

**MINUTES OF THE COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
6:00 O'CLOCK P.M.
February 13, 2018**

**Held in the Municipal Court Room at the Paola Justice Center
806 N Pearl Street in Paola**

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

Council Members present: Mayor Artie Stuterville and Council Members Dave Smail, Gee Gee Wilhoite, Leigh House and Aaron Nickelson.

Council Members absent: None.

Also present: City Manager Jay Wieland, City Clerk Dan Droste, Assistant City Clerk Stephanie Marler, City Attorney Lee Tetwiler, Chief of Police Don Poore, Public Works Director Kirk Rees, Human Resources Director Vicki Belt, Police Captain Eric Jenkins, Police Lieutenant Chad Corbin, Police Officer John Johnson, Police Officer Luke Hornbacher, Richard Lentz, Mark Fuchs, Brian McCauley with the Miami County Republic, and others.

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

ROLL CALL: Mayor Stuterville and Council Members Smail, Wilhoite, House, and Nickelson were all present. No one was absent.

SPECIAL RECOGNITION: Chief of Police Don Poore introduced Lieutenant Eric Jenkins, who was recently promoted to the rank of Captain, and he introduced Sergeant Chad Corbin who was recently promoted to the rank of Lieutenant. Their badges and collar rank emblems were pinned by family members. Chief of Police Don Poore also recognized Officers John Johnson and Luke Hornbacher for Exceptional Service for promoting good public relations by producing Department videos for FaceBook.

Agenda Item 1 - CONSENT AGENDA

- a. Approval of minutes of the meeting of January 8, 2018.
- b. Approval of Salary Ordinances 18-02 and 18-03.
- c. Approval of Appropriation Ordinances 869, 870, 871, and 872.
- d. Approval of the Pledged Collateral Report for January, 2018.
- e. Approval of the Journal Entries Reports for December, 2017 and January, 2018.
- f. Approval of a Leak Allowance in the amount of \$386.90 for 8 N Iron Street.

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

Agenda Item 2 - COMMENTS FROM THE PUBLIC – No one addressed the Council.

Agenda Item 3 - UNFINISHED BUSINESS – None.

Agenda Item 4 - NEW BUSINESS

Agenda Item 4a - Consider bids for the 2018 Sanitary Sewer Rehabilitation Program.

Manager Wieland reported that at the Work Study Meeting on February 6th, the Public Works Director presented details of the 2018 Sanitary Sewer Rehabilitation Program. The plan includes the installation of 1,410 linear feet of cured-in-place pipe (CIPP) to rehabilitate a portion of our sanitary sewer system in the vicinity of Hospital Drive and Wea Street. He presented bids as follows:

Insituform	1,410 linear feet	\$32,479.00
SAK Construction	1,234 linear feet	\$39,488.00

After a discussion, Council Member Wilhoite made a motion to approve the bid from Insituform in the amount of \$32,479.00 for the installation of 1,410 linear feet of CIPP sanitary sewer pipe lining. The motion was seconded by Council Member Nickelson and all voted aye. The motion passed 4 to 0.

Agenda Item 4b - Consider bids for a new all-terrain vehicle for the Public Works Department.

Public Works Director Rees reported that The Public Works Department has owned an all-terrain vehicle (ATV) for a number of years that is used for a variety of needs, including spraying noxious weeds in the City's parks and along street right-of-ways. This ATV is at the end of its useful life and is in need of replacement. Bids have been obtained from several dealers and are as follows:

<u>Freedom Cycles - Grandview Mo</u>	
Kawasaki Pro FX Mule	\$11,518
Polaris Ranger 900XP	\$11,797
Honda Pioneer 1000 - Gas	\$13,938
Polaris Ranger 1000XP	\$15,449
<u>Ride Now Powersports - Olathe</u>	
Polaris 900XP	\$11,500
<u>McConnell Machinery - Ottawa</u>	
Kubota RTV 500 - Gas	\$8,500
Kubota RTV X1120 - Diesel	\$13,725
<u>Coffey County Powersports</u>	
Honda Pioneer 1000 - Gas	\$16,189

He reported that although it is not the absolute lowest bid, the lowest bid for the ATV that meets the needs of the Public Works Department is the bid from Freedom Cycles for the Kawasaki Pro FX Mule in the amount of \$11,517.00.

After a discussion, Council Member Smail made a motion to approve the bid from Freedom Cycles, Inc. in the amount of \$11,518.00 for a 2018 Kawasaki PRO FX Mule all-terrain vehicle. The motion was seconded by Council Member Wilhoite and all voted aye. The motion passed 4 to 0.

Agenda Item 4c - Consider a Resolution declaring property owned by the City of Paola at 18 E Wea Street to be Surplus Property.

City Clerk Droste reported that the City of Paola has owned the building at 18 E Wea Street since 2004. The building came up for sale at that time and was purchased in anticipation of needing additional property to develop a “City Hall Campus” with additional parking. The concept of a “City Hall Campus” was not pursued and other options led us to the facilities that City currently enjoys. The interior improvements of the building were removed shortly after it was purchased and it was utilized by the City for storage. For the past 9 years it has been the home of the Paola Panthers Robotics Team.

Clerk Droste reported that the City has been approached by a party that is interested in purchasing the building. Prior to selling the building, the City Council must declare the property as “surplus”. In order to declare the property as surplus, the City Council must adopt a Resolution which details the reasoning for the declaration and authorizing the liquidation of the property. A Resolution was presented for discussion and consideration.

After additional discussion, Council Member Nickelson made a motion to approve A RESOLUTION DECLARING CERTAIN REAL ESTATE OWNED BY THE CITY OF PAOLA TO BE SURPLUS PROPERTY AND AUTHORIZING THE SALE OF SAID SURPLUS PROPERTY. The motion was seconded by Council Member House and all voted aye. The motion passed 4 to 0 and the Resolution was assigned number 2018-003.

Agenda Item 4d - Consider an offer to purchase real estate located at 18 E Wea Street.

City Manager Wieland reported that the City has been approached by Darcy Domoney and John Domoney to purchase the building at 18 E Wea. They plan on remodeling the facility and moving their law practice to this location. They have offered to pay \$40,000.00 for the building and have agreed to pay all closing costs, including the preparation of the contract, deed, and title insurance. In addition, since there is no realtor involved, the City is saving the cost of a commission of at least 7%.

Manager Wieland also reported that due to the fact that the building is an empty shell, market value is a little bit difficult to determine. The County has the property appraised at \$45,100.00. Given the fact that the buyers would be paying all closing costs and the fact that the City would not have to pay a real estate sales commission, the \$40,000.00 offer is approximately the equivalent of a \$43,500.00 sale considering that the City would not have to pay a 7% sales commission and all other expenses would be paid by the buyers.

After additional discussion, Council Member Nickelson made a motion to approve an offer from Darcy Domoney and John Domoney to purchase real estate located at 18 E Wea Street

from the City of Paola for the amount of \$40,000.00 as presented. The motion was seconded by Council Member Wilhoite and all voted aye. The motion passed 4 to 0.

Agenda Item 5 - COMMITTEE REPORTS

Mr. Mark Fuchs with the Paola Pathways Trail Committee presented an annual report to the City Council. During 2017, the Committee raised \$23,663.44 in new funds for the Trails and spent a total of \$69,704.54 constructing new trails and maintaining the entire trail system. Since its inception in 2012, the Committee has raised a total of \$366,093.24 for the Trail System, half of which has been raised locally and the other half being obtained through outside grants. Overall, \$286,164.44 has been spent building and maintaining the Paola Pathways Trail System.

Mr. Fuchs also reported that the Annual Paola Pathways 5K fundraising event will be held at the Trails at Lake Miola on Saturday, April 7th. He thanked the Paola Public Works Department for all of their help, manpower, and support in building and maintaining the Trails.

Agenda Item 6 - STAFF REPORTS

City Clerk Droste reported that the Annual Dinner for the Paola Chamber of Commerce will be held on Monday, February 26th at 5:30 pm at Town Square in Paola. He asked for a head count to send in reservations.

City Manager Wieland reported that he has been approached by a party who may be interested in purchasing the old water treatment plant. He asked if the City Council would entertain an offer to purchase the old plant for a minimal price so that the buyer could afford to renovate the facility to repurpose it. Consideration should be given to retaining easements for existing water and sewer infrastructure and also the potential cost of demolishing the building. After a discussion, the Council agreed that it would consider an offer on the property.

City Manager Wieland reported that he and others will be meeting on Thursday with Gary Hink to discuss his concerns regarding new development in the downtown area.

City Manager Wieland reported that he has received a number of complaints about SuddenLink since they have closed their office here in Paola. He indicated that he would be contacting officials at SuddenLink to discuss concerns about the lack of timely service to customers.

City Manager Wieland reported that the grant application for the Baptiste Drive Extension is moving forward. He also reported that KDOT has been contacted about options for widening the turning radius of the corner of Baptiste Drive and Hedge Lane.

City Manager Wieland asked Mayor Stuteville to discuss an idea that she had regarding the intersection of Baptiste Drive and Hedge Lane. Mayor Stuteville explained that she could visualize a fountain or other water feature located and a walk way at the northeast corner of Baptiste Drive and Hedge Lane as a landmark entrance to the City.

Agenda Item 7 - MISCELLANEOUS MATTERS FROM THE COUNCIL

Council Member House commented that she was glad to hear that the City Manager would be contacting SuddenLink as she has received complaints about their service also. She also commented that she was glad to hear that the meeting with Mr. Hink in regard to the downtown businesses was moving forward.

Agenda Item 8 - MISCELLANEOUS MATTERS FROM THE MAYOR – The Mayor had no other issues to discuss.

Agenda Item 9 – ADJOURNMENT

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

Artie Stuteville, Mayor

ATTEST: [seal]

Daniel G. Droste, City Clerk