



## Paola City Council Meeting - AGENDA

Tuesday, September 12, 2023 - 6:00 PM

Paola Justice Center - 805 N PEARL

YouTube Channel: [https://www.youtube.com/channel/UCElgDJjzXV\\_XvXznUfKQomw?](https://www.youtube.com/channel/UCElgDJjzXV_XvXznUfKQomw?)

### PLEDGE OF ALLEGIANCE

### CALL TO ORDER

ROLL CALL - Smail \_\_\_\_ Hayes \_\_\_\_ Peckman \_\_\_\_ Shields \_\_\_\_ Mayor House \_\_\_\_

### PROCLAMATION - CONSTITUTION WEEK

#### 1. CONSENT AGENDA

The items on the Consent Agenda are considered by the Governing Body to be routine business items. Agenda items may be approved by a single motion, second and a majority vote with no separate discussion of any item listed. Should a member of the Governing Body desire to discuss any item, at his/her request it will be removed from the Consent Agenda and considered separately.

- a. Meeting Minutes – August 8, 2023.
- b. Salary Ordinances - 23-17 & 23-18
- c. Appropriation Ordinances -1006 & 1007
- d. Pledged Collateral Report - August 2023
- e. Journal Entries Report - August 2023
- f. Liquor License Renewal for Applebee's and Paola Country Club

Possible Action - Motion to approve the Consent Agenda as presented and authorize the Mayor to sign.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

#### 2. COMMENTS FROM THE PUBLIC

When addressing the Council, please step to the podium and state your name and address so that it can be recorded in the minutes of the meeting. Please limit your comments to 3 minutes or less and to items NOT on the agenda. Thank you.

### 3. BUDGET

#### a. Public Hearing to exceed the Revenue Neutral Rate (RNR)

Possible Action - Motion to open the public hearing regarding the RNR.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Possible Action - Motion to close the public hearing.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

#### i. Consider Resolution No 2023-017: Exceeding the Revenue Neutral Rate.

Possible Action - Motion to approve Resolution No 2023-017 to levy a property tax rate exceeding the Revenue Neutral Rate for the City of Paola.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

#### b. Public Hearing for the proposed 2024 Paola City Budget.

Possible Action - Motion to open the public hearing regarding the proposed 2024 budget.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

Possible Action - Motion to close the public hearing.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

#### i. Consider adoption of the 2024 Paola City budget.

Possible Action - Motion to adopt the 2024 Paola City budget in the amount \$15,864,481 pursuant to the Notice of Budget Hearing published in the Miami County Republic on August 16, 2023 and authorize the necessary signatures.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

#### 4. NEW BUSINESS

**a. Water System Emergency Response plan review - Resolution No 2023-018**

Possible Action - Motion to approve Resolution 2023-018, City of Paola Water System Emergency Response Plan and authorize the necessary signatures.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**b. Standard Traffic Ordinance - Ordinance No 3212**

Possible Action - Motion to adopt Ordinance No 3212 incorporating by reference the 50th edition of the STO with certain omission and amendments and authorize the necessary signatures.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**c. Uniform Public Offense Code - Ordinance No 3213**

Possible Action - Motion to adopt Ordinance No 3213 incorporating by reference the 39th edition of the UPOC with certain omission and amendments and authorize the necessary signatures.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**d. Renewal of Housing Incentive Program - Ordinance No 3214.**

Possible Action - Motion to adopt Ordinance No 3214 renewing the new housing construction incentive program.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**e. Paola Family Pool Renovations Bid Acceptance**

Possible Action - Motion to approve the bid from Royal Construction, LLC in the amount of \$1,569,000 for the Paola Family Pool renovations and authorize the necessary signatures.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**f. Final Site Plan, Klaasmeyer Storage**

Possible Action - Motion to approve the final site plan for Klaasmeyer Storage at 119 W Baptiste Dr, Klaasmeyer, LLC, applicant.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**g. Old Water Treatment Plant, Waterworks Rd.**

Possible Action - Motion to set the minimum sale value for 201 Waterworks Rd and adjoining pond property at \$ \_\_\_\_\_ and advertise the sale of the property.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**5. STAFF REPORTS**

**6. MISCELLANEOUS MATTERS FROM THE COUNCIL**

**7. MISCELLANEOUS MATTERS FROM THE MAYOR**

**8. ADJOURNMENT**

Possible Action – Motion to adjourn.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Vote: \_\_\_\_\_

**~ NOTICE ~**

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact City Clerk Stephanie Marler at least 24 hours in advance of this meeting at 913-259-3600.



## Paola City Council Memorandum

Agenda Item 4-g

---

**SUBJECT:** Old Water Treatment Plant, Waterworks Rd.  
**CONTACT:** Randi Shannon, City Manager  
**DATE:** September 12, 2023

---

### **Introduction**

The water treatment plant located at 201 Waterworks Rd. was built in 1921 and was operated by the City of Paola. The plant ceased operation in 2009, after the development of the Public Utility Authority. Therefore, the plant has remained under ownership of the City of Paola, but has been inactive.

### **Summary**

There are currently two parcels of land that make up the property, one that has the old treatment plant consisting of 7.58 acres, and another one directly across the railroad tracks with a pond consisting of 7.61 acres. The pond that was previously utilized as a settlement pond when the plant was in operation. The 2023 Miami County appraisals for each parcel are as follows:

Parcel ID: 1320902002006000 (Land and Treatment Plant)

Appraised Value 2023

Land: \$30,720

Building: \$5,040

Parcel ID: 1320902003003000 (Land with Pond)

Appraised Value 2023

Land: \$38,490

### **Discussion**

In an effort to eliminate any favoritism and promote transparency, staff recommends that the property be advertised for sale by sealed bids. In order to cover the costs of the engineering work staff also recommends setting a minimum bid to at least \$18,000.

**Legal Impact (Review)**

The City Attorney provided KSA 12-101 stating the City has the authority to sell its property.

**12-101. Corporate powers; home rule of local affairs and government.** Article 12, section 5 of the constitution of Kansas empowers cities to determine their local affairs and government by ordinance and enables the legislature to enact laws governing cities. Each city being a body corporate and politic, may among other powers —

*First.* Sue and be sued.

*Second.* Purchase or receive, by bequest or gift, and hold, real and personal property for the use of the city.

*Third.* Sell and convey any real or personal estate owned by the city, and make such order respecting the same as may be deemed conducive to the interests of the city, and to provide for the improvement, regulation and government of the same.

*Fourth.* Make all contracts and do all other acts in relation to the property and concerns of the city necessary to the exercise of its corporate or administrative powers.

*Fifth.* Have and use a corporate seal, and alter the same at pleasure.

*Sixth.* Exercise such other and further powers as may be conferred by the constitution or statutes of this state.

**History:** R.S. 1923, § 12-101; L. 1967, ch. 79, § 1; July 1.

**Financial Impact (or Fiscal Note)**

Due to the age of the facility, the only deed on files was handwritten, outdated and difficult to read. Therefore, the City engaged with McClure to perform a boundary survey and a new legal description for the property. The City also needed easements recorded to access the public utilities located on the property. The final total for all of the work and the recording cost is approximately \$18,000.

**Recommendations**

Staff recommends setting a minimum sale value by motion to be published with the advertisement for the sale of property.

**Attachments**

1. Appraised Values from MICO Beacon

## Summary

**Parcel ID** 1320902002006000  
**Quick Ref ID** R9260  
**Property Address** 201 WATERWORKS RD  
**Brief** S09, T17, R23, ACRES 7.58, TR BEG 20S INT W LI RR ROW & N ROW WATERWORKS RD W452 S283.3 SWLY615.6 E301.6 NELY301.2 E289  
**Tax Description** SWLY807.4 ALG RR ROW -POB  
 (Note: Not to be used on legal documents)  
**Taxing Unit Group** 003 Paola  
**Lot Size (SF)** 330185  
**Acreage** 0  
**Property Class** Exempt  
**Lot Block** --  
**Subdivision**  
**S-T-R** 09-17-23  
**Deed Book & Page** 0049 - 0121; 0069 - 0465;  
**Neighborhood** 403.1  
 For zoning information please see the map link above.

## Owners

**Primary Owner**  
[Paola City](#)  
 PO Box 409  
 Paola, KS 66071

## Property Factors

<b>Topography</b>	Level - 1	<b>Parking Type</b>	On and Off Street - 3
<b>Utilities</b>	All Public - 1	<b>Parking Quantity</b>	Adequate - 2
<b>Access</b>	Paved Road - 1	<b>Parking Proximity</b>	On Site - 3
<b>Fronting</b>	Dead End - 7	<b>Parking Covered</b>	0
<b>Location</b>	Neighborhood or Spot - 6	<b>Parking Uncovered</b>	0

## Market Land

Method	Type	AC/SF	Class
Sqft	Residual - 3	330,185	

## Commercial Information

**Structure Type** Water treatment and purification (WTP) facility  
**Bldg No & Name** 1 CITY WATER PLANT  
**Identical Units** 1  
**No. of Units** 0  
**Unit Type**  
**Class** E

### Building Sections

Sect	Occupancy	Use	Year Built	Lvl From	Lvl To	Area	Perim	Hgt
1	Utility Building (Obsolete)		1921	01	01	4,510	320	14

### Other Building Improvements

Occupancy	Qty	Year Built	Area	Perim	Hgt	Stories
Residential Garage - Detached	1	1970	576	96	8	1

## Permits

Number	Amount	Type	Issue Date	Status	% Comp
37071	\$500	Dwelling Demolition	2/7/2006	C	100
34477	\$2,500	Dwelling Demolition	1/13/2004	C	100

## Valuation - Appraised Value

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
E	\$30,720	\$5,040	\$35,760	E	\$24,260	\$3,140	\$27,400
Total	\$30,720	\$5,040	\$35,760	Total	\$24,260	\$3,140	\$27,400

# Land & Building

## Valuation - Assessed Value

2023 Assessed Value			
Class	Land	Building	Total
E	\$0	\$0	\$0
Total	\$0	\$0	\$0

2022 Assessed Value			
Class	Land	Building	Total
E	\$0	\$0	\$0
Total	\$0	\$0	\$0

## Tax History

2022 Tax Amount	\$0.00	37561
2021 Tax Amount	\$0.00	37523
2020 Tax Amount	\$0.00	37470
2019 Tax Amount	\$0.00	27417
2018 Tax Amount	\$0.00	17653
2017 Tax Amount	\$0.00	62726

No data available for the following modules: Agricultural Land, Dwelling Information, Manufactured Home Information, Other Building Improvements, Sketches, Photos.

Under no circumstances shall Miami County be responsible to any party for any costs, expenses, or damages to any person or property arising from the use, misuse, sale or reliance on this information.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/11/2023, 8:10:51 PM

[Contact Us](#)

Developed by  
 **Schneider**  
GEOSPATIAL



# Land and Pond

## Summary

Parcel ID 1320902003003000  
Quick Ref ID R9263  
Property Address WATERWORKS RD  
Brief Tax Description S09, T17, R23, ACRES 7.61, TR BEG INT E LI RR ROW & S LI WATERWORKS RD E644 S503.3 W644 N503.3 TO POB  
(Note: Not to be used on legal documents)  
Taxing Unit Group 003 Paola  
Lot Size (SF) 331492  
Acreage 0  
Property Class Exempt  
Lot Block Subdivision --  
S-T-R 09-17-23  
Deed Book & Page 0049 - 0121; 0069 - 0465;  
Neighborhood 403.1

For zoning information please see the map link above.

## Owners

Primary Owner  
[Paola City](#)  
PO Box 409  
Paola, KS 66071

## Property Factors

Topography	Level - 1	Parking Type	None - 0
Utilities	All Public - 1	Parking Quantity	None - 0
Access	Paved Road - 1	Parking Proximity	Far - 0
Fronting	Dead End - 7	Parking Covered	0
Location	Neighborhood or Spot - 6	Parking Uncovered	0

## Market Land

Method	Type	AC/SF	Class
Sqft	Residual - 3	331,492	

## Valuation - Appraised Value

2023 Appraised Value				2022 Appraised Value			
Class	Land	Building	Total	Class	Land	Building	Total
E	\$38,490	\$0	\$38,490	E	\$30,440	\$0	\$30,440
Total	\$38,490	\$0	\$38,490	Total	\$30,440	\$0	\$30,440

## Valuation - Assessed Value

2023 Assessed Value				2022 Assessed Value			
Class	Land	Building	Total	Class	Land	Building	Total
E	\$0	\$0	\$0	E	\$0	\$0	\$0
Total	\$0	\$0	\$0	Total	\$0	\$0	\$0

## Tax History

2022 Tax Amount	\$0.00	37562
2021 Tax Amount	\$0.00	37524
2020 Tax Amount	\$0.00	37471
2019 Tax Amount	\$0.00	27418
2018 Tax Amount	\$0.00	17654
2017 Tax Amount	\$0.00	62727

No data available for the following modules: Agricultural Land, Dwelling Information, Manufactured Home Information, Commercial Information, Other Building Improvements, Permits, Sketches, Photos.

Under no circumstances shall Miami County be responsible to any party for any costs, expenses, or damages to any person or property arising from the use, misuse, sale or reliance on this information.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

Last Data Upload: 9/11/2023, 8:10:51 PM

Contact Us

Developed by

