

A regular meeting of the City Council of the City of Iola was held on November 23, 2015, at 6:00 p.m., at the Riverside Park Community Building, 510 Park Avenue, Iola, Kansas.

CALL MEETING TO ORDER

Council President Becker called the meeting to order at 6:00 p.m.

ROLL CALL

Council Members, B. Franklin, Ford, Zornes, Becker, Wells, A. Franklin, and Shaughnessy were present. Also present were Administrator Slaugh, Assistant Administrator Schinstock, and City Clerk Hutton. Absent were Mayor Wicoff and Council Member Sigg.

REVIEW & APPROVAL OF AGENDA

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

PUBLIC COMMENTS

None

CONSENT AGENDA

A. Minutes Approval

- September 9, 2015

B. Appropriations Approval – 2015-22

C. Personnel Action

- **James DePriest – Water Plant – Twelve Month Evaluation**
- **Chad Beasley – Street & Alley – Annual Evaluation**
- **Derrick Carr – Gas, Water & Wastewater – New Hire**
- **Derek Womelsdorf – Gas, Water & Wastewater – New Hire**
- **Roxanne Hutton – Clerk's Office - Annual**

Council Member B. Franklin asked if the city would be reimbursed for the fence at the dog park that was damaged by a vehicle. City Clerk Hutton stated that the owner of the vehicle will be responsible for the damages. Council Member B. Franklin inquired about the service done at Merle Kelly Ford. Could this service might have been provided at RVB trucking which would keep the city's money in town. Staff will check into this and continue to check with RVB on future repairs. Motion made by Council Member Wells to approve the consent agenda as presented. Motion seconded by Council Member B. Franklin. All in favor. Motion carried.

ROUNDTABLE

A. Old Hospital Site Development - Discussions – When a new development takes place there are issues that must be considered and resolved before the construction proceeds. Most of these issues are covered in a development code, or in the case of Iola, the Unified Development Code. If a development is to be completed in phases, the total impact of all phases must be considered up front and presented with a site plan and development proposal. Following consideration of the development impact, the next step is to decide who pays for the improvements, the city or the developer.

Administrator Slaugh noted that when development is going to be done on a large parcel the developers usually work together to save costs. The process is for the plan to go through the Planning Commission first and then brought to the City Council for approval. The Planning Commission will need the statutorily mandated amount of time to send notices to the property owners within 200 feet. The lot split will have to go to the Planning Commission for final approval.

Alan Weber, County Counselor, stated that the engineers for G&W will be in town within the next couple of weeks. A surveyor will come in and split the lots. Alan Weber stated that the grocery store is zoned appropriately; the apartment complexes will have to be rezoned. He stated that G&W will start the process as soon as the lot split is done and they have a deed to the property.

Administrator Slaugh noted that he had spoken to a possible developer for the apartment complex and he stated that he is willing to get going. He is projecting that the apartments will rent for \$650 per month, with 60% of them being one bedroom. Individuals today are looking for amenities not necessarily square footage.

David Toland, THRIVE Director, stated that he spoke with Tom Carlson, the developer for the Cedarbrook addition. He stated that he felt confident that the housing study that was done prior to the development in Cedarbrook showed sufficient need for the apartments. Council Member Becker stated he has some concerns with the concrete wall that is on the site. Alan Weber stated that if the wall were to be removed it would eliminate the number of apartment complexes that could be built.

Council Member Shaughnessy stated that he felt the council should zone that entire three block area commercial. He noted there are empty lots within the town where housing could be built. Council Member Wells stated that would restrict private individuals that are willing to build.

Council Member A. Franklin noted that it is ideal for both developers to work together on a site plan in order to see the impact on the infrastructure. He asked what the timeline usually is for a project of this nature. Administrator Slaugh noted that a usual timeline is six month prior to construction. The Planning Commission has to have a twenty day notification period. David Toland stated that the supermarket will be requesting an expedited process. Council Member B. Franklin stated that the city should move the process along as quickly as possible. Administrator Slaugh stated the process is not a lengthy one, however; the planning commission has to follow statutory guidelines on notification.

B. Budget, Benefits & Pay - Discussion - Administrator Slaugh reviewed the current status of the cash balance of the funds. The revenue shortfalls and extra expenses in the electric and water funds have not allowed the city to make the scheduled transfers to the

general fund and the recreation fund. Staff will continue to monitor until the end of year and will determine if the scheduled transfers can be done.

Administrator Slaugh presented the estimate of implementing the third phase of the wage study. The additional costs of \$23,970 will only cover salaries, not benefits. Council Member Wells asked if the mild weather has caused the shortfall of revenue. Administrator Slaugh stated that that lower than expected sales tax revenue and property tax revenue has also contributed. Council Member B. Franklin wondered if we could increase the margin of profit on the electric billing. Administrator Slaugh stated that the council could look at that in the future. Another option to increase revenue would be to start adding an energy cost on the water like the city does on the electric and gas rates. The council did not support implementing the final stage of the wage study increase due to the state of the current city finances.

NEW BUSINESS

A. 2016 Observed Holidays – The Employee Task Force presented the attached proposed holiday schedule for council approval. It was noted that the number of holidays is dictated in the personnel handbook. City Clerk Hutton informed the council that the floating holiday was put on Good Friday this year. The fire and police employees that are on shift for the actual holiday will be paid on the actual day of the holiday. Motion made by Council Member Wells and seconded by Council Member Zornes to approve the proposed holiday schedule. All in favor. Motion carried.

COUNCIL & ADMINISTRATOR REPORT

A. Mayor Wicoff –

- Absent

B. Council Member Wells–

- Apologized for missing the last meeting.
- Wished everyone a Happy Thanksgiving and reminded everyone to be safe traveling.

C. Council Member Ford –

- Thanked the city for sending them to the THRIVE annual dinner. It was great to have the city recognized for the State Street Sidewalk.
- The street striping on Kentucky Street is great.

D. Council Member B. Franklin–

- Kentucky Street striping is great.
- Great to be recognized for the sidewalk project by THRIVE.

E. Council Member Shaughnessy –

- No comment.

F. Council Member Becker –

- Thanked the city employees for continuing to do a great job.

G. Council Member Sigg –

- Absent

H. Council Member Zornes –

- Happy Thanksgiving to everyone. Remember to be grateful everyday not just on Thanksgiving.

I. Council Member A. Franklin –

- Apologized for missing the last meeting.
- Kentucky Street looks great.
- Attended the THRIVE dinner very nice and appreciated the city sending them.
- He has been monitoring school age children crossing highway 54 on the hospital curve. Very dangerous area. Kids just run out in front of traffic because they can't see around the curve. Something needs to be done. Council member B. Franklin asked if the Safe Routes to School Grant would pay for some kind of signal light or crosswalk. Administrator Slaugh noted that the grant application had already been submitted and only included two block radius around the schools. Council Member Ford thought it would be good to have an education session with the schools and encourage the kids to cross at a safer intersecting street. Staff will get some costs for signals and present to the council at a later date.

J. Administrator Slaugh –

- Westar has not presented a contract on the wind generation yet.
- Council Member Sigg inquired about the policy in the Personnel Policy Handbook about past employees not eligible for rehire. Discussion centered on how an individual obtains proof of eligibility to return to the city. Council Member Wells asked what human resources opinion was on the matter. Administrator Slaugh noted that Human Resource Manager, Carla Brown stated that the policy is there for a reason. The city's insurance company will not insure individuals who have had certain previous driving infractions. Council Member B. Franklin stated that it is our jobs to protect our current employees. Why open them up to possible issues. Council Member Wells stated that if the employee task force and human resources want a change in the policy they can come to us otherwise we shouldn't be changing those policies.
- CGI will be creating a promotional video for the website. This is a free service to the city. CGI will be contacting area business owners to offer them an opportunity to be a part of the website.

- Asked how many would be available for the December 28th meeting. Only one council member raised their hand. Will plan on not holding that meeting due to a lack of a quorum. Will have payables approved at the December 14th meeting.

EXECUTIVE SESSION

Motion made by Council Member Wells and seconded by Council Member Zornes to adjourn to executive session for the purpose of non-elected personnel. All in favor. Motion carried. Present: Council Members and Administrator Slaugh. The meeting will resume at 7:05 p.m.

DATE / TIME OF NEXT MEETING

City Council Meeting 6:00 p.m. Monday, December 14th, 2015

ADJOURNMENT

7:06 p.m. Motion made by Council Member Wells and seconded by Council Member Zornes to adjourn the meeting. All in favor. Motion carried.

Approved by the City Council of the City of Iola, Kansas this 14th day of December 2015.

Mayor, Joel Wicoff

City Clerk, Roxanne Hutton