

**MINUTES OF THE COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
PAOLA JUSTICE CENTER 805 N PEARL
6:00 O'CLOCK P.M.
February 14, 2023**

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

Council Members present: Mayor Leigh House and Council Members Dave Smail, Deborah Hayes, Kathy Peckman and LeAnne Shields.

Council Members absent: None

Also present: City Manager Randi Shannon, City Clerk Stephanie Marler, Police Chief Eric Jenkins, City Planner Jessica Newton, Rec Director Wesley Joy and Trent Upshaw.

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

ROLL CALL: Mayor House and Council Members Smail, Hayes, Peckman and Shields were all present.

INTRODUCTION: Manager Shannon introduced the new Recreation Director, Wesley Joy.

Agenda Item 1 - CONSENT AGENDA

- a. Approval of minutes of the meeting of January 10, 2023.
- b. Approval of minutes of the special meeting of February 7, 2023.
- c. Approval of Salary Ordinances 23-1, 23-2 & 23-3.
- d. Approval of Appropriation Ordinance 991, 992 & 993.
- e. Approval of the Pledged Collateral Report for January 2023.
- f. Approval of the Journal Entries for December 2022.
- g. Approval of the Journal Entries for January 2023.

Council Member Shields made a motion to approve the Consent Agenda as presented and authorize the mayor to sign. The motion was seconded by Council Member Hayes 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 – NEW BUSINESS

Agenda Item 3a – MARC Regional Resource Sharing Agreement

Manager Shannon said the Mid America Regional Council (MARC) is a nonprofit association of city and county governments and the metropolitan planning organization for the bistate Kansas City region. She said MARC Emergency Services staff asked that Paola review the Resource Sharing Agreement. This agreement was developed by a workgroup of Emergency Managers, approved by the Regional Homeland Security Coordinating Council and the MARC Board of Directors to provide a document intended for all jurisdictions in the MARC region willing to share resources with other jurisdictions. She said the agreement will take care of any holes in existing agreements and make it easier to receive mutual aid resources from the MARC region if a large-scale event were to occur.

Manager Shannon said the most recent MARC services the City of Paola utilized has been their Building Inspection and Planning Consulting Services.

Council Member Peckman made a motion to pass Resolution No 2023-003 and sign the agreement with MARC, approving the participation with the Regional Resource Sharing Agreement. The motion was seconded by Council Member Smail and all voted aye. The motion passed 4 to 0.

Agenda Item 3b- Kansas Housing Investor Tax Credit Authorization

Manager Shannon said Kansas Housing Resources Corporation (KHRC) is a public corporation that administers federal and state housing programs on behalf of the State of Kansas. She said one such KHRC program is the Kansas Housing Investor Tax Credit (KHITC) Program. The KHITC Program is a statutorily established program by House Bill 2237. The Kansas Housing Investor Tax Credit was created for the purpose of facilitating investment in suitable housing that will support the growth of communities that lack adequate housing by attracting new employees, residents, and families, and supporting the development and expansion of businesses that are job and wealth creating enterprises.

Manager Shannon said Rausch Coleman Homes is in the process of applying for 24 HITC credits in association with the Hidden Meadows project. These tax credits will help the developer lower the purchase prices of these newly constructed homes to allow for continued growth and residential development in the community. She said a requirement of the application is for the governing body to pass a resolution in support of the developer and project.

Council Member Smail made a motion to approve Resolution No. 2023-004 authorizing the preparation and submission of an application to the Kansas Housing Resources Corporation for the Kansas Housing Investor Tax Credit Program for Rausch Coleman Homes. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.

Agenda Item 3c – Final Site Plan – Taylor Forge Learning Center

Planner Newton said the final site plan for Taylor Forge Learning Center went before the Planning Commission on January 24, 2023. The site plan is for a new 4,732 sq. ft. learning center addition on the campus of Taylor Forge Engineered Systems, Inc. She said the architectural site plan submitted by Triangle Builders was completed by BCS Design, Inc Architects. Since this site plan was not stamped by a Kansas licensed architect, it was not sent for formal review.

Planner Newton said the parking does not meet the LDO regulations but due to Taylor Forge's shift work there should not be a problem with parking. She said the Planning Commission thought it would be acceptable considering the employee shift hours.

Planner Newton said the Planning Commission voted unanimously to recommend approval of the final site plan with the condition of confirmation of filing the Boundary Line Adjustment with Miami County prior to the building permit being issued. She said confirmation was received that the adjustment was filed and taken care of.

Council Member Peckman made a motion to approve the Final Site Plan for Taylor Forge Learning Center, Triangle Builders, applicant. The motion was seconded by Council Member Hayes and all voted aye. The motion passed 4 to 0.

Agenda Item 3d – Campground Fee Schedule Changes

Clerk Marler presented a new fee schedule for camping at Lake Miola. She said staff suggests one rate to remove the County Resident and Non-County Resident rate. The new fee will cover the costs of the online reservation site and help recover some processing costs.

*Primitive.....\$15.00 daily
Electric/Water.....\$20.00 daily
Full Hook-up.....\$22.00 daily*

Clerk Marler also presented a cancellation policy. The policy is as follows:

*Cancellation 72 hours or more prior to arrival date results in a refund minus one camping night fee.
Cancellation less than 72 hours prior to arrival results in a forfeiture of all fees.*

Council Member Shields made a motion to approve the new Lake Miola Fee Schedule with the addition of a cancellation policy. The motion was seconded by Council Member Hayes and all voted aye. The motion passed 4 to 0.

Agenda Item 3e – General Obligation Bonds, Series A, 2023-Ordinance No 3198

Clerk Marler summarized a memorandum from Mr. Greg Vahrenberg with Raymond James & Associates regarding the finalization of the GO Bonds, Series A, 2023. She said the bonds are being issued to provide funds to pay a portion of the costs of the Paola Family Pool project,

Wallace Park project and Lake Miola Dam project. She said the funds will also be used to redeem the outstanding General Obligation Temporary Notes, Series 2022.

Clerk Marler said the City received an A+ rating from Standard & Poor's which reflects the financial management of public funds. She said Mr. Vahrenberg also requested quotes from municipal bond insurance companies in addition to the bond rating to help lower the borrowing costs. Mr. Vahrenberg obtained quotes and analyzed the interest savings and the cost of the bond insurance policy. The quote from Build America Mutual was favorable and resulted in a net benefit to the City for the issue.

Clerk Marler said investors were notified of the bond sale on Tuesday, February 14, 2023 and the final interest rate of 3.37% on a principal amount of \$7,570,000 is being presented for approval. She said if the details are acceptable to the City Council the expected closing date for the bonds is on March 1, 2023.

Council Member Smail made a motion to approve Ordinance No 3198 Authorizing the issuance of General Obligation Bonds, Series A, 2023 in the principal amount of \$7,570,000 for the purpose of financing the costs of capital improvements, refunding outstanding obligations and providing for the levy and collection of an annual tax to pay the bonds. The motion was seconded by Council Member Peckman and all voted aye. The motion passed 4 to 0.

Agenda Item 3f – General Obligation Bonds, Series A, 2023 – Resolution No 2023-005

Council Member Peckman made a motion to approve Resolution No 2023-005 - Authorizing and directing the sale and delivery of General Obligation Bonds, Series A, 2023 in the principal amount of \$7,570,000, making certain covenants and agreements to provide for the payment and security and authorizing certain other documents and actions connected therewith. The motion was seconded by Council Member Smail and all voted aye. The motion passed 4 to 0.

Agenda Item 4 - STAFF REPORTS

Planner Newton:

1. The Planning Commission Meeting will hold a public hearing on February 21st regarding a new single family attached residence

Clerk Marler:

1. Reminder of the Legislative Breakfast on March 4th at Holy Trinity.
2. Panther Robotics open house invitation on March 4th after the breakfast.
3. Reminder of the State of the City breakfast on March 7th at Paola Country Club.
4. Council was given the stats for Library patron participation in 2022.

Manager Shannon:

1. Will be attending the KACM Conference on Thursday & Friday.

Agenda Item 5 - MISCELLANEOUS MATTERS FROM THE COUNCIL: None

Agenda Item 6 - MISCELLANEOUS MATTERS FROM THE MAYOR:

Mayor House said a representative from the Miami County Historical Museum asked for a letter of support for a grant they are applying for. She said the money would help the museum complete an elevator project. Mayor House asked the Council if they would be willing to sign the letter.

Agenda Item 7- ADJOURNMENT

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

ATTEST: [signature]



Leigh House
Leigh House, Mayor

Stephanie Marler
Stephanie Marler, City Clerk

