

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
May 9, 2023**

**ROLL CALL**

The following were present: Council Members Charles Schwanke, Tom Jones, George Capps, Brandi Baily, and Jim Schroeder. Council members : Charley Davidson, George Glover, and Ben Saucedo were absent

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

**VISITORS**

Ark Valley News  
Troy Hill  
Morris Perkins  
Pay Lyon  
Amy Laham  
George Laham  
Uri Clinton  
Ryan Sultz

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Mike Ferrel gave the invocation and Council Member Charles Schwanke led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor John Lehnerr suggested removing item #8 and adding item #11 an executive session to discuss matters relating to the CCUA.

Council Member Brandi Baily moved to approve the agenda with omission of item #8 and the addition of item #11 an executive session to discuss matters relating to the CCUA.

Council Member Jim Schroeder seconded the motion. Motion carried 5-0.

**AWARDS AND/OR PRESENTATIONS**

Assistant City Administrator/Human Resources Manager Dana Walden presented the promotion of Sergeant Goodall to the rank of Senior Sergeant. Ms. Walden stated that Sergeant Goodall was hired in 2003 by the Park City Police Department and served the city for twenty years.

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Assistant City Administrator/Human Resources Manager Dana Walden read the National Police Week and National Peace Officer's Memorial Day Proclamation.

Assistant City Administrator/Human Resources Manager Dana Walden read the National Public Works Week Proclamation.

### **PUBLIC FORUM**

Morris Perkins addressed the Council on the status of Hartman Arena. Mr. Perkins questioned the authorization of transient guest tax fund to Hartman Arena. Mayor John Lehnherr stated the City does not pay for the event until after it has already happened.

### **STAFF REPORTS**

Senior Center Director Madison Shriner gave a brief report on the Senior Center. She stated the van that was ordered two years ago is available now and it should be in the City's possession soon. Ms. Shriner stated the Senior Center has over three hundred active members. Ms. Shriner reported on the various activities happening at the Senior Center.

### **CONSENT AGENDA**

1. **Minutes of April 25, 2023 Regular Meeting.**
2. **Appropriations 1007-2023 with Addendums**
3. **Approval of two Change Orders for Pearson Construction and 69th Street paving.**
4. **Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Community Relations Board 4th of July 2023 Events, \$5,500; (2) Park City Rangers Baseball, 1,200; (3) Hartman Arena, Summer Concert Series, \$18,000; (4) Hartman Arena, Jehovah's Witness Event, \$9,000; and (5) NCRA Racing Series, \$4,200.**

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

Council Member Brandi Baily seconded the motion. Motion carried 5-0.

### **NEW BUSINESS**

5. **Z-2023-02 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE I-1 LIGHT INDUSTRIAL DISTRICT TO THE E-1 ENTERTAINMENT DISTRICT., LOCATED APPROXIMATELY ONE-QUARTER MILE NORTH OF 77TH STREET NORTH BETWEEN NORTH BROADWAY AVENUE AND I-135 HIGHWAY.**

Zoning Administrator Russ Ewy stated PCE, LLC (George Laham) and the City of Park City, the owners of the subject property, are requesting approval of a change of zoning on the subject property. He stated the subject property is currently zoned "I-1" Light Industrial District and remains undeveloped. Mr. Ewy

stated this application is associated with a request to the Board of Zoning Appeals for a Conditional Use to allow a Casino and Historic Horse Racing use.

Mr. Ewy stated the site is surrounded by properties to the south, east and west also zoned “I-1” Light Industrial and developed with various industrial uses. He stated lots to the east along the interstate frontage, owned by PCE, LLC, remain undeveloped. Mr. Ewy stated Hartman Arena is located to the north and zoned “E-1” Entertainment District. He stated the portion of the application area owned by the city is a reserve used to accommodate the larger development’s drainage and will remain unchanged unless a vacation case is filed for consideration.

Council Member Brandi Baily moved to an ordinance to approve the zone change as presented.

Council Member Jim Schroeder seconded the motion.

**Roll Call**

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

**6. Z-2023-01 - DISCUSS AND CONSIDER APPROVAL OF A PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM THE RR RURAL RESIDENTIAL DISTRICT (SEDGWICK COUNTY) TO THE R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT, LOCATED APPROXIMATELY ONE-HALF MILE SOUTH OF 93RD STREET NORTH AND EAST OF NORTH BROADWAY AVENUE (9056 N BROADWAY AVE.).**

Zoning Administrator Russ Ewy stated Murdock Properties, LLC, the owner of the subject property, is requesting approval for a change of zoning on the subject property. He stated the property is currently zoned “RR” Rural Residential, a county designation, and was recently annexed into the city. Mr. Ewy stated upon annexation, the property is required to be rezoned to comply with the Park City Zoning Regulations.

Mr. Ewy stated the southern one acre of the annexed property under consideration is included as part of the proposed “Briarbrook Addition,” a mixed-use residential development with single-family and two-family homesites. He stated the subject property was previously developed with a single-family home but is now vacant. Mr. Ewy stated properties adjacent to the west are within the City of Valley Center and developed with large-lot single-family homes and agricultural uses. He stated the Saddlebrook neighborhood, zoned “R-2” Single-Family Residential, is located south of the existing hedgerow and developed with urban density residential uses. Mr. Ewy stated the property to the north and east is within Park City, is also zoned “R-2” Single-Family Residential and remains used for agricultural purposes. Approve the zone change as presented.

Council Member Brandi Baily moved to an ordinance to approve the zone change as presented.

Council Member Charles Schwanke seconded the motion.

**Roll Call**

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

**7. DISCUSS AND CONSIDER THE PURCHASE OF THREE TRAILERS**

Public Works Director Jean Estep stated Staff received quotes from MCT Trailer Sales and Horsh Trailer Sales. She stated MCT Trailer Sales has a lower combined price and has a high enough payload to carry equipment. Ms. Estep stated Horsh Trailer Sales has a higher quote and could not accommodate the needed payload for the skid steer. She stated Staff requests to purchase two dump trailers and one implement trailer from MCT Trailer Sales.

Council Member Tom Jones moved to approve the purchase of three trailers from MCT Trailers in the amount of \$29,300 to be paid from Street and Park funds.

Council Member Charles Schwanke seconded the motion. Motion carried 5-0.

**8. DISCUSS AND CONSIDER APPROVAL OF TEMPORARY TAX AND TAG OFFICE**

This agenda item was omitted from the agenda.

**9. RECEIVE A BUDGET FOR PROPOSED MEDIA SERVICES RELATED TO THE AUGUST 1ST SALES TAX REFERENDUM/ELECTION.**

City Administrator Sean Fox stated a budget of proposed media services/options Council may want to consider for the Sales Tax referendum/election on August 1<sup>st</sup> was included in the Council packet. He stated all options listed are not or may not be required and adequate time throughout the process will be available to choose which options to employ. He stated the only time sensitive items are those highlighted in red due to timeliness or longer lead time.

A discussion ensued.

Morris Perkins addressed the Council on this agenda item. He stated he opposed a City sales tax. Mr. Perkins asked the Council to give both sides of the issue when politicizing the issue.

Council Member Brandi Baily moved to approve the public information logo for the week of May 8<sup>th</sup> for \$850, public information website for the week of May 22<sup>nd</sup> for \$6,500, and public information video shoot the week of May 22<sup>nd</sup> produced week of May 29<sup>th</sup> for \$8,000 to \$9,000.

Council Member Jim Schroeder seconded the motion. Motion carried 5-0.

**10. DISCUSS AND CONSIDER DRAFT PARK CENTRE MASTER (SITE) PLAN.**

City Administrator Sean Fox stated representatives from Professional Engineering Consultants (PEC) and Lange Associates were available to present and receive feedback on the latest draft/proposed Park Centre Master (Site) Plan.

Lange Associates and Professional Engineering Consultants’ representatives addressed the Council on some of the specifics of the site plan. They answered any questions Council had and received direction from Council moving forward.

Park City Resident Pat Lyon expressed her concerns on the new development of the downtown district. Ms. Lyon stated she felt that her privacy would be invaded and the noise levels would be a problem. It was expressed that her concerns would be taken into consideration with the final site plan.

**11. EXECUTIVE SESSION**

Council Member Brandi Baily moved to recess into executive session for 15 minutes for consultation with the City Attorney on matters privileged under the attorney-client relationship concerning the KDHE consent order relation to the CCUA’s wastewater treatment facility with the Governing Body, City Attorney, City Administrator, and Assistant City Administrator.

Council Member Tom Jones seconded the motion. Motion carried 5-0.

Mayor John Lehnherr reconvened the Meeting at 8:36 pm with no binding action taken.

**GOVERNING BODY REPORTS**

Council Member Brandi Baily announced that the Chisholm Creek Utility Authority will have a special meeting on May 12, 2023 at 4:30 pm.

Council Member George Capps reminded everyone that the deadline for filling for City Council is June 1st.

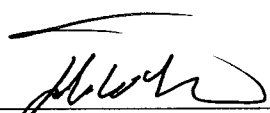
Council Member Charles Schwanke commended Sergeant Goodall for his years of service.

**ADJOURN**

Council Member Jim Schroeder moved to Adjourn the meeting at 8:36 pm.

Council Member Tom Jones seconded the motion. Motion carried 5-0.



  
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John Lehnherr, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the May 23, 2023, meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.

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