

**MINUTES OF THE COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
PAOLA JUSTICE CENTER 805 N PEARL
6:00 O'CLOCK P.M.
January 9, 2024**

The Governing Body of the City of Paola, Kansas, met with Mayor House presiding.

Council Members present: Mayor Leigh House and Council Members J.R. McMahon, Deborah Hayes, Kathy Peckman and LeAnne Shields.

Council Members absent: None

Also present: City Manager Randi Shannon, City Clerk Stephanie Marler, Interim Chief of Police Chad Corbin, City Planner Jessica Newton, Code Enforcement Officer Mitch Gabbert, G.W. Weld, Weld Properties, LLC and others.

CALL TO ORDER: The regular council meeting was called to order by Mayor House.

ROLL CALL: Mayor House and Council Members McMahon, Hayes, Peckman and Shields.

Agenda Item 1 - CONSENT AGENDA

- a. Approval of minutes of the meeting on December 12, 2023.
- b. Approval of Salary Ordinances 23-27 & 24-01.
- c. Approval of Appropriation Ordinance 1014 & 1015.
- d. Approval of the Pledged Collateral Report for December 2023.

Council Member Peckman made a motion to approve the Consent Agenda as presented and authorize the mayor to sign. The motion was seconded by Council Member Shields and all voted aye. The motion passed 4 to 0.

Agenda Item 2 - COMMENTS FROM THE PUBLIC: None

Agenda Item 3 – ANNUAL DESIGNATION OF DEPOSITORY FOR CITY FUNDS

Clerk Marler said annually the City must officially designate the depository institutions for City funds. She said the operating account is at Security Bank of Kansas City and the payroll account is at First Option Bank. She said Paola is fortunate enough to have five local financial institutions. By designating all five as depositories this creates some competition and allows the City to earn higher returns on deposits.

Council Member McMahon made a motion to designate Security Bank of Kansas City, Great Southern Bank, First Security Bank, First Option Bank and Landmark National Bank as depositories for City Funds. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.

Agenda Item 4– ANNUAL RESOLUTION AUTHORIZING THE CITY MANAGER TO PAY CLAIMS

Clerk Marler presented a resolution for consideration to allow the City Manager to pay claims prior to approval at a regular meeting. She said with the regular meeting being monthly, some invoices would incur late fees or penalties if not paid promptly. She said approving the resolution could potentially save the City money and remain in good standing with vendors.

Council Member Shields made a motion to approve Resolution No 2024-001 authorizing the City Manager to pay claims pursuant to K.S.A. 12-105b(e). The motion was seconded by Council Member Hayes and all voted aye. The motion passed 4 to 0.

Agenda Item 5- NEW BUSINESS

Agenda Item 5a – Consider a zoning map amendment

Planner Newton presented a request from Weld Properties, LLC for a zoning map amendment at 110 E Peoria St. G.W. Weld, applicant, has requested to change from Neighborhood Conservation-Residential (NC-R1) to Downtown (D) to operate an event center.

Planner Newton said a public hearing was held at the Planning Commission meeting on December 19, 2023. The Planning Commission voted 7-0 in favor of the amendment.

Planner Newton said the rezoning from NC-R1 to D would allow the purchaser to preserve a historic building while promoting economic development within city limits.

Council Member McMahon asked the applicant to expound on the types of events he could foresee at the venue. Mr. Weld said weddings were the target but he is open to anything that would benefit the community. Mayor House elaborated on the background of Weld Properties LLC and she really liked that they preserve historic buildings and strive for economic growth. Council Member Hayes asked about the timeline until they would be open for operation. Mr. Weld said there are a few cosmetic renovations they plan to do and will nominate the building to the historic registry, he anticipates a few months.

After some further discussion Council Member Hayes made a motion to adopt Ordinance No 3217 approving a zoning map amendment for 23-RZ-02, 110 E Peoria to rezone from Neighborhood Conservation-Residential (NC-R1) to Downtown (D), Weld Properties, LLC applicant. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.

Agenda Item 5b – Conditional Use Permit 23-CUP-05, 104 W Piankishaw

Planner Newton presented a request from Rusty Gerken with Gerken Rent-All, Inc. for a conditional use permit for “heavy retail and service” at 104 W Piankishaw. She said at the Planning Commission meeting on December 19, 2023 the Commission voted unanimously to recommend approval of Conditional Use Permit 23-CUP-05 to operate rentals of U-Haul trucks and trailers.

Planner Newton said the following conditions were discussed:

1. Line of sight at the intersection of N. Silver and W. Piankishaw shall conform to Figure 11.260 Clear View of Intersection Streets in the LDO. This is to be clearly marked with physical barriers.
2. All rental trucks and/or trailers shall be parked in accordance with the parking setbacks stated in Article 4, Table 04.110 A in the LDO.
3. No limit on number of trucks and/or trailers so long as all parked rental units meet setback requirements.
4. All rental trucks and/or trailers shall be parked in an organized manner on the provided hard-surfaced lot east of the existing building in order to maintain customer parking for the hardware store.
5. At any time, the City may institute revocation of the Conditional Use Permit for violations of the conditions of approval, expiration, or the reasons specified in Section 21.225 of the Land Development Ordinance. The City shall provide notice to the landowner and public in the same manner as was provided for the establishment of the conditional use permit.

Council Member Shields made a motion to adopt Ordinance No 3218 approving Conditional use Permit 23-CUP-05 for “heavy retail and service” at 104 W Piankishaw, Gerken Rent-All Inc applicant. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

Agenda Item 5c – New CMB license for ESSA Mart, LLC

Clerk Marler received an application for a new cereal malt beverage (CMB) license for 604 N Silver. She said the convenience store, operating as Short Trip, has applied for an off -premises consumption CMB license. She said the application and fee have been received but the fire safety inspection has not yet been passed.

Council Member McMahon made a motion to approve a new CMB license for ESSA Mart, LLC at 604 N Silver contingent on a passed fire safety inspection. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.

Agenda Item 5d – Council Priorities

Manager Shannon said the Paola City Council held a brainstorming workshop at its work study meeting on January 2, 2024. She said the goal of the workshop was to create a clear and common vision, mission, and values for the City of Paola. After establishing the vision, mission and core values, the Council developed six areas that they would like to prioritize their time and efforts toward in 2024.

Manager Shannon said the Council guides the decision making at all levels of City government. She said the brainstorming process built a consensus on policies that impact City residents, businesses, and the community. Manager Shannon said she will use the City Council’s vision and principles to set priorities, direct work activities, and allocate staffing and financial resources. She presented Resolution 2024-002 to consider setting the priorities.

Council Member Peckman made a motion to approve Resolution 2024-002 determining a vision and mission statement for the governing body and setting priorities for the year 2024. The motion was seconded by Council Member Hayes and all voted aye. The motion passed 4 to 0.

Agenda Item 5e- Public Works Truck Purchase

Manager Shannon said Public Works Director Rees requested to purchase a 2023 F-250 Knapheide Service Truck in the amount of \$61,460.00 for the street superintendent. The purchase of this truck will allow Public Works to retire a 1998 GMC that is far beyond its useful life. She said the truck will be purchased with budgeted funds and not financed.

Council Member McMahon made a motion to approve the purchase of the 2023 F-250 Knapheide Service Truck for \$61,460.00. The motion was seconded by Council Member Hayes and all voted aye. The motion passed 4 to 0.

Agenda Item 6. STAFF REPORTS

Code Enforcement Officer Gabbert said the start of 2024 has been slow for building permits.

Interim Chief Corbin said Tina Thompson has been hired as the Assistant Court Clerk.

Interim Chief Corbin said Shop with a Cop was a success in December.

Interim Chief Corbin said the department participated in the STEP program for traffic enforcement during the New Years holiday. He said there were 32 stops, 15 citations, 3 DUI arrests, 3 drug arrests and 1 warrant arrest. He said they were happy to get the offenders off the street.

Interim Chief Corbin said USD 368 participated in an Active Attack training. Council Member Hayes praised the department for the training and asked that they continue to work with every school in the district.

Director Rees said the crew worked hard on the snow removal and will need to deal with the fallen limbs from the heavy snow.

Director Rees said the Sewer Plant is having issues and they are working to get those resolved. He also noted that projects started on the main lift station in 2023 are wrapping up.

Planner Newton said the Community Development department ended 2023 with 424 permits. She said the Walmart improvements have been put on hold.

Planner Newton said there is currently no items on the January agenda for the Planning Commission so the next meeting will be in February.

Agenda Item 7. MISCELLANEOUS MATTERS FROM THE COUNCIL

Council Member McMahon asked Director Rees about the Lead & Copper requirements.

Council Member McMahon said he attended the League of Kansas City Officials training and encouraged all member of the Council to attend Local Government Day.

Council Member Hayes asked Director Rees if he was concerned about the impending weather affecting the sewer and water operations. Director Rees said it is a concern with weather creating line breaks.

Council Member Hayes said the Jefferson Highway sign had arrived and will be installed when the weather permits.

Agenda Item 8. MISCELLANEOUS MATTERS FROM THE MAYOR

Mayor House complimented Public Work on the snow removal efforts.

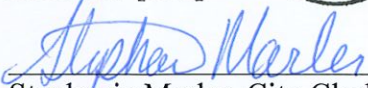
Mayor House thanked the Council Members for their participation in the brainstorming meeting and was pleased with the outcome.

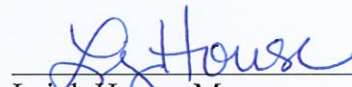
Agenda Item 14- ADJOURNMENT

With no additional business to come before the Council, Council Member McMahon made a motion to adjourn. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.



ATTEST: [seal]


Stephanie Marler, City Clerk


Leigh House, Mayor

