

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
January 25, 2022**

**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, Finance Director Dee Anne Grunder, Chief of Police Phil Bostian, City Attorney Doug Moshier, and Public Works Director Simon Wiley.

**VISITORS**

Ark Valley News  
Bill Koons

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Bill Koons gave the invocation and Mayor John Lehnerr led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Council Member George Glover moved to approve the agenda as presented.

Council Member Kyle Nordick seconded the motion. Motion carried 8-0.

**PUBLIC FORUM**

None.

**AWARDS AND/OR PRESENTATIONS**

None.

**STAFF REPORTS**

Assistant City Administrator/Human Resources Manager Dana Walden stated the City had a Kansas Department of Labor safety inspection. Ms. Walden stated overall the inspection went very well. She briefly stated the thirteen violations. Ms. Walden stated the City is required to abate the thirteen hazards within ninety days.

**CONSENT AGENDA**

1. Minutes of the January 11, 2022 regular meeting.
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2. Appropriations 977-2022 with Addendum.
3. Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Sponsorship of an additional \$3,500 for the NAIA Wrestling National Championship at Hartman Arena.
4. Approve invoice from Mies Construction in the amount of \$9,910.10 for emergency water line repair on Prospect to be paid out of the Utility Fund Water Department.

Council Member George Glover moved to approve the Consent Agenda as presented.

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

#### **NEW BUSINESS**

#### **5. DISCUSS AND CONSIDER APPROVAL OF DESIGN AND CONSTRUCTION ENGINEERING CONTRACTS FOR PAVING, SANITARY SEWER AND WATER FOR CAMBRIDGE VALLEY 2ND ADDITION**

City Administrator Sean Fox stated Cambridge Valley 2nd Addition is located west of Hillside and north of the cemetery. He stated the developer presented petitions for paving, sanitary sewer, and water improvements on November 9, 2021, that were approved by Council. Mr. Fox stated the paving contract is \$70,000, the sanitary sewer contract is \$23,800, and the water contract is \$18,800.

Council Member Brandi Baily moved to approve and authorize the Mayor to finalize and execute contracts with K.E. Miller Engineering, P.A. in an amount not to exceed \$112,600.00 to be paid out of the Capital Project Fund.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0-1 (Tom Jones abstained)

#### **6. DISCUSS AND CONSIDER RECEIVE ANALYSES FOR 61ST AND 53RD STREET.**

City Administrator Sean Fox stated TranSystems prepared a Corridor Analyses for 61st Street from Broadway Avenue to Hydraulic Avenue and for 53rd Street from Air Cap Drive to Chuzy Drive. He stated in general, the focus of the study was to review the existing conditions and operations along the corridors and identify potential improvements to enhance operations and safety that also support future growth and development. Mr. Fox stated the analysis was completed under the Traffic Engineering Assistance Program (TEAP) and administered by the Kansas Department of Transportation (KDOT).

TransSystems representatives gave a brief overview of the report. They answered any questions Council had.

Council Member Ben Saucedo moved to receive and file.

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

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**7. DISCUSS AND CONSIDER APPROVING A CONTRACT WITH PROFESSIONAL ENGINEERING CONSULTANTS (PEC) FOR THE ENGINEERING AND DESIGN OF A TRAFFIC SIGNAL AT 53RD STREET AND AIR CAP DRIVE.**

City Administrator Sean Fox stated Transystems recently completed a KDOT sponsored Corridor Analysis for both 61st and 53rd Streets through their Traffic Engineering Assistance Program (TEAP). He stated the report indicates there is sufficient data to warrant traffic signalization at the intersection of 53rd and Air Cap Drive.

Mr. Fox stated in October of 2011, Council approved a petition for the installation of traffic signal at the intersection to serve Echo Hills. The petition amount was \$308,000, compounded monthly at 1%. He stated the method of assessment was listed in the staff memo.

Council Member Brandi Baily moved to approve and authorize the Mayor to execute a contract with Professional Engineering Consultants for the engineering, design, and construction inspection of a traffic signal at 53rd and Air Cap Drive in the amount not to exceed \$41,000.00, to be paid for out of Capital Projects Funds, subsequent to special assessment.

Council Member Jim Schroeder seconded the motion.

Council Member Jim Schroeder requested that a discussion take place at a future meeting on the off-ramps on I-135. A discussion ensued

Motion carried 8-0.

**8. DISCUSS AND CONSIDER AN ORDINANCE REPEALING ORDINANCE NO. 953-2015 OF THE CITY OF PARK CITY, KANSAS, RELATING TO GOVERNING BODY COMPENSATION.**

City Attorney Doug Moshier stated Council adopted a resolution that established Governing Body compensation. He stated the resolution created a conflict with an existing ordinance. The ordinance before Council would repeal the existing ordinance and the resolution would be the controlling document for the Governing Body compensation.

Council Member Ben Saucedo moves to approve Ordinance #1137-2022 an ordinance repealing Ordinance No. 953-2015 of the City of Park City, Kansas, relating to Governing Body compensation.

Council Member Jim Schroder 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 Kyle Nordick	Yes	Council Member Jim Schroeder	Yes

**9. DISCUSS AND CONSIDER ELECTION OF COUNCIL PRESIDENT**

Council Member George Glover nominated Council Member Ben Saucedo as Council President. Council Member Jim Schroeder seconded the nomination.

Council Member George Capps nominated Council Member Tom Jones. Council Member Tom Jones declined the nomination.

Council Member George Glover moved to elect Council Member Ben Saucedo as Council President, with a term ending January 2023.

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

**10. RECEIVE LAND BANK TREASURER'S ANNUAL REPORT TO THE GOVERNING BODY AS REQUIRED BY K.S.A. 12-5903**

City Clerk Marlo Rugg stated KSA 12-5903 requires the Land Bank to make an annual report to the Governing Body by January 31st each year, including a report of the audit, receipts, and disbursements from all funds under its control reflecting all property transactions that occurred during the year, and an inventory of all property held by the Land Bank. She stated it also requires the inventory to be published in the official city newspaper on or before January 31st.

Council Member Ben Saucedo moved to receive and file.

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

**RECESS**

**CITY OF PARK CITY, KANSAS LAND BANK  
COUNCIL CHAMBERS - 1941 E. 61ST STREET NORTH  
JANUARY 25, 2022**

**MEETING CALLED TO ORDER**

Board Member John Lehnerr called the meeting to order at 7:33 pm.

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

Land Bank Treasurer Marlo Rugg stated KSA 12-5904(a) requires the Land Bank to annually select a Chairperson, Vice-Chairperson, and Treasurer from its membership. She stated the bylaws require the Treasurer to be a non-voting member, as well as a City staff member. The Treasurer is appointed by the Mayor and confirmed by the Board.

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Board Member Brandi Baily moved to Appoint Mayor to Serve as Chairperson, Council President 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 Jim Schroeder seconded the motion. Motion carried 9-0.

II. Adjourn

**RECONVENE**

Mayor John Lehnherr reconvened the meeting at 7:38 pm.

**CONTINUED NEW BUSINESS**

**11. EXECUTIVE SESSION - CONSULTATION WITH THE CITY ATTORNEY ON MATTERS PRIVILEGED UNDER THE ATTORNEY-CLIENT RELATIONSHIP RELATING TO CONTRACT NEGOTIATIONS.**

Council Member Ben Saucedo moves to recess into executive session for forty minutes to consult with the City Attorney related to matters privileged under the attorney-client relationship and to include the City Attorney, City Administrator, and Assistant City Administrator.

Council Member Charley Davidson seconded the motion. Motion carried 8-0 at 7:39 pm

Mayor John Lehnherr reconvened the meeting at 8:22 pm. No action was taken.

**GOVERNING BODY REMARKS**

Council Member George Capps spoke about the founding fathers of the City and recommended the City recognize them in some way.

Council Member Tom Jones stated the truck traffic that has been diverted off Hydraulic has created an impediment.

Council Member Ben Saucedo encouraged citizens who have questions about what is developing at the former Best Western to reach out to the City.

Council Member George Glover stated that those citizens who need assistance with their utilities can apply for LIEAP. He stated applications can be submitted through March 31, 2022.

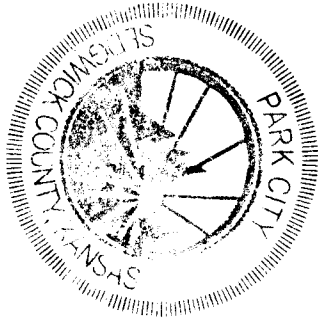
Mayor John Lehnherr suggested planting trees to honor former Council Members.

**ADJOURN**

Council Member Ben Saucedo moved to Adjourn the meeting at 8:29 pm.

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

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A handwritten signature in black ink, appearing to read "John Lehnerr", written over a horizontal line.

John Lehnerr, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Marlo Rugg", written over a horizontal line.

Marlo Rugg, City Clerk

The foregoing minutes were considered at the February 8, 2022 meeting and approved with the following amendment none.

The vote to approve the minutes 8-0.