

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
January 11, 2022**

ROLL CALL

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

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

VISITORS

Ark Valley News
Jack Duncan
Mike McGonigle

MEETING CALLED TO ORDER

The meeting was called to order by Council Member George Glover at 7:00 pm. Council Member Ben Saucedo gave the invocation and Council Member Kyle Nordick led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Brandi Baily moved to approve the agenda with the exception of removing items #11, #16, and the Land Bank.

Council Member Ben Saucedo seconded the motion. Motion carried 5-0.

PUBLIC FORUM

None.

AWARDS AND/OR PRESENTATIONS

City Clerk Marlo Rugg swore in newly elected Council Member Charley Davidson.

Mike McGonigle with Park City Pride recognized the Christmas Lighting contest winners as follows:

Ward 1
- 1st place: Larry Cook
- 2nd place: Diana Lewin
Ward 2
- 1st place: Jeff Cherne
- 2nd place: Les Haines

Ward 3

- 1st place: Rick Patterson
- 2nd place: Aaron Adcock

Ward 4

- 1st place: Dane & Debbie Clark
- 2nd place: Harold Bowser

Assistant City Administrator Dana Walden recognized the Park City BMX for their fund-raising efforts. Ms. Walden stated the group was being recognized for raising money for the leukemia lymphoma society. Council Member Ben Saucedo thanked them for their hard work.

STAFF REPORTS

None.

CONSENT AGENDA

1. Minutes of December 14, 2021 Regular Meeting.
2. Appropriations 976-2022 with Addendum.
3. Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) National Championship Racing Association (NCRA) \$4,200; (2) Sponsorship of 2022 KSHSAA Class 6A-5A State Wrestling Championship Tournament, \$15,000; (3) Sponsorship of the NAIA Wrestling National Championship at Hartman Arena, \$15,000; and (4) Approve Annual Partnership with Hartman Arena, \$25,000.
4. Approve renewal of CMB License for Pizza Hut, 1725 E 61st St North
5. Approval of the League of KS Municipalities Invoice - \$5,094.53

Council Member Jim Schroeder moved to approve the Consent Agenda as presented.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

NEW BUSINESS

6. DISCUSS AND CONSIDER DRINKING ESTABLISHMENT WAIVER FOR CRACKER BARREL RESTUARANT LOCATED AT 995 E 61ST STREET NORTH

Tuck Duncan the attorney representing Cracker Barrel stated he was requesting a waiver for a drinking establishment license within the City. Mr. Duncan stated according to the City's Municipal Code a drinking establishment can not be within 300 feet of a school, church, or adult care facility.

Council Member Glover opened the public hearing at 7:14 pm. Mr. Glover asked if anyone wished to speak. Council Member Ben Saucedo stated that he voted against the Spangles drinking establishment

license and he would be voting against the Cracker Barrel license. Mr. Glover closed the public hearing at 7:15 pm.

Council Member Brandi Baily moved to approve a waiver for a Drinking Establishment License for Cracker Barrel, 995 E 61st St. N, Park City, Kansas.

Council Member Kyle Nordick seconded the motion. Motion carried 4-2.

7 Z 2021-03: DISCUSS AND CONSIDER PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM C-2 SERVICE BUSINESS DISTRICT TO THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT THE NORTHEAST CORNER OF 101ST STREET NORTH AND I-135 INTERSTATE.

Russ Ewy Interim Zoning Administrator stated Murdock Properties, LLC, the owner of the property located at the northeast corner of 101st Street North and I-135 Highway, is requesting approval of a zone change to the R-1 Single-Family Residential District for the eastern portion of the subject property for the development of a large-lot residential subdivision.

Mr. Ewy stated the subject property is approximately 53 acres in size and is currently zoned C-2 Service Business District with no improvements. He stated the R-1 Single-Family Residential District permits the development of residential uses similar to those to the south and southeast within the city limits of Kechi. Mr. Ewy stated the Grant Township yard and Sunnydale Park Cemetery are located adjacent to the east along Hydraulic, with undeveloped agricultural land to the north located in the unincorporated portion of Sedgwick County. He stated across the interstate to the west are several large-lot residential tracts.

Mr. Ewy stated the applicant intends to downzone the eastern 25 acres, more or less, and retain the C-2 zoning on the western half of the subject property. He stated the site is unplatted, and as a condition of approval the property must be platted in order to develop.

Council Member Jim Schroeder moved to approve the zone change as presented and Ordinance #1136-2022 an ordinance changing the zoning district classification of certain lands located in the City of Park City, Kansas, under the authority granted by the zoning regulations of the City as originally approved by Ordinance No.922-2013.

Council Member Charley Davidson seconded the motion.

Roll Call

Council Member Charley Davidson	Yes	Council Member Tom Jones	Absent
Council Member George Glover	Yes	Council Member George Capps	Absent
Council Member Ben Saucedo	Yes	Council Member Brandi Baily	Yes
Council Member Kyle Nordick	Yes	Council Member Jim Schroeder	Yes

8. DISCUSS AND RECEIVE ANNUAL PARK CITY BMX REPORT

Jamie Johnson with the Park City BMX gave the annual report. Ms. Johnson stated the organization was approved for a Gold Cup qualifier in July of this year. She stated she is in the process of applying for a

national race as well. Ms. Johnson stated the updates that were done on the track. She outlined the revenue and expenses for the past year.

Council Member Saucedo commended management for all their work done on and off the track.

Council Member Ben Saucedo moved to receive and file the Park City BMX annual report.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

9. DISCUSS AND CONSIDER AUTHORIZING THE MAYOR TO FINALIZE AND EXECUTE A CONTRACT FOR THE SALE OF RESERVE A, PARK CITY ADDITION, SEDGWICK COUNTY, KANSAS.

City Administrator Sean Fox stated Reserve A, Park City Addition is on Broadbeck Street just east of E. Parkview Street. Originally platted in 1957, it's the site of the former water tower.

Mr. Fox stated the owner of the property south and east of Reserve A has requested/offered to purchase the property for \$1,500 for future use as possible detention. He stated the owner has also agreed to cover all closing costs.

Mr. Fox stated Staff previously consulted with local area real estate agents and appraisers to determine an appropriate value for the land and given its current designation as a reserve, the offer is consistent with recent comparables.

Council Member Ben Saucedo moved to approve and authorize the Mayor to finalize and execute a contract for the sale of Reserve A, Park City Addition, Park City, Sedgwick County, Kansas.

Council Member Charley Davidson seconded the motion. Motion carried 6-0.

10. DISCUSS AND CONSIDER SELECTION OF DOWNTOWN DISTRICT DEVELOPMENT TEAM

City Administrator Sean Fox stated in August, 2021, the City advertised Request for Qualifications (RQF) No. 221-001 seeking qualified and experienced Development Teams in order to identify a partner in the development of an approximately 48-acre site located south of E 61st Street N. and east of Hydraulic Ave.

Mr. Fox stated submissions were received in November and a Selection Committee, made up of Councilmembers and Park City residents with construction and development experience met in December and January to evaluate the submissions based on qualifications, proposed concept, financial capacity, references, and capacity to perform the work.

Mr. Fox stated pending Council's approval of the Selection Committee's recommendation, the next step would be set an introductory meeting with the selected Team to discuss and steps going forward. He stated the recommendation of the selection committee was to go with a team that consists of Lange as the managing partner, Hutton is the design development individual, Benesch for engineering and Wildcat for construction.

Council Member Ben Saucedo moved to select Lange, Hutton, Benesch, and Wildcat as the City's downtown district development team.

Council Member Brandi Baily seconded the motion. Motion carried 6-0.

11. DISCUSS AND CONSIDER APPROVING THE INSTALLATION OF CHAIN LINK FENCE ALONG THE PERIMETER OF THE HAP MCLEAN PICKLEBALL COURTS.

Public Works Director Simon Wiley stated on December 9, 2021, Council approved the quote from Multicon, Inc. to install netting and to paint the three new pickleball courts in Hap McLean Park. He stated Council requested quotes to add fencing and lighting to the courts at that time. Mr. Wiley stated staff has reached out to several contractors to install the fencing around the perimeter of the new pickleball courts and have received three submissions. Mr. Wiley stated the fence will be black and match closely to the new pickleball court fencing at the Senior Center.

Council Member Brandi Baily moved to approve and authorize the Mayor to finalize and execute a contract with Wichita Fence Company for fencing around the pickleball courts at Hap McLean Park in the amount of \$5,816.12 to be paid out of the General Fund Parks Department.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

13. DISCUSS AND CONSIDER APPROVING REPAIRS TO THE PRIMROSE SANITARY SEWER LIFT STATION.

Public Works Director Simon Wiley stated over the course of the last year, Public Works staff has had at least three sanitary sewer backups from the Primrose lift station. He stated the backups have caused sewage to flow into the basements of homes surrounding the lift station. Mr. Wiley stated notification of these backups were not relayed back to Public Works personnel.

Mr. Wiley stated JCI was called to respond to the issues and found that one of the pump check valves has failed and it is causing sewage from the Bel Aire line to backup into the Primrose lift station if the pumps fail. He stated during this last incident, an electrical breaker failed which caused a pump to become inoperable. Mr. Wiley stated while the pump was off, the amount of sewage backflowing through the bad check valves was too great for the remaining pump to evacuate. He stated this directly caused the backup.

Mr. Wiley stated the control panel for the Primrose pumps is quite corroded, and this is the direct cause of the electrical breaker issue and the reasoning for the call out not to happen.

Mr. Wiley stated JCI submitted two separate quotes for the repairs needed to repair the Primrose lift station. He stated one is to repair the faulty check valve and the other is to make the necessary repairs to the control panel. Mr. Wiley stated performing both repairs is necessary to prevent future sewage backups.

Council Member Kyle Nordick asked when the corrosion to the control panel was found. Mr. Wiley stated staff found the corrosion the third time staff was called out. Mr. Nordick asked if staff has a utility asset management plan that includes a maintenance schedule. Mr. Wiley stated staff checks the lift stations at least once a week. He stated the biggest issue is the call outs.

Council Member Brandi Bailey asked by staff was not notified the three times the lift station backed up. Mr. Wiley stated there is an issue with the notification system.

A discussion ensued. Council directed staff to come up with a list of the issues at the five different lift stations and prioritize the list. Staff is to come up with whatever critical assets in the City's lift stations that need to be identified now and the cost to repair them.

Council Member Ben Saucedo moved to approve and authorize the Mayor to finalize and execute a contract with JCI Industries in the amount of \$25,514 to be paid out of the Utility Fund Sewer Department.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

14. DISCUSS AND CONSIDER ALLOWING THE MAYOR TO EXECUTE A CONTRACT TO PROVIDE NEW WATER SERVICE INSTALLATIONS FOR THE 2022 CALENDAR YEAR.

Public Works Director Simon Wiley stated the City of Park City is growing exponentially. He stated during the 2022 calendar year, we are projecting the construction of more than 100 new residential homes. He stated Public Works does not have the resources necessary to keep up with the demand and is requesting the approval of a contract to install all new residential water services for the 2022 calendar year.

Mr. Wiley stated this contract would include all the necessary supplies, labor, and equipment necessary to perform the water service installations, excluding the water meter itself. He stated the cost of the installation will be charged to the builder. Mr. Wiley stated he reached out to contractors that the City uses on a regular basis to perform this scope of work. He stated he received quotes. Mr. Wiley stated the lowest bid came from Wilks Construction. He stated that Wilks wants to purchase all their parts up front for the hundred services.

Council Member Kyle Nordick stated he did not feel comfortable entering into a contract with a vendor who is going to charge us for the full hundred meters regardless of if the City uses them or not and they will charge an additional ten percent restocking fee. He stated his concern will staff not following the procurement policy.

A discussion ensued.

Council Member Kyle Nordick moved not to approve the contract with Wilks Construction and to have staff develop formal specifications to send it out for formal bid.

Council Member Ben Saucedo seconded the motion.

A discussion ensued over the urgency of the meters that are waiting to be installed for new homeowners. Council directed staff to look at the existing procurement policy and make changes to the policy so that it better suits the City's purchasing needs.

Council Member Kyle Nordick rescinded his motion.

Council Member Brandi Baily moved to approve and authorize the Mayor to finalize and execute a contract with Wilks Underground Utilities to perform all residential water service installations for the 2022 calendar year to be paid out of the Utility Fund Water Department.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

15. DISCUSS AND CONSIDER A RESOLUTION PERTAINING TO COMPENSATION FOR GOVERNING BODY MEMBERS AS PREVIOUSLY APPROVED IN THE 2022 BUDGET

City Administrator Sean Fox stated during the 2022 Budget process, Council approved compensation increases for the Mayor, Council President and Council effective January 1st. He stated currently, compensation for the Governing Body is outlined in Section 1-210 of the City's Municipal Code, although there is no requirement it be done by ordinance.

Council Member Brandi Baily moved to approve Resolution # 1103-2022 a resolution establishing compensation for Governing Body Members and the City Treasurer.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

GOVERNING BODY REMARKS

Council Member Jim Schroeder stated many people are falling ill from covid. He encouraged everyone to stay healthy.

Council Member Brandi Baily welcomed Council Member Charley Davidson.

Council Member George Glover welcomed Council Members Charley Davidson and Kyle Nordick.

Council Member Kyle Nordick stated his concerns with the procurement policy. He encouraged staff to move it to the top of their priority list and get a new policy brought back to Council for approval so that Council can avoid issues that force them to make decisions between following policy and putting citizens in jeopardy.

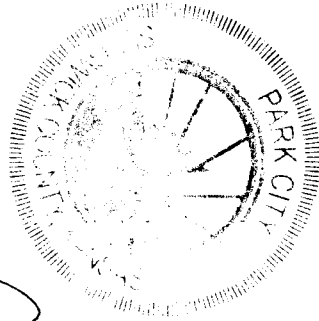
Council Member Ben Saucedo invited everyone to his convos over coffee event on Saturday January 15, 2022 from 9:00 am to 10:00am. Mr. Saucedo stated the Park City Pride food bank will take place on Saturday as well.

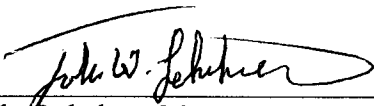
Council Member Charley Davidson thanked everyone for their support during his campaign. He stated he appreciated the support from Ward 1 and looked forward to working with the community and Council.

ADJOURN

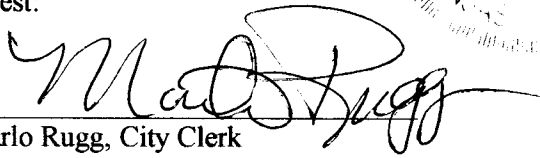
Council Member Ben Saucedo moved to Adjourn the meeting at 8:14 pm.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.




John Lehnherr, Mayor

Attest:


Marlo Rugg, City Clerk

The foregoing minutes were considered at the January 25, 2022 meeting and approved with the following amendment none.

The vote to approve the minutes 8-0.