

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
January 26, 2021**

ROLL CALL

The following were present: Council Members, John Lehnerr, George Glover, Ben Saucedo, Melvin Kerr, Tom Jones, George Capps, Brandi Baily, and Jim Schroeder.

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

VISITORS

Ark Valley News
Karen Spurlock
Bob Darnell
Terry Ford
Joseph Beta

MEETING CALLED TO ORDER

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Pastor Bob Darnell gave the invocation and Council Member George Glover led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

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

AWARDS AND/OR PRESENTATIONS

None.

PUBLIC FORUM

Karen Spurlock at 6213 NW Parkview stated her concern for the safety of her home and surrounding homes. She stated her concern is with her neighbor living in a recreational vehicle parked six and a half feet from her home. Ms. Spurlock stated the extension cords coming from his house to the recreational vehicle are a safety risk. She stated she fears it may start a fire. Ms. Spurlock asked Council to find a way to resolve this issue safely. Mayor Ray Mann stated Council would discuss the issue and look at a resolution. He stated staff would reach out to her to follow up.

STAFF REPORTS

Public Works Director Simon Wiley gave a report on what each department in public works has accomplished in the first twenty-two days he has been with the City. Mr. Wiley stated many tasks that need to be completed in the coming months. He stated the Kansas Department of Health and Environment inspection at the end of December 2020 found a few deficiencies that staff will need to address by April 27, 2021.

Council Member Ben Saucedo thanked the public works staff for repairing a waterline early one morning that serviced his residence. Mr. Saucedo asked about the mulch that was reserved for the park area at Hap McLean Park. Mr. Wiley stated due to the freezing temperatures staff has just repaired the slide and poured concrete. He stated as soon as the concrete sets up, staff can spread the mulch.

Council Member Brandi Baily asked how often the street sweeper runs. Mr. Wiley stated he would like to have it in operation three to four times a week, but with limited staff and other priorities, it is hard to be consistent. Mr. Wiley stated his top priority is the main thoroughfares within the City. Ms. Baily ask if staff could provide a schedule detailing what streets the street sweeper would be in operation. Mr. Wiley stated he does not have the staff to make that scheduling commitment at this time.

CONSENT AGENDA:

1. Minutes of January 12, 2021 Regular Meeting.
2. Appropriations 953-2021 with Addendums.
3. Contract for Services for Municipal Court Judge.
4. Contract for Services for Municipal Court Prosecutor.
5. Contract for Services for the Municipal Court Public Defender
6. Contract for Court Services Officer

Council Member Ben Saucedo moved that the Consent Agenda, as Presented, be Approved.

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

7. RECESS

Council Member Ben Saucedo moved to recess for twenty-five minutes.

Council Member John Lehnerr seconded the motion. Motion carried 8-0.

**CITY OF PARK CITY, KANSAS, LAND BANK
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
January 26, 2021**

Chairman Ray Mann called the meeting to order at 7:19 pm.

I. DISCUSS AND CONSIDER APPROVING REAL ESTATE PURCHASE CONTRACT WITH ELITE USA LLC FOR LAND BANK PROPERTY

City Administrator Sean Fox stated there were four different items to discuss in the Land Bank that he would like to discuss all at the same time. Mr. Fox stated all the offers to purchase land in the Land Bank were all submitted around the same time.

Mr. Fox gave a brief history and background on the land up for discussion. He stated in 2018 Elite USA LLC purchased thirty-seven lots adjacent to 69th Street North and Hillside in High Ridge 2nd Addition. Mr. Fox stated in 2019 Elite USA LLC purchased an additional twenty-four lots in the SE corner of the tract. He stated there are one hundred thirteen lots left in the Land Bank. Mr. Fox stated the City has received offers on the remaining lots. He stated Elite USA LLC submitted a contract for thirty- six lots in the High Ridge 2nd Addition for \$234,000. Mr. Fox stated Elite USA LLC submitted a second contract for the remaining seventy-seven lots in High Ridge 2nd Addition for \$500,000. Mr. Fox stated the City received a contract for forty-three lots in High Ridge 2nd Addition from Prairie Construction LLC for \$250,000. He stated a fourth contract was submitted for forty-three lots in the High Ridge 2nd Addition from A & I Properties LLC for \$250,000. Mr. Fox stated it would be up to the Land Bank as to how to proceed.

A discussion ensued.

Board Member Brandi Baily moved to approve and authorize the Mayor to execute the Real Estate Purchase Contract with Elite USA LLC in the amount of \$234,000.00 for lots 1 through 22, Block F and lots 1 through 22, Block I and Reserve K in High Ridge 2nd Addition.

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

Board Member Brandi Baily moved to approve and authorize the Mayor to execute the Real Estate Purchase Contract with Elite USA LLC in the amount of \$221,000.00 for lots 23 through 52, Block F, lots 28 through 31, Block I, and Reserves G in High Ridge 2nd Addition.

Board Member Ben Saucedo seconded the motion. Motion carried 9-0.

Board Member Ben Saucedo moved to take no action on items 3 & 4.

Board Member Jim Schroeder seconded the motion. Motion carried 9-0.

II. Adjourn

Board Member Ben Saucedo moved to adjourn the Land Bank meeting.

Board Member John Lehnerr seconded the motion. Motion carried 9-0.

8. RECONVENE

Mayor Ray Mann reconvened the Council Meeting at 7:48 pm.

9. NEW BUSINESS

10. DISCUSS AND CONSIDER APPROVAL OF BID FROM MIES CONSTRUCTION FOR 61ST STREET WATERMAIN RELOCATES

City Administrator Sean Fox stated in support of the 61st Street Project, certain waterlines adjacent to the intersection need to be relocated prior to construction of the intersection. He stated a bid opening was conducted on January 19th and a total of four companies submitted bids. Mr. Fox stated the lowest bid came from Mies Construction.

Bids for Project

	<u>Total Project Bids</u>
Mies Construction	\$155,884
Dondlinger Construction	\$184,455
Wilks Construction	\$212,412
Nowak Construction	\$218,973

Council Member Jim Schroeder moved to approve the bid tabulation and authorize the Mayor to finalize and execute a contract with Mies Construction in the amount not to exceed \$155,884 from the Capital Project Fund. (61st Street North from Broadway to the Wichita-Valley Center Floodway Bridge Project)

Council Member Brandi Baily seconded the motion. Motion carried 8-0.

11. DISCUSS AND CONSIDER CONTRACT WITH PREDICTIVE INDEX, LLC

Assistant City Administrator/Human Resources Manager Dana Walden made a request to Council for another resource to assist the City in the hiring process. She stated The Predictive Index is a talent optimization platform with an assessment tool that can be utilized to match candidates to the right job (PI Hire software.) Ms. Walden stated once onboarded there is a component that can be utilized to develop and motivate the employee and can be used for building a strong cohesive team (Inspire Software.) She stated The Predictive Index is in compliance with the EEOC guidelines for employment assessment which is extremely important. Ms. Walden stated adding a tool that can assist in getting the right person in the seat, develop their talents, and build a strong team environment to keep them in the seat would be a valuable investment.

Council Member Ben Saucedo moved to approve a contract with The Predictive Index for the Hire and Inspire Subscription Plans at an annual rate of \$4,326.85 per year and subsequent annual automatic renewals at that same rate to be paid out of the General Fund Human Resources Department.

Council Member George Glover seconded the motion. Motion carried 8-0.

12. DISCUSS AND CONSIDER ORDINANCE AMENDING SECTION 4-703 OF THE MUNICIPAL CODE RELATING TO THE APPROVED LOCATIONS FOR OCCUPIED MOBILE HOMES, MANUFACTURED HOMES AND RECREATIONAL VEHICLES.

City Attorney Doug Moshier stated there is a conflict between provisions of Section 4-703 of the Municipal Code and Article 6.100.B.5 of the City’s Zoning Regulations. He stated under Section 4-703 it is unlawful to occupy a recreational vehicle in the City unless the vehicle is located within a recreational vehicle camp or campground. Mr. Moshier stated however, the provisions of Article 6.100.B.5 permit temporary occupancy of a recreational vehicle in residential zoning for not more than 15 days at any one time so long as the vehicle is parked on a paved or graveled surface and occupied by the vehicle’s owner.

Mr. Moshier stated the proposed amendment removes the conflict by providing in 4-703 that occupancy of a recreational vehicle in compliance with the provisions of Article 6.100.B.5 is permitted.

Mr. Moshier stated Staff believes that this does not completely solve the problems associated with the issue of temporary occupancy of recreational vehicles in the city. He stated the wording of the 15-day limitation in Article 6.100.B.5 is subject to some interpretation and is very difficult for Code Enforcement to monitor in order to determine whether a certain occupancy is lawful or not. Mr. Moshier stated Staff suggests some modification to Article 6.100.B.5 in order to facilitate efficient enforcement of limitations on these occupancies while maintaining the option for residential property owners to permit these short-term arrangements in limited circumstances. He stated any such modification would need to be presented to the Planning Commission first so staff would like Council to consider a permit approach. He stated Staff suggests requiring a permit (at no cost to the applicant) which would establish specific dates of occupancy that would not exceed 15 consecutive days. Mr. Moshier state permits would be limited to 2 per year per location. He stated this advance notice and date specificity would make enforcement much more efficient.

A discussion ensued.

Mayor Ray Mann requested that he and Mr. Fox work together to find a date in which Council can have a workshop to have a deeper discussion on completely resolving this issue.

Council Member Brandi Baily moved to approve Ordinance #1113-2021 amending Section 4-703 of the Municipal Code of the City of Park City, Kansas, pertaining to the approved locations for mobile homes, manufactured homes and recreational vehicles and repealing the original of said section 4-703.

Council Member John Lehnherr seconded the motion.

Roll Call

Council Member John Lehnherr	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 Melvin Kerr	Yes	Council Member Jim Schroeder	Yes

GOVERNING BODY REPORTS

Remarks by Council Members

Council Member George Capps stated he thinks there is an assault on the country’s right for free speech. He encouraged everyone to be aware of what is going in our country.

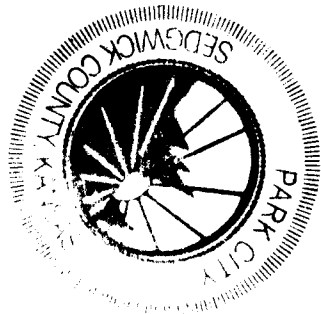
Council Member George Glover thanked his nephew for visiting from Florida.

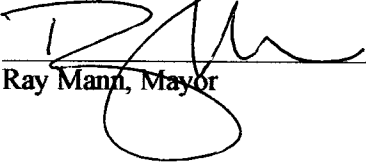
Council Member John Lehnherr asked that staff give an update on the pickleball court and baseball field improvements at the next meeting.

ADJOURN

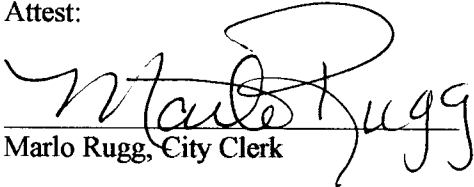
Council Member John Lehnherr moved to Adjourn the meeting at 8:19 pm.

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




Ray Mann, Mayor

Attest:


Marlo Rugg, City Clerk

The foregoing minutes were considered at the February 9, 2021 meeting and approved with the following amendment none.

The vote to approve the minutes 8-0.