

CITY OF IOLA

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A regular meeting of the City Council of Iola was held on August 9, 2021, at 6:00 p.m., at the Park Community Building 510 Park Avenue Iola, Kansas.

CALL MEETING TO ORDER

Mayor Wells called the meeting to order at 6:00 p.m.

Mayor Wells, Council Members Myrick, Slaugh, Peterson, Ford, Peters, Kinder, and French were present. Also present were Administrator Matt Rehder, Assistant City Administrator Schinstock and City Clerk Hutton. Council Member Ballard was present via phone.

REVIEW & APPROVAL OF AGENDA

Motion made by Council Member Myrick and seconded by Council Member Ford 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 Council President. 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.

Mayor Wells read the above statement.

Josiah D'Albini, Director of Student Life at Allen Community College relayed to the Council that several students have moved in at the college. He noted that several international students are attending this year. He asked the council members to welcome the students and provide assistance if necessary. He noted that the cafeteria will be open to the public again beginning August 23rd for lunch from 11-1:00 p.m. and for dinner from 5:30 - 6:30 p.m. He noted that the second Tuesday of every month will be an international meal assisted by the students from that country with the first one being Australian.

CONSENT AGENDA

- A. Minutes Approval**
 - **July 26, 2021, Council Meeting**

B. Appropriations Approval

C. Employee Picnic Vacation Days

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

NEW BUSINESS

A. Recreation Community Building - Request - Assistant Administrator Schinstock noted that staff had received a request from Carolyn Moore to waive the rental fees for the Recreation Community Building on August 28, 2021. They will hold a corn hole tournament in the building, with proceeds going to the Ron Moore Law Enforcement Memorial Scholarship. Carolyn Moore told the Council that they had success at last year's fundraiser and would like to hold another one this year. Motion made by Council Member Ford to approve the request to waive rental fees for the August 28 fundraising event for the Ron Moore Memorial Scholarship. Motion seconded by Council Member Kinder. All in favor. Motion carried.

B. Kansas Housing Assistance Program - Agreement - Administrator Rehder informed the Council that the Kansas Housing Assistance Program would allow Iola residents to apply for first mortgage assistance and down payment assistance to borrowers through the Kansas Housing Assistance Program sponsored by Sedgewick and Shawnee Counties.

Council Member Slaugh noted that the city had participated in this program previously.

Motion made by Council Member Peterson and seconded by Council Member Myrick to authorize staff to execute the necessary documents to include Iola in the Kansas Housing Assistance Program sponsored by the Shawnee and Sedgewick Counties. All in favor. Motion carried.

C. 2022 Budget & Revenue Neutral Rate - Set Public Hearing - Administrator Rehder noted that the Revenue Neutral Rate is set yearly. If the city develops a budget that will increase the rate, a public hearing must be held. The annual budget must be published, and a public hearing must be held before approval.

Once the budget is published, the expenses and mill rate can not be increased but can be decreased.

Motion made by Council Member Slaugh and seconded by Council Member Ford to set a public hearing for the proposed Revenue Neutral Rate for the 2022 Budget at the next regular City Council meeting on Monday, August 23, 2021, at 6:00 p.m. at the Riverside Park Community Building. All in favor. Motion carried.

- D. Solid Waste Collection Fee - Ordinance #3500** - Administrator Rehder reminded the Council that during a budget discussion, this rate increase was necessary to keep the fund solvent and allow for the required budgeted transfers to other funds.

Motion made by Council Member Peterson and seconded by Council Member French to approve general Ordinance #3500 setting a new residential solid waste collection fee and authorizing the necessary signatures. All in favor. Motion carried.

- E. Natural Gas Rate - Ordinance #3501**- Administrator Rehder reported to the Council that the meter charge for the Gas Fund had not been increased since 2002. This increase is necessary to support the fund for the 2022 budget and beyond.

Motion made by Council Member Peterson and seconded by Council Member Myrick to approve general ordinance #3501 setting a new rate structure for natural gas customers and authorize the necessary signatures. All in favor. Motion carried.

ROUNDTABLE

- A. Economic Development Policy - Discussion** - Council Member Slaugh developed the enclosed Economic Development Policy. Council Member Slaugh is hoping to start a conversation amongst the Council Members to establish a policy.

Council Member Kinder noted that when he became a Council Member, the Council's responsibility is to set a tone to direct the staff. He said that money invested by other cities seems to give them a leg up on obtaining funding for economic development.

Mayor Wells noted that with the city's ability to provide utility extensions, we could gain more businesses, generating more taxes.

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Council Member Slaugh stated that he is concerned that a blanket policy could open the City for more significant liability.

Mayor Wells wondered if the policy is developing a new body of Government with an Economic Development Committee.

Council Member French feels it is best to look at each idea and not just tie our hands with a policy.

Council Member Myrick noted that he knows an individual interested in building houses in Iola and feels that incentives would make it more attractive.

Council Member Ballard noted that he has a different point of view for incentives given. He thinks that the Council should base it on the number of employees the company has versus the number of employees that will live in Iola. What are we willing to give. Do we give more merit to those companies that have more employees that reside in Iola?

Administrator Rehder thought that designating what each business must do to qualify for incentives.

Council Member Ballard stated he would like to focus on ten small businesses versus one big company.

Nich Lohman asked if the Council would be interested in a suite of incentives. A list of preapproved incentives that would be met by the requestor and preapproved by the Council. If the company wants to request more incentives, they will go to the Council with their request.

Jonathan Goering stated that he liked the idea of a baseline, as suggested by Mr. Lohman. If a developer wants more incentives, then Council could look closer at it. He concerns that the proposed policy might create some missed opportunities as it doesn't seem very welcoming to incentives.

Council Member Ford noted that she felt it was best handled as it has been over the years. The Council used flexibility over the years with each request.

Mayor Wells formed a committee of Council Members French, Slaugh, Myrick and Kinder, Administrator Rehder, and Economic Development Director Goering. He asked them to develop a short policy that would offer flexibility and be welcoming to potential businesses.

EXECUTIVE SESSION

Non-Elected Personnel

Council Member French made a motion to recess into Executive Session for 5 minutes pursuant to personnel matters of non-elected personnel, K.S.A. 75-4319 (b)(1). The purpose of the executive session is to discuss an individual employee's employment and shall include the Mayor, Council, City Administrator, and Assistant City Administrator. The regular meeting shall reconvene in the city council chamber at 6:41 p.m. All in favor. Motion carried.

COUNCIL & ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters reminded everyone to stay cool and hydrated. He encouraged everyone to check on their neighbors during the heat spell.

B. Council Member Ford—

- Council Member Ford stated that you should check on the neighbor's pets along with checking on your neighbors.
- She noted she had met several of the students arriving at the college. They are fun and exciting, especially the international students.

C. Council Member French —

- He commented on the rock washing out at Cedarbrook and the corner of Funston and Miller Road.
- He is still receiving complaints of semis driving on Kentucky Street, with a total of 16 semis within three weeks.

D. Council Member Peterson—

- None.

E. Council Member Ballard

- None.

F. Council Member Slauch—

- None

G. Council Member Myrick–

- Council Member Myrick stated that he is having problems with Johnson Grass in his garden space. The property adjacent and the ditch, which is city land, is covered with it. He requested that the City work with the county to spray for it. Council Member Slauch noted that generally in town, that is the responsibility of the property owners.
- Mayor Wells suggested that the City contact Green Cover Seed to see if they have any suggestions.

H. Council Member Kinder -

- Council Member Kinder wondered if anything had been done at the nursing home on North Walnut. Administrator Rehder noted that the owner had been boarding up windows and holes.

I. Mayor Wells

- Mayor Wells commented that he is pleased with the work done by city employees this summer. The heat has been harsh, and he knows the crews have worked hard.
- He asked everyone to make the students feel welcome.

J. Administrator Rehder

- None

DATE / TIME OF NEXT MEETING

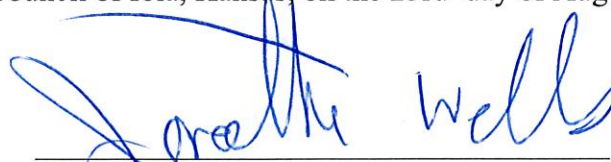
City Council Meeting 6:00 p.m. on Monday, August 23, 2021

City Council Meeting 6:00 p.m. on Monday, September 13, 2021

6:51 p.m. Motion made by Council Member Myrick and seconded by Council Member Peterson to adjourn the meeting. All in favor. Motion carried

It is approved by the City Council of Iola, Kansas, on the 23rd day of August 2021.





Mayor Wells



City Clerk, Roxanne Hutton