

CITY OF IOLA

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07/11/2022

A regular meeting of the City Council of Iola was held on July 11, 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 and Council Members Peterson, Peters, D’Albini, Slaugh, Shallah, Wicoff, Kinder, and Lohman were present. Also present were City Administrator Rehder, Assistant Administrator Schinstock, and City Clerk Hutton.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member D’Albini and seconded by Council Member Kinder to approve the agenda with the addition of an executive session following new business. All in favor. Motion carried.

PUBLIC COMMENTS

Persons wishing to address the City Council regarding items on the agenda may do so as they are called. Persons wishing 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. Comments on personnel matters and matters pending in court or with outside tribunals are not permitted. Speakers are limited to three minutes. No action will be taken.

Jessica Thompson, the representative from Thrive Allen County, informed the Council that a HUD Grant had been found that would deal with lead hazards in homes built before 1978 and have children under the age of six. The Grant is between \$1 and \$4 million. The city has to apply for the grant. A 10% match is required either in cash or in-kind service. The homeowner can be required to pay the 10% match.

Mayor French asked how many homes would be eligible in Iola? Ms. Thompson noted that a study had not been done; however, that would be part of the process if the City chose to pursue the grant.

CONSENT AGENDA

A. Minutes Approval

- **June 27, 2022, Council Meeting**

B. Appropriations Approval

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

UNFINISHED BUSINESS

A. Solar Field Project Decision - Scott Shreve from Priority Power noted that they are looking for a decision from the Council to move forward with the project.

If the Council chooses to move forward with the project, a project cost will be prepared within the next sixty to ninety days.

Council Member Shallah stated that the projected cost is \$7.9 million. How much would the City have to expend to connect the solar to the City's site? Scott Shreve noted that the cost to the city for the hook-up would be approximately \$250,000.

Council Member Slaugh stated that he doesn't feel like the city is currently in a good financial situation to move forward with the project. He noted that if solar fields were a more viable project, we would see Westar and other large corporations moving forward.

Administrator Rehder stated that the \$1 million being transferred to the General Fund is coming from the Electric CIP Fund, not the actual Electric Operation Fund. He noted that the city is doing well financially.

Council Member Shallah asked for clarification on the Russell Stover Letter of Intent enclosed within the packet. Mr. Shreve explained that Russell Stovers is interested in going green and taking advantage of the energy generated by Solar Park.

Council Member Shallah stated that she had some concerns with Russell Stovers making a promise to the City for future interest. The city made a significant expansion of electricity at Gates a few years ago, and then Gates never followed through on their project side.

Mr. Shreve noted that Russell Stover intends to gain cheaper fuel at a locked-in cost and go green with their energy source.

Mayor French noted that the city holds the Renewable Energy Credits, and they can sell them to Russell Stovers if they are interested.

Council Member Wicoff noted that he likes the idea of solar and locking in the price per unit; however, he is not sure it is beneficial for the City right now it doesn't look

cost-effective. He noted that it would look like the city would break even if the entire project went as planned. He feels it would be a financial strain on the town now.

Council Member Shallah stated she was not opposed to the project. She just has some concerns with the money and the location. The proposed site would limit industry growth due to the height restrictions for building in the area.

Council Member Kinder asked if this project would break the bank. Administrator Rehder stated that it would be paid out of electric fees.

Doug Strickler stated that as the individual that farms on the proposed property, he is not interested in having a solar farm in his yard; it is good farm ground, and the project would put concrete, steel, and glass on top of it. He stated he would buy the property from the City to farm it.

Motion made by Council Member D'Albini and seconded by Council Member Kinder to move forward with the Solar Project. Council Members Lohman, D'Albini, and Kinder voted in favor of the motion. Voting against the motion were Council Members Slaugh, Peters, Shallah, Wicoff, and Peterson. Motion failed for lack of majority vote.

The motion was made by Council Member Lohman and seconded by Council Member Kinder to place this item on the agenda in a year. Voting in favor of the motion was Council Members Lohman, Kinder, Peters, Shallah, Slaugh, and Wicoff. Voting against the motion were Council Members Peterson and D'Albini. Motion carried.

NEW BUSINESS

A. Rotary Day in the Park - Resolution 2022-14 Bob Hawk, Rotary Representative, stated that the organization was requesting the same items as in years past. He noted that with the high cost of fuel as well as the meat, they are not seeing as many interested individuals for the BBQ Contest.

Motion made by Council Member Kinder and seconded by Council Member Wicoff to approve Resolution 2022-14 to provide support for Rotary Day in the Park. All in favor. Motion carried.

B. Setting Public Hearings

2023 Revenue Neutral Rate - Motion made by Council Member D'Albini and seconded by Council Member Kinder to set a public hearing for the proposed Revenue Neutral Rate for the 2023 Budget at the City Council Meeting on Monday, August 22, 2022, at 6:00 p.m. at the Riverside Park Community Building. All in favor. Motion carried.

2023 Annual Budget - Motion made by Council Member Slaugh and seconded by Council Member Shallah to set a public hearing for the proposed 2023 Budget at the regular City Council Meeting on Monday, August 22, 2022, at 6:00 p.m. following the hearing for the RNR at the Riverside Park Community Building. All in favor. Motion carried.

EXECUTIVE SESSION

A. Trade Secrets-

Motion made by Council Member D'Albini and seconded by Council Member Slaugh to recess into Executive Session for 15 minutes pursuant to Trade Secrets, K.S.A. 75-4319(b)(4). The purpose of the executive session is to discuss confidential data relating to financial and operational affairs and shall include the Mayor, Council, City Administrator, and Assistant City Administrator. The regular meeting shall reconvene in the city council chamber at 6:49 p.m. All in favor. Motion carried.

A. Trade Secrets-

Motion made by Council Member Kinder and seconded by Council Member Shallah to recess into Executive Session for 5 minutes pursuant to Trade Secrets, K.S.A. 75-4319(b)(4). The purpose of the executive session is to discuss confidential data relating to financial and operational affairs and shall include the Mayor, Council, City Administrator, and Assistant City Administrator. The regular meeting shall reconvene in the city council chamber at 6:55 p.m. All in favor. Motion carried.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters had nothing to report.

B. Council Member Lohman-

- Council Member Lohman has concerns regarding the trail to the school not being finished on time for school opening and the traffic around the new grade school. With all three grade schools merging into one school, many children will walk in the same area of town.
- Assistant Administrator Schinstock noted that when the school was proposed, traffic studies and plans were made for the added influx of foot and auto traffic. The school has a plan for bus routes and cars entering the school lot to drop off students. He noted that the trail would hopefully be completed by the end of Fall.

C. Council Member D’Albini–

- Council Member D’Albini inquired about the school zone signs on Cottonwood Street. He asked if those are considered school zone areas all year. Administrator Rehder noted that if they are the yellow school zone signs, then the intention is that the speed must be at or below the posted speed limit to avoid a citation. If there is a sign and flashing lights in a school zone during the time of the flashing lights, the posted speed limit must be followed.

D. Council Member Peterson–

- Council Member Peterson inquired about how the departments handle the extra fuel cost. Administrator Rehder noted that while each department will likely go over budget on the fuel line with the added cost, they will be watching their overall budget to see where they can cut back to make up for the overages on fuel.

E. Council Member Wicoff-

- Council Member Wicoff asked about the proposed water tower renovation and whether or not the City has an elevation above ground ruling. We need to look at the tower in the middle of a residential neighborhood.

F. Council Member Slaugh–

- Council Member Slaugh noted that he disagrees with the proposed increase in the mill levy for the 2023 budget. Mr. Slaugh stated that he is not in agreement with the added proposed increase to pay Thrive Allen County for Economic Development. A possible increase from \$20,000 to \$30,000 would be easier to handle financially.

G. Council Member Shallah –

- Council Member Shallah had nothing to report.

H. Council Member Kinder -

- Council Member Kinder was asked about the random budget and rate increases. Can the Council do something different to eliminate the more significant increases all at once instead of a minor increment increase over time?
- Administrator Rehder stated that as the City Administrator, he must bring fee increases and mill levy increases to the Council. He feels that the City is underfunded with the number of services offered to the public. The city finances are ok. Some increases will need to be done to make individual funds solvent; he will bring those proposals to a future meeting.
- Administrator Rehder stated that with the 2020 salary adjustment, the 2023 budget shows that a revenue increase is needed to pay for the previous adjustments.
- Mayor French noted that administrators had brought smaller increases to the Council. Council Members hear from a few residents that don’t want to see increases, and

unfortunately, those increases are not implemented. Eventually, the city has to pay bills, and a larger increase must be implemented.

I. Mayor French

- Mayor French would like to see a planning meeting where the public is in attendance and the council brainstorms about where we would like to know the city headed in the next 60-90 days and in the long term.
- Mayor French has also had concerns about the area around the new schools. What is the plan? Are the roads adequate to handle the increased traffic? Assistant Administrator Schinstock noted that an engineering study, as well as a traffic study, has been done with the school's proposal. The city has some concerns about the stormwater runoff in the area as well. However, the engineering study shows that the plan will take care of it.

J. Administrator Rehder

- Administrator Rehder congratulated Tony Hutton and Mike Aronson on their six years with the City of Iola.

K. Assistant Administrator Schinstock

- Assistant Administrator Schinstock reminded the Council Members that the next meeting would be held at the Jon Silas Bass Community Building due to the Fair being held in the current building.

DATE / TIME OF NEXT MEETING

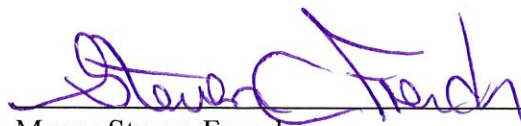
City Council Meeting 6:00 p.m. on Monday, July 25, 2022

City Council Meeting 6:00 p.m. on Monday, August 8, 2022

7:25 p.m. Motion made by Council Member Slaugh 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 25th day of July 2022.





Mayor Steven French



City Clerk, Roxanne Hutton