

A regular meeting of the City Council of Iola was held on March 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, Slaugh, Kinder, Shallah, Wicoff, and Lohman were present. Also present were City Administrator Rehder and City Clerk Hutton.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member Shallah 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 want 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.

None

CONSENT AGENDA

- A. Minutes Approval**
 - **March 14, 2022, Council Meeting**
- B. Appropriations Approval**
- C. Allen County Farmers Market - Annual Street Closure**
- D. Relay for Life Boot Block Request**

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

PROCLAMATION

A. CASA - Child Abuse Awareness Month - Donita Garner, representing Hope Unlimited, spoke about the many projects going on in April to promote Child Abuse Awareness Month. She noted that in 2021 CASA served 123 children, with 85 children suffering physical and sexual abuse.

Mayor French read the proclamation and declared the month of April Child Abuse Awareness month.

EXECUTIVE SESSION

A. Non-Elected Personnel - Motion made by Council Member Slauch and seconded by Council Member Peters to adjourn into executive session for ten minutes under matters of non-elected personnel, K.S.A. 75-4319(b)(1). The executive session shall include the Mayor, City Council, and Human Resources Director. The regular meeting shall reconvene in the city council chamber at 6:20 p.m. All in favor. Motion carried.

ROUNDTABLE

A. Solar Presentation - Scott Shreve and Rick Borry - Scott and Rick from Priority Power gave a slide presentation on the proposed solar project site.

The site will generate 4 MW of power.

The site will be located on the western edge of the City's building site. This will leave room for economic development sights on the property.

Council Member Wicoff asked about mowing around the panels. Rick noted that the area would be chemically treated for weeds and a native grass planted that will not get very tall.

The builder would own and operate the Solar Site for the first five years, at which time the City would have the option to purchase at the cost of \$4.5 million. During the first five years, the city would buy the generation at a fixed rate.

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The farm can be monitored 24 hours, seven days a week. Problems can be diagnosed and fixed remotely, and the system can be reset.

Once a month, the unit will be visually checked on site, and twice a year, regular maintenance will be completed.

Council Member Shallah asked what the life expectancy of the solar units was. Scott Shreeve noted that the life expectancy is approximately 30-35 years. However, if it doesn't stop operating, the city should continue to work it, with no outside cost to use the power will still be generated.

Council Member Peterson asked what the cost would be to remove it when it does stop working. Mr. Shreve noted that with the materials used in the panels being of signification value the scrap value would be cost-effective for companies to remove the panels.

Mr. Borry noted that the size of the proposed farm would reduce the carbon footprint over the lifespan equal to removing 1500 cars off the road.

Mayor French wondered if we were looking at too small of a unit should we build bigger with the current cost and the tax savings.

Mr. Borry stated that a 7.5 MW unit or adding a 2.5 MW addition in a second phase would be about the best size for the property available.

Mayor French asked how many megawatts the current Wartsila generator produces and the cost of replacement. Mike Phillips stated that the Wartsila generator generates 5mw currently and would run approximately \$12-\$15 million to replace at today's prices.

Council Member Kinder asked if during cloudy days and storms if the city would then have to purchase from the market. Mr. Shreeve noted that yes the weather would expose the city too days when it would have to purchase from the market.

Council Member Peterson questioned where the money would come from in five years when the city would purchase the unit. Administrator Rehder noted that the city could bond the purchase or pull the money from the electric fund which is currently healthy.

Council Member Lohman wondered if this was indeed a good investment for the city?

Council Member Slaugh asked what other cities in Kansas have their own solar project? Mr. Shreve noted that Beloit, Baldwin, and Osage currently have a solar unit.

Mr. Borry noted that the project would be named Iola Solar LLC, and the builder would have a land lease from the City for the first five years. A ten-year tax abatement would be requested for the property as well.

Council Member Shallah would like to see what kind of savings a customer would see because of the added generation.

Mayor French asked about following the purchase plan for the project. Mr. Borry noted that as the developer they would prepare the bid packets and solicit bids per the policy.

Administrator Rehder noted that Scott Shreve and Priority Power are paid to find energy sources for the city and they are presenting the Solar option to us.

Mr. Shreve noted that this energy component would add not only savings but also another green energy source.

NEW BUSINESS

A. Street Department ¾ Ton Pickup - Bid Award -Jason Ellis, Street and Alley Superintendent informed the Council that several bids went out and only one bid was received from Shields Motors in Chanute.

Motion made by Council Member Peterson and seconded by Council Member D'Albini to approve the purchase of a new 2022 Ram 2500 Tradesman Pickup Truck from Shields Motors for the total price of \$42,375.00. All in favor. Motion carried

B. Sanitary Sewer Camera Update - Bid Award- Mitch Phillips, Superintendent of Gas, Water, Wastewater Department told the Council that the current camera was purchased in 2007 for \$62,000. Mr. Phillips spoke with the camera manufacturer and they have discovered that the case of the current camera can be reused and the camera can be rebuilt at a savings of approximately \$25,000.

Motion made by Council Member Shallah and seconded by Council Member Kinder to approve the purchase of the Rover XCamera System from Key Equipment and Supply Company for \$90,975. All in favor. Motion carried.

C. Sanitary Sewer Lining Project - ARPA Funds - Waste Water Superintendent, Mitch Phillips, and Administrator Rehder reviewed the sewer lines that would be a part of the project. Using the ARPA funds for this project allows the city to line a number of sewer lines that would not be completed for several years.

Mayor French asked about the lifetime of the product noting that when the City began this lining project, there were a lot of unknowns due to the product being relatively new. Mr. Phillips said that the current lines that are in place had hardened as well as the PVC pipes that are installed in other parts of the city.

Motion made by Council Member Shallah and seconded by Council Member Peterson to authorize staff to solicit bids for the project. All in favor. Motion carried.

D. Sanitary Sewer Overview - Waste Water Superintendent Mitch Phillips presented the wastewater projects that will need to be completed over the next 3-10 years to maintain the system.

Mr. Phillips noted that the maintenance hole lid replacement project would be a significant expense. However, it is necessary to reduce the I&I.

Mr. Phillips discussed the importance of replacing the wastewater vacuum machine. The current one is getting obsolete, and parts are becoming hard to find. The goal is to replace the device in 2025 with a projected \$300,000.

Mr. Phillips stated that the lift station renovations would be done one at a time to get them in good working order and replace parts that are not as reliable as a different model.

Administrator Rehder noted that future meetings would have different department presentations of goals and needs for the next 3-10 years.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters had nothing to report.

B. Council Member Lohman--

- Council Member Lohman had nothing to report.

C. Council Member D'Albini--

- Council Member D'Albini stated that he had been approached about the city putting a crosswalk at the intersection of Cottonwood and White Bloulevard for college students and a handicap access sidewalk. Staff will look into this.
- Council Member D'Albini stated that he had attended an ISO Rating Meeting with the Fire department in the basement of City Hall. He noted that some individuals wanting to communicate with the Police Detectives had to enter those offices through the meeting room. He pointed out that the Fire Department had voiced their concerns about not having room for their equipment at the current building. He would like to see the

city build a First Responder Station for Police and Fire; this would free up the City Hall building for the current staff.

D. Council Member Peterson–

- Council Member Peterson noted that the city needs to get with Thrive Allen County to recruit restaurants to the area. There have been a handful of closings in the county since the beginning of the year.

E. Council Member Wicoff-

- Council Member Wicoff had nothing to report.

F. Council Member Slaugh–

- Council Member Slaugh would like staff to look into a newer sound system. There have been complaints that those individuals at home can not hear a large part of the meeting.

G. Council Member Shallah –

- Council Member Shallah had nothing to report.

H. Council Member Kinder -

- Council Member KInder wished KU Men's Basketball good luck in the final four.

I. Mayor French

- Mayor French noted that he was contacted by the College about the city having a send-off for the boys' basketball team as they headed to National Playoff Game. He asked Fire Chief Isbell if he could take care of the event. Mayor French read a note he had received from former Mayor Wells. Mayor Wells stated that as several of the players were from more urban areas, they had never been a party to a send-off event, and it touched them to see the city do something for them.

J. Administrator Rehder

- Administrator Rehder had nothing to report.

DATE / TIME OF NEXT MEETING

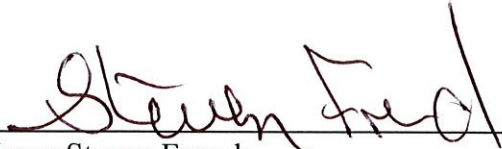
City Council Meeting 6:00 p.m. on Monday, April 11, 2022

City Council Meeting 6:00 p.m. on Monday, April 25, 2022

7:56 p.m. Motion made by Council Member D'Albini and seconded by Council Member Shallah to adjourn the meeting. All in favor. Motion carried

It was approved by the City Council of Iola, Kansas, on the 11th day of April 2022.





Mayor Steven French



City Clerk, Roxanne Hutton