

A regular meeting of the City Council of Iola was held on February 28, 2022, 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, Council Members Peterson, Peters, D'Albini, Wicoff, Slaugh, Kinder, Shallah, and Lohman were present. Also present were Assistant City Administrator Schinstock and City Clerk Hutton.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member D'Albini and seconded by Council Member Peters to approve the agenda as presented. All in favor. Motion carried.

PUBLIC COMMENTS

Persons who wish to address the City Council regarding items on the agenda may do so as that agenda item is called. Persons who wish to address the City Council regarding items not on the agenda and under the jurisdiction of the City Council may do so when called upon by the Mayor. Comments on personnel matters and matters pending in court or with other outside tribunals are not permitted. Speakers are limited to three minutes. Any presentation is for information purposes only. No action will be taken.

No public comments were made.

CONSENT AGENDA

- A. Minutes Approval**
 - **February 14, 2022, Council Meeting**

- B. Appropriations Approval**

Council Member Lohman inquired about the appropriation for Tyler Technologies and the high cost. City Clerk Hutton noted that it is the software for the city billing, general ledger, code enforcement, licenses, etc.

Council Member D'Albini made a motion to approve the consent agenda as presented. Motion seconded by Council Member Peterson. All in favor. Motion carried.

NEW BUSINESS

A. Compactor Truck - Bid Award- Jason Ellis, Superintendent of Street & Alley & Sanitation Department, relayed to the Council that he had received two bids for the vehicle.

Council Members questioned the lift on the back of the new truck; they wondered if it would be feasible to purchase containers for residents attaching a rental to them or require that the resident buy the container. The uniform containers would make it easier on the Sanitation crew, keeping them from lifting different size trash cans.

Motion made by Council Member Slauch and second by Council Member D'Albini to approve the purchase of a new Ford F-750 & New Way 20RL Cobra from Steve Faulkner Ford for the total price of \$104,918.00, which also includes the trade-in allowance for the existing unit. All in Favor. Motion carried.

B. Dangerous / Unsafe Structures - Public Hearings & Resolutions-

- 1. 19 S Ohio Public Hearing & Resolution 2022-06** - Mayor French opened the public hearing. Jessie Bettinger spoke as the owner of the property. He noted that he had owned the property for one year. He has not done any work to the property in the past year. He said that the house is currently gutted, most of the roof is new, and there is a new furnace unit in the backyard. He would like to be given time to work on the property before the city condemns it.

Assistant Administrator Schinstock noted that the owner does have 120 days before the condemnation bids are taken to work on the property or demolish it themselves.

Council Member Peterson asked Mr. Bettinger what kind of time frame he would need to repair the outside of the property and make it safe.

Mr. Bettinger stated that framing up the property and getting the siding repaired, making it structurally sound, could be completed this year, with the inside being done the following year.

Council Member Lohman noted that several of these jobs require some skills. He asked Mr. Bettinger if he had experience with the needed jobs. Mr. Bettinger stated he is a welder by trade but has previously done several tasks.

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Council Member D'Albini asked about the asbestos siding and wondered if Mr. Bettinger had contacted anyone about removing the siding.

Mr. Bettinger stated he plans to leave the siding and disturb it as little as possible.

Mayor French closed the hearing.

Code Enforcement Officer Hutton stated that the house's previous owner had been told by the Code Enforcement Officer and the electrician that the electric had to be run correctly and would require an electrician to hook the electric up to the fuse box. He also noted that the asbestos siding would be best covered up with new siding; this contains the material and acts as an excellent insulator. Mr. Hutton stated that the furnace in the backyard had not been hooked up and running since 2008. He noted that this is a four-room house; the two-bedroom closets were made into a bathroom, this change will require closets to be made in both bedrooms. Mr. Hutton explained that the hot water tank was placed in the toilet when the bathroom was built. The current code does not allow for the hot water tank to be in the bathroom, which will require it to be moved.

Motion made by Council Member Slaugh and seconded by Council Member Kinder to defer the condemnation of the property at 19 S Ohio for nine months giving the owner time to repair the siding, the roof, and the front porch area. Council Members Slaugh, Kinder, Wicoff, Lohman, Peterson, Shallah, and Peters voted in favor of the motion. Voting against the motion was Council Member D'Albini. Motion passed with a majority vote.

2. **307 S. Ohio Public Hearing & Resolution** - Mayor French opened the hearing. No public comment was made. Mayor French closed the hearing. Code Enforcement Officer Hutton informed the council that the property has not had electricity since April of 2019, and the gas has not been on since 2012. The property has openings that allow animals access to the property. Motion made by Council Member D'Albini and seconded by Council Member Peterson to approve Resolution 2022-07 for 307 S Ohio and proceed to condemn property and order the structure to be demolished and removed. Motion carried.
3. **417 S Cottonwood Public Hearing & Resolution** - Mayor French recused himself from this agenda item because he owns the property. Council President Peters opened the public hearing. No public comments were made. Code Enforcement Officer Hutton noted that the utilities had been off at this structure since October 2010. Mr. Hutton pointed out that his office has received several complaints from the neighborhood about the property. Mayor French apologized to the Council for putting them in this position to make this decision and the neighbors for the blight on the neighborhood. He just took time to do other projects and didn't get to this one promptly.

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Motion made by Council Member Peterson and seconded by Council Member Kinder to approve Resolution 2022-08 for 417 S Cottonwood and proceed to condemn the property and order the structure to be demolished and removed. Based on Sec. 8-501 of the Unified Development Code. All in favor. Motion carried.

- 4. 611 N Chestnut Public Hearing and Resolution** - Mayor French opened the public hearing. No one from the public spoke. Mayor French closed the public hearing.

Mr. Hutton noted that he has spoken to the property owner, and she has saved up the money to pay for the house to be torn down. Therefore if the owner does follow through, it will keep the city money. The utilities have been off since September of 2008.

Motion made by Council Member Kinder and seconded by Council Member Peters approve Resolution 2022-09 for 611 N Chestnut and proceed to condemn property and order the structure to be demolished and removed. Based on Sec. 8-501 of the Unified Development Code.

- 5. 914 E Broadway Public Hearing and Resolution** - Mayor French opened the public hearing. No one from the public spoke. Mayor French closed the public hearing.

Mr. Hutton noted that this is also a property that the owner may demolish the property himself.

Mr. Hutton noted that the property had not had utilities since 1988. The brickwork has pulled away from the front of the house, leaving it open to animals and the elements.

Motion made by Council Member D'Albini and seconded by Council Member Kinder to approve Resolution 2022-10 for 914 E Broadway and proceed to condemn the property and order the structure to be demolished and removed. Based on Sec. 8-501 of the Unified Development Code. All in favor. Motion carried.

Council Member Lohman asked if it would be possible to have an alternate property if the Council does decide to defer one of the properties in question.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- None

B. Council Member Lohman--

- None.

C. Council Member D'Albini--

- Council Member D'Albini stated that the College girls and boys teams were playing in the tournament tonight, and he congratulated them on their success so far.
- Council Member D'Albini informed everyone that the college would be serving Brazilian Food on March 8th from 5:30 - 6:30 p.m.

D. Council Member Peterson--

- Council Member Peterson congratulated the Red Devils on their success.
- Council Member Peterson sent prayers to the people of Ukraine.

E. Council Member Wicoff-

- Council Member Wicoff stated he would like to see a minister say a prayer at the Council meeting beginning as in previous years.

F. Council Member Slauch--

- None

G. Council Member Shallah -

- None

H. Council Member Kinder -

- None

I. Mayor French

- Mayor French asked Assistant Administrator Schinstock about complaints about the metal plate on the old hospital curve. Assistant Administrator Schinstock noted that it would be replaced with the highway project, or a contractor could be contacted to repair it earlier.
- Mayor French reminded the committee that discussing the Kwikkom request will meet right after the council meeting this evening.

J. Assistant Administrator Schinstock

- Assistant Administrator Schinstock informed the group that several items would be on the agenda for the March 14th meeting.

DATE / TIME OF NEXT MEETING

City Council Meeting 6:00 p.m. on Monday, March 14, 2022

City Council Meeting 6:00 p.m. on Monday, March 28, 2022

6:57 p.m. Motion made by Council Member Peterson and seconded by Council Member D'Albini to adjourn the meeting. All in favor. Motion carried

It was approved by the City Council of Iola, Kansas, on the 14th day of March 2022.





Mayor Steven French



City Clerk, Roxanne Hutton