

**MINUTES OF THE COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
PAOLA JUSTICE CENTER 805 N PEARL
6:00 O'CLOCK P.M.
June 10, 2025**

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, Joshua Brown and LeAnne Shields.

Council Members absent: Anthony Hugo

Also present: City Manager Randi Shannon, City Clerk Stephanie Marler, Police Chief Chad Corbin, Planning and Zoning Administrator Mitch Gabbert, Public Works Director Brett Marler, Fire Chief Bruce Hartig, Natalie Hartig, Nicholas Hartig, Aiden Hartig, several employees of the Paola Fire Department, Brett Waggoner, Lynn Robinson, Curtis Durby, Tess VonHolten and others.

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

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

PINNING CEREMONY: HR Director Newton introduced Bruce Hartig as the new Fire Chief for the City of Paola. Mr. Hartig's wife Natalie pinned his badge and his sons Nicholas and Aiden were in attendance.

Agenda Item 1 - CONSENT AGENDA

- a. Approval of minutes of the meeting on May 13, 2025
- b. Approval of Salary Ordinances 25-11 & 25-12
- c. Approval of Appropriation Ordinance 1051 & 1052
- d. Approval of the Pledged Collateral Report for May 2025
- e. Approval of Journal Entries for May 2025
- f. Approve the renewal of a drinking establishment license for El Potro Mexican Cafe, 602 N Silver.

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 McMahon and all voted aye. The motion passed 3 to 0.

Agenda Item 2 - COMMENTS FROM THE PUBLIC:

Lynn Robinson, 16318 Winchester Dr. E, Tacoma, WA, said she would like the 14 day stay rule at the campgrounds to be removed so she can remain in the campground longer while visiting her daughter.

Curtis Darby, 405 N Pearl said he would like a “No Trucks” sign put on Dewey St. to keep tractor trailers from driving into his yard.

Tess Von Holten, 705 E Kaskaskia asked to be allowed to put up a “Blind Child Area” sign in front of her home.

Agenda Item 3 – PUBLIC HEARING

Council Member Brown made a motion to open the public hearing regarding a Potential CDBG Commercial Rehab Project. The motion was seconded by Council Member Shields and all voted aye. The motion passed 3 to 0.

No one spoke regarding the project.

Council Member Brown made a motion to close the public hearing. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 3 to 0.

Agenda Item 3a - Consider approval of CDBG application & documents

Brett Waggoner, with GAS, said Weld Properties, LLC owns 110 E Peoria. He said Mr. Weld intends to rehabilitate the building and run a wedding venue business out of it. Mr. Waggoner said this grant would allow him to recoup some of the \$389,000 the project will cost. He said the project requires support from the City of Paola.

The City Council confirmed that no cost will be incurred by the City of Paola. Mr. Waggoner said a time commitment would be the only responsibility of the city.

Council Member Shields made a motion to approve and execute the CDBG application documents, to include Resolution #2025-013 and Resolution #2025-014, for 110 E Peoria St, and authorize the necessary signatures. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 3 to 0.

Agenda Item 4 - NEW BUSINESS

Agenda Item 4a - LatePayment Charges and Reconnection Fees

Clerk Marler said the process to restore water after a service has been shut off for non-payment has changed. She said the city code has an after hours restore charge of \$70 that is no longer applicable and asked the Council to consider removing it for clarity.

Council Member Brown made a motion to approve Ordinance #3232 amending 15-106 Late Payment Charges and Reconnection Fees in the Paola City Code. The motion was seconded by Council Member Shields and all voted aye. The motion passed 3 to 0.

Agenda Item 4b - Balcony Posts at 11 S Pearl St.

Zoning Administrator Gabbert said Brad Grandon, the owner of the building at 11 S Pearl St., is in the process of getting a building permit to add 3 apartments to the second floor of the building. He said the plans for the apartments include 2 balconies which will overhang the public pedestrian alley next to the building and asked if the Council would be willing to allow the encroachment into the public way. He assured the mural located on the wall of the building would not be blocked by the posts.

Council Member McMahon made a motion to approve the construction of the balcony support posts in the pedestrian alley along 11 S Pearl St. The motion was seconded by Council Member Shields and all voted aye. The motion passed 3 to 0.

Agenda Item 4c - Removal of Dangerous Barn at 610 E Kaskaskia

Zoning Administrator Gabbert said at the April 8, 2025 City Council meeting, a public hearing was held and the City Council voted to pass Resolution #2025-004 declaring the barn structure at 610 E Kaskaskia dangerous, and directing the owner to remove said structure.

Zoning Administrator Gabbert said after the meeting, the resolution was posted in the paper, sent to all required parties, and posted on the building. He said staff has not received any communication from the owner of the property in regards to a plan for demolition. He said due to the owner's inaction in removing the building, and its continued state of being hazardous to the safety of Paola citizens, staff requested the City Council's authorization to have the dangerous structure located at 610 E Kaskaskia St removed, and the property made safe.

Council Member Brown made a motion to allow City staff to advertise a request for bids, to demolish the dangerous structure located at 610 E Kaskaskia St. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 3 to 0.

Agenda Item 4d - 115 W Wea Reopen Request for Bids

Manager Shannon said the City of Paola had advertised the sale of 115 W Wea and asked for sealed bids. The request was open from April 16, 2025 through June 3, 2025. She said the minimum purchase was set at the appraised value of \$255,000.

Manager Shannon said no bids were received and asked the Council how they would like to proceed.

Mayor House said it was good to start with the appraised value first and asked if any interest had been expressed after the bid closing. Manager Shannon said no one has contacted her.

Council Member McMahon said since there was zero interest he suggested that it be advertised with no reserve and the ability to reject any bids.

Council Member Shields wanted to reiterate that the rehab was done with ARPA money and not money from the general fund.

Council Member Brown agreed to advertise with no reserve.

Council Member McMahon made a motion to reopen the bids for 115 W Wea with no reserve. The motion was seconded by Council Member Shields and all voted aye. The motion passed 3 to 0.

Agenda Item 5 - STAFF REPORTS

Zoning Administrator Gabbert said there are 250 permits so far. He said the Paola Planning Commission does not have any items for discussion so there will likely not be a June meeting. He said the project for My Fathers House has started grading and there is a new ice cream shop opening on the Park Square.

Manager Shannon said there are ribbon cuttings coming up for the conclusion of the fiber projects. June 18th at 9:00 am for Mo Kan Dial and June 23rd at 3:00 pm for Comcast. She reminded the Council she will be at the City Managers conference on Thursday and Friday.

Agenda Item 6 - MISCELLANEOUS MATTERS FROM THE COUNCIL

Council Member McMahon thanked staff for the nuisance procedures. He said the new tarps on the Public Works buildings look really nice.

Council Member Brown said he read an article about the challenges the Plaza is having regarding retail space and staying viable. He said this made him think of the square and how Paola has some of the same issues. He noted things seem to be looking positive though.

Council Member Brown told Chief Corbin he got a good report on the kindness of his new officers during a traffic stop.

Council Member Shields said the Park Square looked lovely and the flowers are great.

Agenda Item 7 - MISCELLANEOUS MATTERS FROM THE MAYOR

Mayor House wanted to remind everyone there is a lot of stuff going on in town. The Car Show is Saturday and several other events in the month of June.

Agenda Item 8 - ADJOURNMENT

Council Member McMahon made a motion to adjourn. The motion was seconded by Council Member Shields and all voted aye. The motion passed 3 to 0.



ATTEST:

Leigh House
Leigh House, Mayor

Stephanie Marler
Stephanie Marler, City Clerk

