

**MINUTES OF THE COUNCIL MEETING
OF THE CITY OF PAOLA, KANSAS
PAOLA JUSTICE CENTER 805 N PEARL
6:00 O'CLOCK P.M.
December 9, 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, Anthony Hugo, Joshua Brown and LeAnne Shields.

Council Members absent: None

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, Pastor Andy Parks, Rob George with Legacy Contractors, Dan McGhee with Lamp Rynearson, Brian House and Silas Willard.

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

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

Agenda Item 1 - CONSENT AGENDA

- a. Approval of minutes of the meeting on November 10, 2025
- b. Approval of Salary Ordinances 25-24, 25-25 & 25-26
- c. Approval of Appropriation Ordinance 1063 & 1064
- d. Approval of the Pledged Collateral Report for November 2025
- e. Approval of Journal Entries for November 2025
- f. Drinking Establishment License Renewal for Papa C's BBQ Bar & Grill, 807 S Silver
- g. Drinking Establishment License Renewal for VFW, 202 Delaware
- h. CMB License Renewal for 2026:

Casey's General Store 333 Hedge Cir.	\$50.00
Fuel Expresso 1005 N Pearl	\$50.00
Wal-Mart 310 Hedge Ln	\$50.00
Price Chopper 309 N Hospital Dr	\$50.00
Milo's Steakhouse 15 W Peoria	\$100.00

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 Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 2 - COMMENTS FROM THE PUBLIC: None

Agenda Item 3 – ELECTION RESULTS

Consider Certificate of Election Results

Clerk Marler said the general election was held November 4, 2025 to elect the Mayor and Council Members from Ward 1 and Ward 3. She said the votes were canvassed by the Miami County Board of Canvassers on November 17, 2025. The results show Leigh House with the most votes for Mayor, J.R. McMahon with the most votes in Ward 1 and Joshua Brown with the most votes in Ward 3.

Council Member Hugo made a motion to accept the Certificate of Election Results naming the candidates with the most votes as Leigh House as Mayor, J.R. McMahon as Ward 1 Representative, and Joshua Brown as Ward 3 Representative. The motion was seconded by Council Member Shields and all voted aye. The motion passed 4 to 0

Agenda Item 4. RECESS SINE DIE - Installation of newly elected City council

Council Member McMahon made a motion to recess sine die. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 5. ADMINISTRATION OF OATH OF OFFICE

Clerk Marler administered the oath of office to Mayor Leigh House and Council Members J.R. McMahon and Joshua Brown.

Agenda Item 6 - INVOCATION

Pastor Andy Parks presented an invocation for the new City Council.

Agenda Item 7a- RESUME COUNCIL MEETING

Council Member Hugo made a motion to resume the recessed meeting. The motion was seconded by Council Member Shields and all voted aye. The motion passed 4 to 0.

Agenda Item 7 - ANNUAL ELECTION OF COUNCIL OFFICERS

Council Member McMahon said he would like to see more of a succession plan with the President and Vice President roles.

Council Member Shields made a motion to nominate Council Member McMahon as President of the Paola City Council. The motion was seconded by Council Member Hugo and all vote aye. The motion passed 4 to 0

Council Member McMahon made a motion to nominate Council Member Brown as Vice President of the Paola City Council. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

8. PUBLIC HEARING

Public Hearing for Dangerous Structure at 9 E. Chippewa.

Council Member Hugo made a motion to open the public hearing regarding the dangerous structure at 9 E. Chippewa. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

Zoning Administrator Gabbert said on October 14, 2025, the City Council passed a resolution to set a public hearing, to determine if the house located at 9 E Chippewa St. shall be deemed dangerous and ordered repaired or demolished. He said the City Clerk sent notification of the public hearing in accordance with KSA 12-1752. Building Inspector Trever Buckles conducted the preliminary investigation and prepared a formal report of the structure for the City Council to review.

Zoning Administrator Gabbert said he visited the property and did not observe any progress. He said the City Council may pass a resolution ordering the structure to be repaired or demolished. If the Council decides to order the structure to be repaired, staff recommends allowing 6 months for the repairs to take place and structure be made safe, with a requirement that the owner request a building permit within 30 days. If the Council decides to order the structure to be demolished, staff recommends allowing 60 days for the demolition to take place. He said these recommendations are based on the time period building permits and demolition permits are valid.

No one from the public spoke during the public hearing.

Council Member McMahon made a motion to close the public hearing. The motion was seconded by Council Member Brown and all voted aye. The motion passed 4 to 0.

Agenda Item 8a. - Consider a Resolution of Findings - Resolution #2025-025

Council Member Hugo made a motion to approve Resolution #2025-025 finding that the structure located at 9 E. Chippewa is unsafe or dangerous and directing the structure to be removed and the premises made safe and secure. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

9. NEW BUSINESS

Agenda Item 9a - Conditional Use Permit at 508A Baptiste Dr. - Ordinance #3241

Zoning Administrator Gabbert said PCS Automotive is an online auto sales retailer, who would like to obtain a conditional use permit for 508A Baptiste Dr. He said as with all auto dealerships in Kansas, even if the sales are completed online, they must have a physical office location to meet the requirements of the Kansas Department of Revenue.

Zoning Administrator Gabbert said the Planning Commission unanimously recommended approval with conditions.

Council Member Shields made a motion to adopt Ordinance #3241 for a Conditional Use Permit with conditions for Automotive Sales at 508A Baptiste Dr. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 9b - 25-PLAT-01, Paola Crossing 3rd Plat

Zoning Administrator Gabbert said at the November 18, 2025 Planning Commission meeting, commissioners voted unanimously to recommend approval of the Paola Crossing 3rd Plat. He said the plat was completed by Garber Surveying Service, P.A. The original final plat of Paola Crossing included Lot 1 and Lot 2 of the development, which were developed as Casey's and Scooters. The second plat for the development added Lot 3, which was developed into the VA Clinic. This plat will include 1 lot, which is planned to be developed into Les Schwab Tire Center.

Zoning Administrator Gabbert said staff's recommendation is approval of the final plat.

Council Member Hugo made a motion to approve the Paola Crossing 3rd Plat, and accept the utility easement dedication. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

Agenda Item 9c - Conditional Use Permit for Les Schwab Tire Center - Ordinance #3242

Zoning Administrator Gabbert presented a request for a conditional use permit for Les Schwab Tire Center, a light automotive business, proposed to be built in the Paola Crossings Development. He said vehicle services performed at Les Schwab include servicing tires, wheels, shocks, brakes, batteries, other automotive components, and performing alignment adjustments. Les Schwab Tire Centers has applied for final site plan approval for this project.

Zoning Administrator Gabbert said the Planning Commission unanimously recommended approval of the CUP with conditions. He assured if any issues come up in the future an amendment could be made.

Council Member Hugo made a motion to adopt Ordinance #3242 for a Conditional Use Permit with conditions for Les Schwab Tire Center at 339 Hedge Circle. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

Agenda Item 9d - Les Schwab Tire Center Final Site Plan

Zoning Administrator Gabbert presented the final site plan for Les Schwab Tire Center in the Paola Crossing development. He said the site plan was completed by Lamp Rynearson, and has been reviewed by staff, as well as Wilson & Company, with minimal comments. He said all engineer comments will be addressed before a building permit is issued for the project.

Zoning Administrator Gabbert said the project meets all requirements of the LDO and it has been unanimously approved by the Planning Commission.

Council Member Shields made a motion to approve the Final Site Plan for the Les Schwab Tire Center, at 339 Hedge Circle. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 9e. - Traffic Control Device (TCD) Schedule Update - Resolution #2025-026

Clerk Marler presented draft Resolution #2025-026 to amend the Traffic Control Device Schedule to change the previously named *Street 1* in the Paola Crossings district to *Holly Lane*.

Council Member Hugo made a motion to approve Resolution #2025-026 amending the Traffic Control Device Schedule for the City of Paola. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

Agenda Item 9f. - Patio Area at 20 S Silver

Zoning Administrator Gabbert said Lynn Cutsforth, who owns the building at 20 S Silver St., has requested permission to install a 6 foot fence behind the building to create a private patio area. In order to have a usable amount of patio space, the fence would need to be located approximately 6.5 feet onto the City parking lot property. He said the fence would not encroach into the actual parking area, as it would be setback approximately 4 feet from the parking blocks.

Zoning Administrator Gabbert said the fence will be anchored to concrete blocks so it will not be a permanent structure.

Council Member McMahon made a motion to approve the construction of the proposed fence, behind 20 S Silver St., with the condition that the City of Paola or its designees retains the right to enter upon, locate, construct upon, maintain, or alter the section of City owned property being fenced in. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 9g. - Kodion Energy, LLC. Land Purchase Agreement

Manager Shannon said Kodion Energy is a custom-engineered transformer manufacturing company run by founder and CEO Joshua Okorie. She said Mr. Okorie is looking to build a 102,500 square foot facility in the Industrial Park. The requested property is at 1410 Industrial Park Dr. and is 8.16 acres. She said the preliminary site plan was completed by Zingre' & Associates, and has been reviewed by staff to determine compliance with the Land Development Ordinance, and Industrial Park Covenants & Restrictions.

Manager Shannon said according to Mr. Okorie, the first phase alone is projected to produce approximately 50 jobs with more to come as additional phases are completed and more contracts are finalized. She said he is requesting Tract 4 in the Paola Industrial Park to be gifted to Kodion for \$1.00 and other considerations.

Council Member Hugo made a motion to approve deeding Tract 4 of the Paola Industrial Park, and the Land Purchase Agreement with Kodion Energy, LLC. in the form substantially

presented and authorizing the necessary signatures. The motion was seconded by Council Member Shields and all voted aye. The motion passed 4 to 0.

Agenda Item 9h. - Kodion Permit Cost Reduction

Manager Shannon presented a request for a fee waiver for permit and plan review fees. She said staff suggests keeping in line with the housing incentive program and offering Kodion a 45% reduction of building permit and plan review fee. She assured city related costs would still be covered with the reduction.

Council Member Shields made a motion to approve the 45% reduction of the building and permit fee for Kodion Energy, LLC. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 9i. - Axon Enterprise, INC. Proposal

Chief Corbin presented a proposal for new equipment for the Police Department. Axon Enterprise is a technology company that builds a broad array of hardware, software, and services focused on law enforcement, security and public safety. He said the Paola Police Department currently uses Axon for Axon Body 3s, Axon Fleet 3s, Taser X26s, and data storage. Axon is proposing a contract that would combine current Axon public safety equipment under one contract, and offer upgraded equipment and technology for all facets of the Department.

Chief Corbin said the proposal totals \$810,143.67 to be paid over 10 years with the first payment in 2026. Included are 14 Taser 10s, Axon Body 4s (Body Cameras), Axon Fleet 3s (Car Cameras), Axon Evidence, Draft One, Axon Air (Drone), Axon VR (Immersive Training Equipment/ Software), Technology Assurance Plan (TAP), and Unlimited Data Storage.

Council Member Brown questioned the legality of reports written in AI. Chief Corbin said all misdemeanors and lower will be written with Draft One. All cases above misdemeanors and high profile will be written by officers. Chief Corbin believes this will be accepted by all courts in the next couple years.

Mayor House questioned the submission and review of videos. Chief Corbin said they are just asking a computer to do what an officer currently does. The process will cut down on time spent in the building and make officers available for patrol.

Council Member McMahon said it seems there may be some cost savings associated with the package. Chief Corbin said this should help cut down overtime required and the department already budgets for some of the included maintenance.

Council Member McMahon made a motion to approve the Axon Enterprise, INC proposal in the amount of \$810,143.67 over 120 months. The motion was seconded by Council Member Shields and all voted aye. The motion passed 4 to 0.

Agenda Item 9j. - Bids for Wea Creek Water Line Relocation

Director Marler presented the bids received to move the water line along Wea Creek that supplies the City of Paola from the PUA. He said, as previously mentioned, the stream bank is eroding along the current water line location. The following bids were received:

Dittmer Ditching	\$711,233.00
Schuetz Construction	\$678,416.00
Infrastructure Solutions	\$849,800.00

Director Marler said the City has been working with Kaw Valley who verified the submittals and suggested approval of the bid from Schuetz Construction in the amount of \$678,416.00.

After some discussion Council Member McMahon made a motion to approve the bid from Schuetz Construction in the amount of \$678,416.00 for the Wea Creek water line relocation project and authorize the necessary signatures. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 9k. - Retail Liquor License - Paola Market

Clerk Marler presented a request for a new Retail Liquor License for Paola Market at 304 Baptiste Dr. She said the application, fee and safety inspection have been completed and the applicant notified her they received confirmation the state license is approved.

Council Member Shields made a motion to approve the Retail Liquor license for Paola Market, 304 Baptiste Dr, contingent upon the receipt of the state license. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

10. STAFF REPORTS

Chief Corbin said Shop with a Cop is coming up December 12th at 2:30pm. He also said Officer Edens will be graduating FTO and be out on her own.

Director Marler said he is looking forward to getting the water line relocation underway.

Zoning Administrator Gabbert said there are 526 permits with 14 new homes so far in 2025.

Agenda Item 11 - MISCELLANEOUS MATTERS FROM THE COUNCIL

Council Member McMahon would like the accomplishments of the City to be posted on Facebook. He is also looking forward to the initiative on the square.

Council Member Hugo said the new playground in Wallace Park looks exceptional and was hoping the previous set could be used in another spot.

Council Member Brown congratulated the newly elected council members. He said the city looks great with all the Christmas decorations. He also complimented the Community Center on how good it looks and it is such a great place to be.

Council Member Shields said the square looks wonderful and very festive with all the participating businesses.

Agenda Item 12 - MISCELLANEOUS MATTERS FROM THE MAYOR

Congratulations to the newly elected council members. She said Merry Christmas to everyone and hoped they will enjoy time with their families.

Agenda Item 13 - EXECUTIVE SESSION - NON-ELECTED PERSONNEL

Council Member McMahon made a motion to recess into Executive Session to discuss the contract for the City Manager pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The meeting shall include the Mayor and Council, and City Manager. The regular meeting shall reconvene in the Municipal Court Room at 7:21pm. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

At 7:21pm Council Member Brown made a motion to reconvene the recessed meeting. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Council Member McMahon made a motion to renew the contract with City Manager Shannon through December 31, 2029 with the proposed revisions as discussed and authorize the Mayor to assign a contract with Mrs. Shannon. The motion was seconded by Council Member Hugo and all voted aye. The motion passed 4 to 0.

Agenda Item 14 - ADJOURNMENT

Council Member Hugo made a motion to adjourn. The motion was seconded by Council Member McMahon and all voted aye. The motion passed 4 to 0.

ATTEST: [seal]



Leigh House
Leigh House, Mayor

Stephanie Marler
Stephanie Marler, City Clerk