

CITY OF IOLA

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A regular meeting of the City Council of Iola was held on October 23, 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, Peters, Peterson, Wicoff, Lohman, Kinder, Slaugh, and D'Albini were present.

Others present were City Administrator Rehder, Assistant Administrator Schinstock, Attorney Johnson and City Clerk Hutton were present.

REVIEW & APPROVAL OF AGENDA

Council Member Shallah 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.

Mark Kauth 1027 Meadowbrook Road East spoke about the property in the Meadowbrook Addition that is going to be used as an Oxford House. He noted that the current city code in an R1 district allows for five non-related residents in one house. The Oxford House is planning on eight individuals in one house. He and the neighbors feel like the city should strictly adhere to the five allowed.

Dennis Skahan 602 E Carpenter noted that he has lived in his home in the Meadowbrook Addition for 43 years. There are 38 homes in the neighborhood. They are all single-family residences. It is a great neighborhood for walking and riding bikes and the pickleball courts and the playground are adjacent to the neighborhood. This makes it a great neighborhood to reside in. He is against a sober living facility in the neighborhood as well. The house in question was built as a single-family home. This is the benefit of having City Codes.

Jan Williams 911 E Meadowbrook stated that this is an R1 neighborhood. The zoning should not be changed for this purpose. The neighborhood has revised its HOA. The city is forcing this into the neighborhood and not thinking about the neighbors.

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Terry Comstock stated that Iola as a City does not have the infrastructure to support this type of facility. There are not enough mental health facilities, public transportation, or the resources needed to support this influx of individuals with these kinds of needs.

JP Peck stated that he is new to town and he rides his E-Bike all over town. He has noted that the sidewalks in town need to be addressed. When there are uneven spots and/or drop-offs the city needs to paint the area yellow to draw attention to it for the walkers and bike riders. Assistant City Administrator Schinstock stated that he will visit with Mr. Peck to see what the city can do to these areas.

Lee Grimes stated that he agrees with Mr. Peck. He has ridden his scooter around town and there are several areas where one can be killed because of uneven sidewalks and or dropoffs. Individuals may not be aware that the business is liable for the sidewalk in front of their properties.

Connie Cason 1107 Meadowbrook Road E presented a petition to City Clerk Hutton signed by the residents of the Meadowbrook area against the Oxford House.

Steve Garver 1003 Meadowbrook Road E stated that the neighborhood feels like the Oxford House was slid under their nose. There is a known drug house in the neighborhood already. The police are there often. We don't need to encourage the behavior in the neighborhood. If the residents of the Oxford House have vehicles where will they park? There is no room for all of those vehicles. This is a nice neighborhood for walkers and bikers.

Darren Kellerman Farm City Days Committee member stated that he appreciated the City of Iola, as well as the Citizens of Iola for all of their support for the festival. He wanted to thank employees Corey Schinstock, Berkeley Kerr, Jim Baker, Chad Beasley, and Jared Warner for checking in with the committee to see if they needed anything. He also wanted to thank Tina, Rick, and Ron from the County for all of their assistance.

Mr. Kellerman noted that Farm City Days is a great small-town festival and it was only possible with the council, citizens, and all of the businesses.

Robin Lohman owner of the property at 810 Meadowbrook Rd E stated that as a long-time supporter of Oxford House, the neighborhood is a successful environment for the residents. It is evidence-based that the neighborhoods where other Oxford Houses are located speak highly about the residents that live there. She noted that one resident who lived one block away was not even aware an Oxford House was located there. She feels that it will be a good fit for the neighborhood and the community.

Deb Greenwall 820 Meadowbrook Rd W stated that the neighborhood was shocked that this was coming to their neighborhood. Her daughter lives in another state they have an Oxford

House in their neighborhood. Neighbors have had problems selling their homes due to the location of the house.

Kasie Cooper a representative of Oxford House offered to answer any questions outside of the building.

CONSENT AGENDA

- A. Minutes Approval**
 - **October 11, 2023**
- B. Appropriations Approval**
- C. Parallel Generation Policy & Ordinance**
- D. IHS Junior Class Parents Request**

Council Member Slaugh motioned to approve the consent agenda. Motion seconded by Council Member Peters. All in favor. Motion carried.

NEW BUSINESS

A. Prairieland Partners IRB Public Hearing & Resolution of Intent Approval - Mayor French opened the public hearing. No discussion was heard. Mayor French closed the public hearing.

Motion made by Council Member Lohman and seconded by Council Member D'Albini to approve a copy of the Notice of Public Hearing and Resolution No 2023-23 Issuing Taxable Industrial Revenue Bods for the stated project for AVE-PLP Properties, LLC in an amount not to exceed \$14,000,000.

Voting in favor of the motion were Council Members Shallah, Peterson, Wicoff, D'Albini, Peters, Lohman, Slaugh, and Kinder. The motion passed unanimously.

B. 2024 Cost of Living Adjustment - Staff presented the annual Social Security Administration cost of living adjustment increase of 3.2% for 2024.

Motion made by Council Member Peterson to approve a 3.2% cost of living adjustment to the employee pay plan for 2024. Motion seconded by Council Member Shallah. All in favor. Motion carried.

EXECUTIVE SESSION

A. Attorney-Client Privilege - Motion made by Council Member D'Albini and seconded by Council Member Shallah to recess into Executive Session for twenty minutes under Attorney-Client Privilege, K.S.A. 75-4319(b)(2). The purpose of the executive session is to discuss contractual agreements. It shall include the Mayor, Council, City administrator, Assistant City Administrator, and City Attorney. The regular meeting shall reconvene in the city council chamber at 6:54 p.m. All in favor. Motion carried.

A. Attorney-Client Privilege - Motion made by Council Member D'Albini and seconded by Council Member Shallah to recess into Executive Session for ten minutes under Attorney-Client Privilege, K.S.A. 75-4319(b)(2). The purpose of the executive session is to discuss contractual agreements. It shall include the Mayor, Council, City administrator, Assistant City Administrator, and City Attorney. The regular meeting shall reconvene in the city council chamber at 7:05 p.m. All in favor. Motion carried.

COUNCIL AND ADMINISTRATOR REPORTS

A. Council Member Peters -

- Council Member Peters had nothing to report.

B. Council Member Lohman--

- Council Member Lohman reported that the county had started some recycling at the landfill.

C. Council Member D'Albini--

- Council Member D'Albini gave an update on the warming centers committee. Individual business owners are not likely to offer warming stations. He noted that if overnight stations are offered security will have to be found. In conclusion, the centers will most likely offer a 7:00 a.m. - 7:00 p.m.
- Council Member D'Albini stated that while he was absent at the last meeting he would like to discuss the vacation calendar at a future meeting. He is in favor of giving July 5th and the day after Christmas as holidays to the employees.
- Council Member D'Albini asked if the plane crash near the airport last weekend was within the area the city annexed for the airport project. Did our fire department respond and do they require special training with airport fuel? Administrator Rehder stated that the fire department responded and normally responds to large incidents within the area. They are trained in all types of chemicals and fuels.
- Council Member D'Albini congratulated Toby Ross on his 30-year anniversary.

D. Council Member Peterson--

- Council Member Peterson commented that Farm City Days was great.
- Council Member Peterson congratulated Toby Ross on his 30 years of service.

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 stated that she would like the council to revisit the policy on mobile vendors. She feels that trucks should be allowed longer time periods and the cost for a license should be adjusted. These types of vendors are becoming more popular.
- Council Member Shallah relayed a message from her husband. He was walking one day and noticed that Jason Franklin had stopped his city vehicle to assist a bicyclist who had wrecked. He not only helped him get up and get him something to clean the blood on his head he loaded up his bicycle and took him to the location he requested. This was above and beyond a city employee's responsibility and he was glad he had witnessed it.
- Council Member Shallah congratulated Toby Ross on his 30 years of service.

H. Council Member Kinder -

- Council Member Kinder had nothing to report.

I. Mayor French

- Mayor French stated that the weather was great for the Farm City Days event.

J. Administrator Rehder

- Administrator Rehder reminded the group that on November 7th in this building the FEMA flood map individuals will be holding a public hearing for individuals affected by the changes within the flood map. He noted that there are 30-35 people new to the floodplain and 106 that have been removed.

K. Assistant Administrator Schinstock -

- Assistant Administrator Schinstock had nothing to report.

L. City Clerk Hutton

- City Clerk Hutton had nothing to report.

DATE / TIME OF NEXT MEETING

City Council Meeting 6:00 p.m. on Monday, November 13, 2023,

City Council Meeting 6:00 p.m. on Monday, November 27, 2023,

7:16 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 13th day of November, 2023.





Mayor Steven French



City Clerk Roxanne Hutton