two sealed bids were received, one from Feld Fire for \$22,640, two bids were received from Conrad Fire Equipment one for \$27,145 which would be the same equipment, Feld Fires bid was for \$25,800 which is a 10hp versus a 7.5hp. Council Member French asked if the 10 hp compressor would be a better option for the city. Deputy Chief Tim Thyer stated that he had reviewed both proposals and did not see a benefit versus cost to go with the 10 hp over the 7.5 hp. Motion made by Council Member French and seconded by Council Member Franklin to accept the bid from Feld Fire for \$22,640 to purchase the air compressor and cascade bottles. All in favor. Motion carried. The fire department would like to use the remainder of the funds to purchase a fit test machine. Council gave a go ahead to pursue this.

## UNFINISHED BUSINESS

**A. Wartsila Catalytic Converters – Contract** – At the October 28, 2013 meeting the council approved the award of a contract to Miratech Corporation in the amount of \$542,218. Miratech's proposal is for supply and turnkey installation of replacement exhaust stacks and exhaust monitoring systems for two (2) Wartsila 18V34SG engines located at the Iola Kansas power plant #1. The target date for completion on the work is April 1, 2014. Administrator Slaugh has some concerns with the contract, a \$1,000 per day penalty for liquidated damages, and Miratech wants that figure to be \$500 per day. The council would like Administrator Slaugh to continue to work out contract negotiations with Miratech due to the fact that there are items that Mike Phillips, Electric Production Superintendent pointed out favorably with this company. If needed the council could hold a special meeting to discuss problems with the contract and how they want to proceed. Motion made by Council Member Wells and seconded by Council Member Becker to approve the contract documents with Miratech Corporation to install catalytic converters on two Wartsila engines in the amount of approximately \$542,218 after review by the city attorney and the Mayor and authorize the Mayor to sign the contract documents following approval by the city attorney. All in favor. Motion carried.

## **COUNCIL & ADMINISTRATOR REPORT**

### **A. Mayor Wicoff –**

- Veterans Day Parade was very nice.

### **B. Council Member Wells–**

- Reminded everyone of the Portland Marathon this coming Saturday.

### **C. Council Member Ford –**

- Absent

### **D. Council Member Franklin–**

- Attended the Kiwanis breakfast fundraiser for the MOMS group. The group raised \$7,000 at this event.

### **E. Council Member Shaughnessy –**

- His son and daughter-in-law had a spook house for charity this year. It was well received and they intend to hold another one next year.
- Noted that statistics show it takes seven years to train a new doctor. Should the city start a dialogue with the current physicians to help attract new doctors?

### **F. Council Member Becker –**

- With the Affordable Care Act should the city have someone that could get educated on the plan to help citizens with enrollment and answer questions? There are local volunteers that are available.

### **G. Council Member Myrick –**

- Absent

### **H. Council Member Zornes –**

- None

### **I. Council Member French –**

- Thanked Corey for the trolley repairs.
- Veteran's parade getting larger. Nice that those in the crowd honored the vets.
- Asked the council if they would like to hold the employee recognition dinner in December at a cost of \$75-95 per councilmember. Would like to extend the invitation to those county EMS employees that will be working for the city in 2014.
- Noted that Sheila Sigg is doing a great job on EMS billing.

### **J. Administrator Slaugh –**

- Gave an update on where the city is with the budget.

Mayor Wicoff Declared a five-minute break.

**EXECUTIVE SESSION – Non- Elected Personnel 8:13 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 Non-Elected Personnel – Employee Benefits. All in Favor. Motion carried. Present: Mayor Wicoff and Council Members. The open meeting to resume in the Commission Room at 8:28.m.

**EXECUTIVE SESSION – Non- Elected Personnel 8:28 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 Non-Elected Personnel – Employee Benefits. Voting in favor of the motion were Council Members Zornes, Wicoff, French, Shaughnessy, and Franklin. Motion carried. Present: Mayor Wicoff and Council Members., The open meeting to resume in the Commission Room at 8:33.m.

**EXECUTIVE SESSION – Non- Elected Personnel 8:36 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 Non-Elected Personnel – Employee Benefits. Voting in favor of the motion were Council Members Zornes, Wicoff, French, Shaughnessy, and Franklin. Motion carried. Present: Mayor Wicoff and Council Members. The open meeting to resume in the Commission Room at 8:41.m.

**EXECUTIVE SESSION – Non- Elected Personnel 8:43 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 Non-Elected Personnel – Employee Benefits. Voting in favor of the motion were Council Members Zornes, Wicoff, French, Shaughnessy, and Franklin. Motion carried. Present: Mayor Wicoff, Council Members and Administrator Slaugh. The open meeting to resume in the Commission Room at 8:48 p.m.

**DATE / TIME OF NEXT MEETING**

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

City Council Meeting 6:00 p.m. Monday, December 9<sup>th</sup>, 2013

**ADJOURNMENT**

**8:53 p.m.** Motion made by Council Member Becker and seconded by Council Member Zornes to adjourn the meeting. As the vote was unanimous, the meeting was declared adjourned.

CITY OF IOLA

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11/12/2013

Approved by the City Council of the City of Iola, Kansas this 25<sup>th</sup> day of  
November 2013.

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Mayor, Joel Wicoff

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City Clerk, Roxanne Hutton