

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
March 8, 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  
Terry Ford  
John Prather  
Scott Martin  
Sarah Steele

**MEETING CALLED TO ORDER**

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

**PUBLIC FORUM**

None.

**AWARDS AND/OR PRESENTATIONS**

Assistant City Administrator/Human Resources Manager Dana Walden read a proclamation in support of the people of Ukraine.

Council Member Ben Saucedo moved to accept the proclamation.

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

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### **STAFF REPORTS**

City Administrator Sean Fox stated construction is to begin on the roundabout at the intersection of 61<sup>st</sup> Street and Broadway on March 14<sup>th</sup>. He stated the completion date is set for the middle of December. Mr. Fox stated a blood drive will be held on May 27<sup>th</sup>. He stated more information will be posted on the City's website and Facebook page. He stated a statewide tornado drill was conducted today. The drill identified issues in siren coverage. Mr. Fox stated he reached out to Sedgwick County Emergency management to get the issues resolved. He stated Waste Connections will be making some schedule changes for trash and recycle pick up. Mr. Fox stated Waste Connections will send out a flyer with the new schedule.

### **CONSENT AGENDA**

- 1. Minutes of the February 22, Special Meeting.**
- 2. Minutes of the February 22, 2022 Regular Meeting.**
- 3. Appropriations 980-2022 with Addendum.**
- 4. Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Friends University Wrestling, \$15,000; (2) Park City Rangers Baseball, \$5,000; (3) 81 Speedway 2022 Events, \$25,000.**

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

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

### **NEW BUSINESS**

#### **8. RECEIVE ANNUAL REPORT FOR YOUTH BASEBALL**

Youth baseball director Scott Martin gave the annual report. He stated 2021 was a better year for the program than 2020. Mr. Martin stated in 2021 there were two league teams with seven tournaments. He stated this year there are six league teams and ten tournaments scheduled. Mr. Martin stated everything is in good condition at all fields.

Council Member Ben Saucedo asked for a copy of the financial report.

Mayor John Lehnerr stated he would like to see an improvement plan put into place for some upgrades to the fields.

Council Member Ben Saucedo moved to receive and file.

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

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**11. DISCUSS AND CONSIDER ECONOMIC INCENTIVE FOR KANSAS COLISEUM, LLC.**

City Administrator Sean Fox stated Kansas Coliseum, LLC has made application for property tax exemption for economic development purposes, with the intention to renovate an existing 72,000 square foot building on property owned by the firm and add an additional 9,000 square feet of office space. He stated it is estimated that twenty new full-time employees (FTEs) will be created with an annual salary of \$80,000. Mr. Fox stated they have completed the required Tax Abatement Cost-Benefit Analysis, and based on a 100% abatement, projects a positive benefit to cost ratio of 1.62.

Mr. Fox stated Kansas Coliseum, LLC is working with and making this request on behalf of Wichita State University's National Institute for Aviation Research (NIAR). He stated the newly renovated space will function as an experimental and research machine shop that will support the different aircraft vendors in Wichita area as well as others within the United States. Mr. Fox stated the Kansas Coliseum, LLC qualifies of 62.5%.

Mayor John Lehnerr opened a public hearing at 7:23 pm. No one spoke at the public hearing. Mr. Lehnerr closed the public hearing at 7:24 pm.

Council Member Ben Saucedo moved to approve Resolution #1108-2022 a resolution of the Governing Body of the City of Park City, Kansas determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the construction and equipping of a commercial facility to be located in the City, and authorizing execution of related documents.

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

**12. DISCUSS AND CONSIDER APPROVING A FEASIBILITY STUDY IN SUPPORT OF THE DOWNTOWN DISTRICT**

City Administrator Sean Fox stated the Center for Economic Development and Business Research (CEDBR) serves as a link between the business and economic development community, Wichita State University, and the W. Frank Barton School of Business. He stated their mission is to assist and enhance economic growth and development by collecting, analyzing, and providing business, economic and demographic research data.

Mr. Fox stated a Summary of Scope and budget estimate for the feasibility study in which CEDBR will create an economic market assessment and analysis of the area surrounding the Park City development was included in the Council packets. He stated the project will include the feasibility of the development by types of demand, which will consist of commercial, housing, and leisure activity.

Ryan Mills with the City's downtown district team stated the feasibility study would better outline the initial steps on the downtown development project. He stated the study would give the team an understanding of what the public and constituents would like to see the downtown development project become.

A discussion ensued.

Council Member Brandi Baily moved to approve and authorize the Mayor to execute an agreement with CEDBR in the amount of \$11,088 for a feasibility study to be paid from the Capital Projects Fund.

Council Member George Glover seconded the motion. Motion carried 6-2.

**13. DISCUSS AND CONSIDER 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 (STREET AND WATER - WHITSON WAY).**

City Administrator Sean Fox stated a Petition was filed with the City Clerk proposing extending Whitson Way. He stated the petition is signed by the owners of record of more than one-half of the area liable for assessment for the proposed improvements and therefore, the Petitioners requested that such improvements be made without notice and hearing as required by K.S.A. 12-6a01 et seq. Mr. Fox outlined the improvements. He stated the estimated or probable cost of the proposed Improvements is: \$4,876,000 and include a pro rata increase rate of 1 percent per month from and after the date of adoption of this resolution authorizing the "Improvements."

Council Member Ben Saucedo stated his concern with the parcels associated with the area having delinquent special assessments already. Mr. Saucedo asked if this project would be compounding the issue of the delinquent taxes. Mr. Fox addressed Mr. Saucedo's concern.

A discussion ensued.

Council Member Tom Jones moved to approve Resolution 1109-2022 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 subject to letter of credit (Street and Water - Whitson Way)

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

**12. DISCUSS AND CONSIDER UPDATED RESOLUTION(S) DETERMINING THE ADVISABILITY OF WATER DISTRIBUTION, SANITARY SEWER AND PAVING IMPROVEMENTS (PRATHER ADDITION).**

City Administrator Sean Fox stated petitions for water distribution, sanitary sewer and paving improvements were filed with the City Clerk and approved by the Council in August 2020. He stated all were signed by the owners of record of more than one-half of the area liable for assessment for the proposed improvements and therefore, the request was approved without notice and hearing as required by K.S.A. 12-6a01 et seq. Mr. Fox stated since August, the Developer has contracted to make said improvements, but the estimate(s) came in higher than the originally approved. Mr. Fox stated updated petitions reflecting the amended costs were included in the Council packet.

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Council Member Tom Jones moved to accept the increased costs and approve Resolution #1110-2022, #1111-2022 and #1112-2022, resolutions 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.

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

### **13. DISCUSS AND CONSIDER APPROVAL OF REPAIRS TO THE MAIN LIFT STATION COMPONENTS.**

Public Works Director Simon Wiley stated Council approved a contract with Huber Technologies to make repairs and improvements to the main lift station in August of 2021. He stated during replacement of a new gearbox and brushes for the trash screw in the wet-well, additional damage to the screen body was discovered that was not included in the original contract.

Mr. Wiley stated repairing the additional damage requires a coordinated effort with multiple contractors, blocking the incoming flow, pumping out the wastewater, vacuuming and cleaning the wet-well and replacing the damaged screen body and installing new brushes on the trash screw itself. He stated the costs per vendor with a total cost of \$36,989.92.

Council Member Ben Saucedo moved to approve the quote from Mayer Specialties in the amount of \$7,200, Hickman Environmental Services in the amount of \$2,500, Mobile Mini in the amount of \$2,843.40, and Huber Technologies in the amount of \$24,446.52 for a total cost not to exceed \$36,989.92 for repairs to the main lift station to be paid out of the Utility Fund - Sewer Department.

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

### **GOVERNING BODY REMARKS**

Council Member Ben Saucedo reminded everyone to set their clocks forward for daylight savings time. He stated he was thankful for living in our country and the freedoms we as citizens have.

Council Member George Glover stated the low-income energy assistance program application deadline is March 31<sup>st</sup>. He stated those who need help with their gas or electric bill can apply. Mr. Glover stated the emergency water assistance program is available to those having difficulty with their utilities.

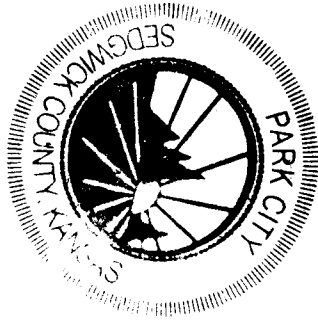
Council Member Charley Davidson stated he is excited for baseball to start in Hap McLean park. He asked for continued prayers for the conflict in Ukraine.

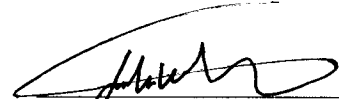
### **ADJOURN**

Council Member Tom Jones moved to Adjourn the meeting at 8:05 pm.

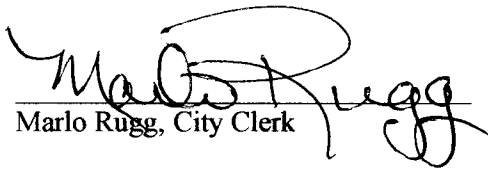
Council Member Ben Saucedo seconded the motion. Motion carried 8-0.

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John Lehnherr, Mayor

Attest:

  
Marlo Rugg, City Clerk

The foregoing minutes were considered at the March 22, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 7-0.