

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
February 9, 2021**

ROLL CALL

The following were present: Council Members, John Lehnherr, 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
Terry Ford
Len Warren
Pastor Charles Peters

MEETING CALLED TO ORDER

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Pastor Charles Peters 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

Police Chief Phil Bostian announced the promotion of Corporal Chris Shields to Sergeant. He stated Mr. Shields has been with the Park City Police Department since 2013.

Police Chief Phil Bostian announced the promotion of Officer Cole Haas to Corporal. He stated Mr. Haas has been with the Park City Police Department since 2018.

PUBLIC FORUM

Park City Public Library Director Len Warren gave a summary of the library's annual report. He stated the library was open 2,652 hours in 2020. Mr. Warren stated there are a total of 2,251 library cards issued. He stated there are 28,602 printed books in the library. Mr. Warren stated the library had 3,550 uses of public internet computers and a total of 32 programs offered pre-COVID-19.

Mayor Ray Mann asked Mr. Warren to describe the book clubs the library has and the passport service the library offers. Mr. Warren stated the library has the Women's Lit Guild and the Novels at Night book club. He stated the library offers a passport service that can help anyone obtain a passport.

STAFF REPORTS

City Administrator Sean Fox congratulated the Social Media Coordinator Matt Hemlick and his wife on the birth of their baby boy. Mr. Fox stated the downtown envisioning public engagement phase held on January 27, 2021 went well. He stated those that could not attend can go to the City's website to fill out a survey to provide their ideas and opinions. Mr. Fox reported that AT&T would be conducting some underground infrastructure work between Prospect and Broadway on 61st Street that will require both lanes be shut down for a few days. Mr. Fox stated the new 69th Street water line is complete, and all former Rural Water District 2 customers have been converted over. He stated the sewer project along Broadway Street is pretty much complete except for a few repairs.

CONSENT AGENDA:

1. Minutes of January 26, 2021 Regular Meeting.
2. Appropriations 954-2021 with Addendums.
3. Approve purchase from Winwater for water meter kits in the amount of \$13,236.84 to be paid out of the Utility Fund Water Department.
4. Approve Park and Recreation Advisory Board Amended Bylaws
5. Approve Community Relations Board Amended Bylaws

Council Member Jim Schroeder moved that the Consent Agenda, as Presented, be Approved.

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

NEW BUSINESS

6. DISCUSS AND CONSIDER APPOINTMENT TO THE STORM WATER MANAGEMENT ADVISORY BOARD

Council Member Ben Saucedo stated Mr. Irving expressed an interest in serving in the community. He stated Mr. Irving has lived in Park City for a few years.

Council Member Ben Saucedo moved to approve the appointment of Dequez Irving to the Storm Water Management Advisory Board.

Council Member Melvin Kerr seconded the motion. Motion carried 8-0

7. DISCUSS AND CONSIDER PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE C-2 SERVICE BUSINESS DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT FOR PROPERTY LOCATION SOUTH OF 53RD STREET NORTH AND EAST OF BROADWAY AVENUE. (CASE # Z 2020-04)

City Administrator Sean Fox stated Golden Plains Credit Union, the owner of property located South of 53rd Street North and east of Broadway Avenue and Carlos Robles are requesting approval of a zone change to the I-1 Light Industrial District for the relocation of a trucking business. He stated the subject property is approximately 2.8 acres in size and is currently zoned C-2 Service Business District. Mr. Fox stated the stated intention for the subject property is for a trucking business relocating to Park City and the zone

change will facilitate the outdoor parking of multiple semi-tractor trailers. The future owner has plans to build a building on the site at an undetermined point in the future.

Mr. Fox stated this request was first heard during the December 21, 2020 Planning Commission meeting, at which several area property owners voiced concerns over the proposed use of the site. He stated concerns over screening, hours of operation, noise and light trespass were raised, and the Planning Commission tabled its discussion to its January meeting to give the applicant a chance to address these issues. Mr. Fox stated on January 25, 2021, the Planning Commission heard testimony from the applicant and again from two area property owners before recommending approval of the request, 5-0, subject to the conditions of a Protective Overlay. Mr. Fox read the seventeen findings of fact.

Council Member Brandi Baily moved to approve the zone change and Protective Overlay as presented and adopt Ordinance #1114-2021.

Council Member Tom Jones seconded the motion.

Roll Call

Council Member John Lehnerr	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

8. DISCUSS AND CONSIDER PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT FOR PROPERTY LOCATED AT 7400 NORTH BROADWAY AVENUE. (CASE # Z 2020-05)

City Administrator Sean Fox stated L & P Properties, LLC, the owner of property located at 7400 North Broadway Avenue, and its agent, Baughman Company, PA, are requesting approval of a zone change to the I-1 Light Industrial District for the development of industrial uses. He stated the subject property is approximately 20 acres in size and is currently zoned R-1 Single-Family Residential. Mr. Fox stated there is no stated intention for the subject property at this time, the application area is surrounded by rapidly developing warehousing and distribution uses that could expand onto this tract. He stated during its December 21, 2020 public hearing the Planning Commission recommended approval of the request, subject to conditions, and there were no protests filed against the application. Mr. Fox read the seventeen findings of fact.

Council Member Tom Jones moved to approve the zone change as presented and adopt Ordinance #1115-2021.

Council Member Ben Saucedo seconded the motion.

Roll Call

Council Member John Lehnerr	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

9. DISCUSS AND CONSIDER APPROVAL OF THE “BROADWAY INDUSTRIAL PARK 2ND ADDITION” - A FINAL PLAT FOR PROPERTY LOCATED AT 7400 NORTH BROADWAY AVENUE. (CASE # SD FP 2021-01)

City Administrator Sean Fox stated L & P Properties, LLC, the owner of property located at 7400 North Broadway Avenue, and its agent, Baughman Company, P.A., are requesting approval of a final plat entitled “Broadway Industrial Park 2nd Addition.” He stated the subject property is approximately 20 acres in size and was recommended to be rezoned to the I-1 Light Industrial District during the December 21, 2020 Planning Commission hearing on the matter. He stated on January 25, 2021, the Planning Commission reviewed the request and recommended approval.

Council Member Tom Jones moved to approve the final plat as presented.

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

10. RECESS

Council Member Ben Saucedo moved to recess for 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
February 9, 2021**

Chairman Ray Mann called the meeting to order at 7:28 pm.

I. DISCUSS AND CONSIDER APPROVING REAL ESTATE PURCHASE CONTRACT FOR LAND BANK PROPERTY IN HIGH RIDGE 2ND ADDITION

City Administrator Sean Fox stated at the last Council meeting, staff received three offers for forty-three lots in High Ridge 2nd Addition. He stated staff was directed to contact each applicant and ask them to submit their best and final offer by February 3, 2021. Mr. Fox stated staff received two updated offers to purchase 43 lots in the High Ridge 2nd Addition. He stated Elite USA LLC offered \$283,800 and A & I Properties, LLC offered \$280,575. Mr. Fox stated staff proposes a closing date no later than March 31, 2021.

Board Member Jim Schroeder moved to approve and authorize the Mayor to execute the Real Estate Purchase Contract with Elite USA LLC in the amount of \$283,800 for lots 53 through 58, Block F, lots 1 through 7, Block G, lots 14 through 27, Block I, lots 12 through 27, Block J and Reserve H in High Ridge 2nd Addition.

Board Member Ben Saucedo seconded the motion.

Board Member Ben Saucedo asked how much the special assessments were on the forty-three lots. Mr. Fox stated he thought the specials to be about \$5,900.

Board Member John Lehnerr asked what the cost of the special assessments were on the first phase. Mr. Fox stated he did not have that information but would get back with Mr. Lehnerr.

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.

11. RECONVENE

Mayor Ray Mann reconvened the Council Meeting at 7:33 pm.

12. **DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF IMPROVEMENTS IN THE PRAIRIE HILLS ADDITION, PHASE SIX (WATER DISTRIBUTION)**

City Administrator Sean Fox stated a petition was filed with the City Clerk proposing improvements to the City's water distribution system. He stated the "Improvements" include a water distribution system, including necessary water mains, pipes, valves, hydrants, meters, and appurtenances to serve the area described as the "Improvement District," all in accordance with City standards and plans and specifications prepared or approved by the City Engineer. Mr. Fox stated the estimated or probable cost of the proposed Improvements is \$62,400, with said estimated cost to be increased at the pro rata rate of 1 percent per month from and after the date of adoption of this resolution authorizing the "Improvements." He stated the apportionment of the cost of the "Improvements" between the "Improvement District" and the City is 100% to be assessed against the "Improvement District" and 0% to be paid by the City.

Council Member Brandi Baily moved to approve Resolution # 1061-2021 a resolution 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 (Water Improvements-Phase 6/Prairie Hills Addition).

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

13. **DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF IMPROVEMENTS IN THE PRAIRIE HILLS ADDITION, PHASE SIX (PAVING IMPROVEMENTS)**

City Administrator Sean Fox stated attached a petition was filed with the City Clerk proposing paving improvements to Prairie Hills Addition, Phase 6. He stated the "Improvements" include construction of pavement on Meadow Hills Street, with drainage to be installed where necessary, to serve the area described as the Improvement District, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer. He stated the estimated or probable cost of the proposed Improvements is \$131,400, with said estimated cost to be increased at the pro rata rate of 1 percent per month from and after the date of adoption of this resolution authorizing the "Improvements." Mr. Fox stated the apportionment of the cost of the "Improvements" between the "Improvement District" and the City is 100% to be assessed against the "Improvement District" and 0% to be paid by the City.

Council Member Brandi Baily moved to approve Resolution # 1062-2021 a resolution 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 (Paving Improvements-Phase 6/Prairie Hills Addition).

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

14. DISCUSS AND CONSIDER APPROVAL OF DESIGN AND CONSTRUCTION ENGINEERING CONTRACTS FOR PAVING, SANITARY SEWER, WATER AND STORM WATER DRAINAGE FOR IRONSTONE VILLAGE ADDITION, PHASE ONE

City Administrator Sean Fox stated Ironstone Village, Phase 1 is located west of Hillside and south of E. 69th Street N. He stated the developer, Elite USA LLC, presented petitions for paving, sanitary sewer, water, and storm water drainage improvements in August 2020, that were approved by Council, subject to receiving the required letter of credit. Mr. Fox stated his request to Council was to approve the contracts from K.E. Miller Engineering, P.A. for the design and construction engineering for the paving, sanitary sewer, water, and storm water drainage.

Council Member Ben Saucedo 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 \$59,300.00 to be paid out of the Capital Project Fund.

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

15. DISCUSS AND CONSIDER THE APPROVAL OF EXPENDITURES TO REPLACE THE 85TH STREET TOWER, COLISEUM TOWER, AND THE WENDELL TOWER VENTS

Public Works Director Simon Wiley stated the Kansas Department of Health and Environment's inspection found that the water tower vents were not in compliance. He stated he contacted four companies that specialize in water tower repairs and received quotes to replace the vents. Mr. Wiley stated the expense would come out of the Utility Fund Water Department.

Council Member Ben Saucedo moved to approve the quote from Suez in the amount of \$22,909 for water tower vents to be paid out of the Utility Fund Water Department.

Council Member Tom Jones seconded the motion.

Council Member Jim Schroeder asked why staff did not recommend the lowest bid. Mr. Wiley stated Pittsburgh Tank did not come and inspect the water towers and his concern was that if staff went with that bid, there would be change orders due to the fact the company did not know the actual condition of the tanks themselves.

Motion carried 8-0.

16. DISCUSS AND CONSIDER AN ORDINANCE AMENDING THE MUNICIPAL CODE RELATING TO SPEED LIMITS ALONG 85TH STREET NORTH

City Attorney Doug Moshier stated in December the Council adopted an ordinance that amended speed limits along several streets within the City. He stated one part of that ordinance established the speed limit on 85th Street North from the west city limits to the east city limits at 40 miles per hour. Mr. Moshier stated several residents of the City have expressed concerns that the usual traffic environment along 85th Street North justifies a higher speed limit. He stated a recent traffic speed study established a mean speed of vehicles along 85th Street North of 50 miles per hour. Mr. Moshier stated the speed limit on 85th street will now be as posted with the intention to post it at 55 mph.

A discussion ensued.

Council Member Jim Schroeder moved to approve Ordinance #1116-2021 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 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

Council Member George Glover the Wichita emergency assistance program will be taking applications for the next month. He stated the number to call is 316-462-3775. Mr. Glover stated the LEAP program is also available for those needing help with their utilities.

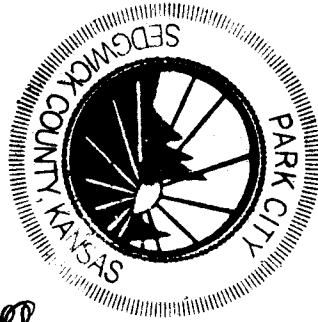
Council Member Ben Saucedo stated that Sedgwick County lowered their vaccination age to seventy-five. Mr. Saucedo encouraged everyone to take the proper precautions with the upcoming colder weather.

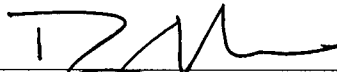
Council Member Jim Schroeder wished everyone a Happy Valentine’s Day and a Happy President’s Day.

ADJOURN

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

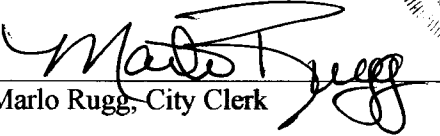
Council Member Ben Saucedo seconded the motion. Motion carried 8-0.





Ray Mann, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the February 23, 2021 meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.