

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
January 10, 2023**

ROLL CALL

The following were present: Council Members: Charley Davidson, George Glover, Ben Saucedo, Kyle Nordick, Tom Jones, George Capps, Brandi Baily, and Jim Schroeder. .

Also present: Mayor John Lehnerr, City Clerk Marlo Rugg, City Administrator Sean Fox, Assistant City Administrator/Human Resources Manager Dana Walden, Chief of Police Phil Bostian, Finance Director Dee Anne Grunder, and City Attorney Doug Moshier,

VISITORS

Ark Valley News
Terry Ford
Jeff Stone
Trevor Bolin
Kimberly Simon
Ernesto Salar
Charles Schwanke

MEETING CALLED TO ORDER

The meeting was called to order by Mayor John Lehnerr at 7:00 pm Council Member Ben Saucedo gave the invocation and Council Member led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Ben Saucedo moved to approve the agenda as presented.

Council Member Charley seconded the motion. Motion carried 8-0.

AWARDS AND/OR PRESENTATIONS

Jerry Klocke with Park City Pride presented the Christmas Lighting Contest winners.

Ward 1

- 1st place: Ernesto Salar
 - 2nd place: Mark Chobad
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Ward 2

- 1st place: Trevor Bolm

- 2nd place: Terry Ford

Ward 3

- 1st place: Kevin Tuttle

PUBLIC FORUM

None.

STAFF REPORTS

None.

CONSENT AGENDA

1. **Minutes of December 13, 2021 Regular Meeting.**
2. **Appropriations 998-2022 with Addendum.**
3. **Appropriations 999-2023 with Addendum.**
4. **Reaffirm resolution(s) determining the advisability of the making of certain internal improvements in the City of Park City, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (sanitary sewer, paving and water distribution - Bearhill Estates, Phases 3 and 4).**
5. **Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Sports Kansas annual membership dues, \$150; (2) Sponsorship of ICT Regulators, up to \$9,000; (3) Sponsorship of the NAIA Wrestling National Championship at Hartman Arena, \$15,000; and (4) Approve Annual Partnership with Hartman Arena, \$25,000.**
6. **Approve change order from Pearson Construction in the amount of 7,566.**
7. **Approval of the League of KS Municipalities invoice - \$5,436.41**

Council Member Ben Saucedo moved to approve the Consent Agenda as presented.

Council Member Jim Schroeder seconded the motion. Motion carried 8-0.

Council Member Kyle Nordick formally gave his resignation from Council. Mr. Nordick stated it was an honor to be elected by his constituents and to serve the City of Park City.

Council Members thanked Mr. Nordick for his service. Mayor John Lehnherr presented Mr. Nordick with a plaque in honor of his time served as a Council Member.

NEW BUSINESS

8. CONSIDER APPOINTMENT OF COUNCIL REPRESENTATIVE OF WARD 4 WITH A TERM EXPIRING DECEMBER 2025.

Mayor John Lehnherr recommended the appointment of Charles Schwanke as Council representative of Ward 4.

Council Member Ben Saucedo moved to approve the appointment of Charles Schwanke as Council representative of Ward 4 with a term expiring December 2025.

Council Member Tom Jones seconded the motion. Motion carried 7-0.

City Clerk Marlo Rugg swore in Mr. Schwanke.

9. DISCUSS AND CONSIDER APPOINTMENT TO THE PLANNING COMMISSION/BOARD OF ZONING APPEAL

Council Member George Capps moves to approve the appointment of John Oswald as a member of the Planning Commission/Board of Zoning Appeals with a term expiring in 2025.

Council Member Tome Jones seconded the motion. Motion carried 8-0.

10. DISCUSS AND CONSIDER ELECTION OF COUNCIL PRESIDENT

Council Member Brandi Baily nominated Council Member Jim Schroeder as Council President. Council Member Ben Saucedo seconded the nomination.

Nominations ceased.

Council Member Brandi Baily moved to elect Council Member Jim Schroeder as Council President, with a term ending January 2024.

Council Member Ben Saucedo seconded the motion. Motion carried 8-0.

11. CONDUCT PUBLIC HEARING PURSUANT TO SECTION 8-1012 OF THE MUNICIPAL CODE TO CONSIDER WHETHER CONDITIONS EXISTING ON THE PROPERTY AT 6603 N. HYDRAULIC RENDER IT A BLIGHTED PREMISES UNDER SECTION 8-1009 OF THE MUNICIPAL CODE.

City Attorney Doug Moshier stated since the fall of 2022 Code Enforcement has attempted to get the owner of the property at 6603 N. Hydraulic to remove structures, property and vehicles that exist on the

property and which render it blighted. He stated those efforts have been largely ignored and the conditions of the property are not substantially different today than they have been for several months.

Mayor John Lehnherr opened the public hearing at 7:20 pm. Code Enforcement officer Jennifer McQueen came forward to update Council on the condition of the property. No one else came forward to speak on the issue. Mr. Lehnherr closed the public hearing at 7:22 pm.

Council Member Ben Saucedo moved to find the property at 6603 N. Hydraulic as blighted property under Section 8-1009 of the Municipal Code, and directed staff to remedy the situation either by City Staff or an independent contractor.

Council Member Charlie Davidson seconded the motion. Motion carried 8-0.

12. CONSIDER ORDINANCE AMENDING SECTION 14-202 OF THE MUNICIPAL CODE ESTABLISHING THE SPEED LIMIT FOR 85TH STREET NORTH

City Attorney Doug Moshier stated existing ordinances establishing speed limits within the City are confusing as they apply to 85th Street North. He stated the speed limit entering the city limits on both the east and the west are set by Sedgwick County at 55 miles per hour.

Mr. Moshier stated the Police Department and Public Works Department believe that an appropriate speed limit for the entirety of 85th Street North through the City is 50 miles per hour.

A discussion ensued.

Council Member Ben Saucedo moved to approve Ordinance #1157-2023 an ordinance amending Section 14-202 of the Municipal Code of the City of Park City relating to maximum speed limits and repealing the original of said Section 14-202.

Council Member Jim Schroeder seconded the motion.

Roll Call

Council Member Charley Davidson	Yes	Council Member Tom Jones	Yes
Council Member George Glover	Yes	Council Member George Capps	Yes
Council Member Ben Saucedo	Yes	Council Member Brandi Baily	Yes
Council Member Charles Schwanke	Yes	Council Member Jim Schroeder	Yes

13. DISCUSS AND CONSIDER APPROVAL OF A THREE YEAR CONTRACT WITH IWORQ FOR CODE ENFORCEMENT SOFTWARE

Police Chief Phil Bostian stated our Code Enforcement officers have been using several pieces of software to track and process cases and code violations. He stated they currently use forms created by the department in Excel, Word and Adobe Acrobat. Mr. Bostian stated the current process is cumbersome and inefficient. He stated for the last few months, staff has been evaluating code enforcement software from iWorQ. Mr. Bostian stated the Park City's Public Works Department has been using software from iWorQ for the last couple of years, and it has worked very well for them.

Mr. Bostian stated iWorQ software tracks and schedules inspections, citations, and warnings; creates letters such as Notice of Violation with a click of a button; maps and attaches parcel information; and attaches pictures and other vital documents. He stated the software is completely mobile (web-based) and customizable. There is a feature that will allow citizens to submit complaints to be created into a case.

Mr. Bostian stated the cost for the first year (including implementation and training) is \$5,658.00. He stated support and services fees may increase in subsequent years, but the contract states they will increase no more than 5% per year.

Council Member George Glover moved to approve and authorize the Mayor the Mayor to sign and execute a three year contract with iWorq for code enforcement software in the amount of \$5,658 for the first year.

Council Member Jim Schroeder seconded the motion. Motion carried 8-0.

14. DISCUSS AND CONSIDER APPROVING CHANGE ORDER #2 WITH MCCULLOUGH EXCAVATION FOR CONSTRUCTION RELATED TO BARR ESTATES AND THE 53RD STREET LIFT STATION

City Administrator Sean Fox stated In September 2021, Council approved a contract with McCullough Excavation for construction of the 53rds Street Lift Station.

Mr. Fox stated at the same time construction was occurring on the lift station, BARR Estates was starting prep work on installing storm sewer and paving and discovered a buried electrical conduit that created a conflict. He stated Change Order #2 was included in the Council packet, as requested by BARR Estates to lower the buried conduit approximately 3 feet. BARR Estates agreed to having the Change Order cost allocated to their project.

Council Member Brandi Baily moved to approve and authorize the Mayor to sign Change Order #2 in the amount of \$12,804 to be paid out of the Capital Project Fund.

Council Member Jim Schroeder seconded the motion. Motion carried 8-0.

15. DISCUSS AND CONSIDER AGREEMENT WITH TRANSYSTEM ENGINEERING FOR BRIDGE INSPECTIONS

City Administrator Sean Fox stated Transystems Engineering completed our last biennial bridge inspections in 2021. He stated their updated Scope of Services was included in in the Council packet. Mr. Fox stated TranSystems Engineering will perform the National Bridge Inventory field inspection and evaluation services on the seven of the City's bridges.

Council Member Jim Schroeder moved to approve and authorize the Mayor to sign and execute a contract with Transystem Engineering for bridge inspections in the amount of \$3,600.

Council Member Ben Saucedo seconded the motion. Motion carried 8-0.

16. DISCUSS AND CONSIDER REINSTATING THE NEW HOMEBUYER'S INCENTIVE PROGRAM FOR 2023.

City Administrator Sean Fox stated the Homebuyer's Incentive Plan was suspended in May 2021 due the strength of the economy and the limited supply or housing options available at the time. He stated since then, the economy has taken a turn for the worst with substantial increases in inflation and interest rates negatively impacting the housing market in Sedgwick County and Park City.

Mr. Fox stated Staff is recommending the Homebuyer's Incentive Plan be reinstated for 2023 with the guidelines/requirements listed in the Council packet and allocating \$65,000 of the \$125,000 budgeted for Housing Incentives under the General Fund, Governing Body.

Mr. Lehnherr gave the number of new home permits issued in the last three years.

Council Member Tom Jones moved to approve reinstating the Homebuyer's Incentive Program for 2023 and allocating \$65,000 from the General Fund, Governing Body - Housing Incentives.

Council Member Ben Saucedo seconded the motion. Motion carried 8-0.

17. DISCUSS AND CONSIDER APPROVING THE EXTERIOR GRANT PROGRAM AND THE EXTERIOR PAINT PROGRAM FOR 2023. (SF)

City Administrator Sean Fox stated for the past couple of years, Council has approved an Exterior Grant Program and an Exterior Paint Program, both of which have been well received by the community.

Mr. Fox stated Staff is proposing both programs be continued for 2023 with the specifications listed in the Council packet.

Council Member Ben Saucedo questioned some of the specifications listed for the Exterior Grant Program. He stated he thought that Council had made some changes to the specifications last year. Mr. Fox stated he would like to research what was approved for 2022 and bring the Exterior Grant Program back to the next Council meeting for consideration.

Mr. Fox verified that a property owner are limited to apply for one of the three programs per year.

Council Member Charles Schwanke requested more information on the success of the Exterior Grant Program specifically with the older homes in the City.

Council Member Ben Saucedo moved to approve of the 2023 Exterior Paint Program, allocating \$10,000 to the Exterior Paint Program to be paid out of the General Fund Governing Body Department and table the Exterior Grant Program to the next meeting.

Council Member Tom Jones seconded the motion. Motion carried 8-0.

18. DISCUSS AND CONSIDER RESOLUTION ALLOWING FOR A PUBLIC HEARING FOR THE ESTABLISHMENT OF A STAR BOND DISTRICT.

City Administrator Sean Fox stated Chapter 12, Article 17 of the Kansas Statutes outlines the procedures for establishing a STAR bond project district. Mr. Fox stated the City is required to adopt a resolution with specific information. He went over the information required.

A discussion ensued regarding the Star Bond District project.

Council Member Ben Saucedo moved to approve Resolution #1143-2023 a resolution of the City of Park City, Kansas, stating that the City is considering the establishment of a Star Bond Project District within an eligible area of the City and providing for notice of a public hearing to consider such establishment under the authority of the Star Bond Act.

Council Member Jim Schroeder seconded the motion. Motion carried 8-0.

Mayor John Lehnerr recessed the meeting at 8:56 pm.

**CITY OF PARK CITY, KANSAS LAND BANK
COUNCIL CHAMBERS - 1941 E. 61ST STREET NORTH
JANUARY 10, 2023**

Chairperson John Lehnerr called the meeting to order.

I. DISCUSS AND CONSIDER ANNUAL SELECTION OF CHAIRPERSON, VICECHAIRPERSON, AND TREASURER FROM LAND BANK BOARD OF TRUSTEES MEMBERSHIP PURSUANT TO K.S.A. 12-5904(A)

Board Member Ben Saucedo moved to Appoint Mayor John Lehnerr to Serve as Chairperson, Jim Schroeder to serve as Vice-Chairperson, and City Clerk Marlo Rugg to Serve as Treasurer of the Park City, Kansas, Land Bank for a term of one year.

Board Member George Glover seconded the motion. Motion carried 9-0.

Board Chairperson John Lehnerr adjourned the meeting.

Mr. Lehnerr reconvened the regular meeting at 8:57 pm.

GOVERNING BODY REPORTS

Council Member Jim Schroeder thanked Kyle Nordick for his service and welcomed new Council Member Charles Schwanke.

Council Member Brandi Baily stated the Convention and Tourism Board met on January 3, 2023. She stated a new arena football team, the ICT Regulators, will be playing at Hartman Arena this year.

Council Member Tom Jones welcomed Charles Schwanke to the Council. Mr. Jones stated the Kansas Department of Transportation staff is going through some changes.

Council Member Charles Schwanke thanked the Mayor for his consideration of Council member.

Council Member Ben Saucedo wished everyone a Merry Christmas and Happy New Year. Mr. Saucedo thanked Kyle Nordick for his service and stated he looked forward to working with Mr. Schwanke. Mr. Saucedo stated Mr. Nordick served as liaison for at least one board. He requested Council look at liaisons with the change in Council Members. Mr. Lehnerr requested that be put on the next meeting's agenda.

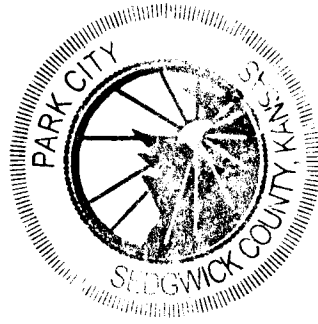
Council Member George Glover thanked Kyle Nordick for his service and welcomed new Council Member Charles Schwanke.

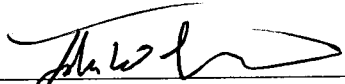
Council Member Charlie Davidson stated he appreciate Mr. Schwanke's willingness to serve and appreciated Mr. Nordick's service.

ADJOURN

Council Member Ben Saucedo moved to Adjourn the meeting at 8:06 pm.

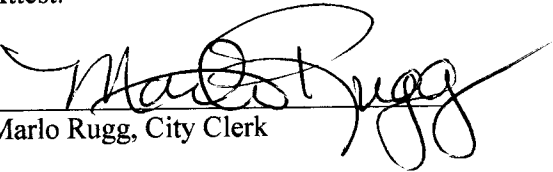
Council Member Jim Schroeder seconded the motion. Motion carried 8-0.





John Lehnherr, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the January 24, 2023, meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.