

CITY OF IOLA

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09/25/2023

A regular meeting of the City Council of Iola was held on September 25, 2023, 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 Shallah, D’Albini, Peters, Slaugh, Peterson, Wicoff, and Lohman were present. Others present were City Administrator Rehder, Assistant Administrator Schinstock, and City Clerk Hutton were present. Council Member Kinder was absent.

REVIEW & APPROVAL OF AGENDA

Council Member Peterson motioned to approve the agenda as presented. Council Member Kinder seconded the motion. 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 may do so when called upon. Comments on personnel matters and matters pending in court or outside tribunals are not permitted. Speakers are limited to three minutes. No action will be taken.

Lee Grimes informed the Council that he would like to meet with all Council Members individually to get to know them. He stated several concerns in town, including no hospital sign on State Street directing traffic to the hospital. He mentioned that he had visited with Assistant Administrator Schinstock about sending letters to individuals who own businesses around the square informing them of code violations. Mr. Schinstock told him if he were to do that, a letter would be mailed to everyone who owns a business around the square. Mr. Grimes stated that it wouldn’t be every building, but it would be several. He noted that everyone should go down the alleys of these buildings there are broken windows and peeling paint on all of them. The codes are in the book they need to be enforced.

Darin Kellerman spoke on behalf of the Farm City Days Committee. He stated that the committee will ask for the same help from the city as they have had in years past. The Council will need to approve the extended curfew hours for the park since the Carnival employees will be located there. The other request will be for the Council to allow recreational vehicles on the city streets for committee members to assist with the parade and

the vendors. The list of items will be presented at the next Council Meeting for formal approval.

CONSENT AGENDA

- A. Minutes Approval**
 - **September 11, 2023**
- B. Appropriations Approval**
- C. Parallel Generation Policy & Ordinance**

Council Member Wicoff asked when the water tower project would be completed. Administrator Rehder stated that the work is finished, and the tower is back in service. Council Member D'Albini motioned to approve the consent agenda. Motion seconded by Council Member Peters. All in favor. Motion carried.

EXECUTIVE SESSION

A. Trade Secrets - Motion made by Council Member D'Albini to recess into Executive Session for twenty minutes under 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. It shall include the Mayor, Council, City administrator, Assistant City Administrator, Power Plant Superintendent, and KMEA Representatives. The regular meeting shall reconvene in the city council chamber at 6:29 p.m.

NEW BUSINESS

A. 2022 Audit Presentation - Sean Gordon CPA - Sean Gordon presented the 2022 Audit to the Council. He noted that the audit was given the highest score possible. This is because the city has good checks and balances in place, and the employees within the department are doing their jobs as specified in the policies.

Motion made by Council Member Lohman and seconded by Council Member Peters to approve the audit for the 2022 fiscal year. All in favor. Motion carried.

B. Prairieland Partners - Industrial Revenue Bond Request - Administrator Rehder reported to the Council Members that Prairieland Partners have sent a letter requesting to initiate the Industrial Revenue Bond (IRB) process for the project east of town. Dale Lalman was present from Prairieland to answer questions.

Council Member Slaugh asked Mr. Lalman why they had decided to go with the IRB instead of a regular bank loan. Administrator Rehder noted that with an IRB, the company will receive a sales tax exemption for the supplies purchased for the project and a ten-year tax abatement on their property taxes. The percentage rate for an IRB loan will be cheaper than the market on a traditional loan.

Motion made by Council Member Shallah and seconded by Council Member D'Albini to approve the request to begin the process of the Industrial Revenue Bonds for Prairieland Partners. All in favor. Motion carried.

UNFINISHED BUSINESS

A. Prarieland Partners - Utility Extension Request - Sewer - Assistant Administrator Schinstock informed the Council that the project would be approximately \$216,000. The plans presented will extend the line to the site and allow others to hook into the system if desired.

Council Member Slaugh asked the Council Members if they are willing to increase property taxes or adjust rates to compensate for the funds if the city partners with Prarieland on the sewer project.

Mayor French stated that with the information given to the Council about the sewer fund balance, increasing rates wouldn't be necessary.

Mayor French stated that at some point, the City needs to build up some economic development funds to draw businesses to the area. We have seen proof that they will go elsewhere for better incentives.

Administrator Rehder stated that the sewer fund could support ½ the project without increasing the rates.

Council Member Wicoff noted that the city running the sewer line is a good investment for our city and supports it.

Council Member Peters stated that the city should extend the sewer to Oregon Road.

Motion made by Council Member Shallah and seconded by Council Member Peterson to approve partnering with Prarieland Partners to extend the sewer to the property not to exceed \$108,000. Council Members D'Albini, Wicoff, Lohman, Peterson, Shallah, and Peters voted in favor of the motion. Voting against the motion was Council Member Slaugh. Motion passed by a majority vote.

COUNCIL AND ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters had nothing to report.

B. Council Member Lohman—

- Council Member Lohman reported that a dog attacked an employee recently. He reminded everyone to keep their dogs on a leash or in a fenced-in area.

C. Council Member D’Albini—

- Council Member D’Albini congratulated Officer Mike Ford on his retirement. He has done a lot for the community.
- Council Member D’Albini informed the group that on Wednesday, the college cafeteria will have Oktoberfest and serve German food.

D. Council Member Peterson—

- Council Member Peterson stated that it is time for the City to get an Economic Development Person.

E. Council Member Wicoff-

- Council Member Wicoff had nothing to report.

F. Council Member Slaugh—

- Council Member Slaugh had nothing to report.

G. Council Member Shallah –

- Council Member Shallah congratulated the employees with anniversaries in the packet.
- Council Member Shallah congratulated Mike Ford on his service and retirement.

H. Council Member Kinder -

- Council Member Kinder was absent.

I. Mayor French

- Mayor French had nothing to report.

J. Administrator Rehder

- Administrator Rehder reminded the council that the City Employee Recognition Picnic will be held this Thursday at 5:00 p.m. at the Recreation Building.

K. Assistant Administrator Schinstock -

- Assistant Administrator Schinstock reminded the Council that the Iola Area Chamber is making an announcement this Thursday at noon and would like all to attend.

L. City Clerk Hutton

- City Clerk Hutton reminded everyone to call City Hall no later than noon on October 6th to get on the clean-up list for city-wide cleanup.

DATE / TIME OF NEXT MEETING

City Council Meeting 6:00 p.m. on Tuesday, October 10, 2023,

City Council Meeting 6:00 p.m. on Monday, October 23, 2023,

7:05 p.m. Motion made by Council Member Peterson and seconded by Council Member D'Albini to adjourn the meeting.

It was approved by the City Council of Iola, Kansas, on the 10th day of October, 2023.





Mayor Steven French



City Clerk Roxanne Hutton