

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
May 24, 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, Chief of Police Phil Bostian, Finance Director Dee Anne Grunder, and Public Works Director Simon Wiley.

**VISITORS**

Ark Valley News

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Council Member Ben Saucedo gave the invocation and Council Member George Capps led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

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

**AWARDS AND/OR PRESENTATIONS**

**PUBLIC FORUM**

None.

**STAFF REPORTS**

City Administrator Sean Fox stated the road work at Hap McLean park was completed. He stated the road work at Jacksonville and 61<sup>st</sup> St. will be completed on June 6, 2022. Mr. Fox stated one lane remains open at 61<sup>st</sup> Street and Broadway. He stated the marquee on 61<sup>st</sup> Street would be updated in the coming week. Mr. Fox also addressed the vandalism in Hap McLean Park.

**CONSENT AGENDA**

1. Minutes of the May 10, 2022 Regular Meeting.
  2. Appropriations 985-2022 with Addendum
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3. March Financial Report
4. Approve Reappointments of Jon Seymour and Jay DiMinico to the Parks and Recreation & Tree Advisory Boards.

Council Member Brandi Baily moved to approve the Consent Agenda.

Council Member Kyle Nordick seconded the motion. Motion carried 7-0-1 (Council Member Ben Saucedo abstained.)

**NEW BUSINESS**

5. **VAC 2022-01:DISCUSS AND CONSIDER APPROVAL OF THE VACATION OF A PORTION OF THE PLATTED FRONT SETBACKS WITHIN THE IRONSTONE VILLAGE ADDITION, LOCATED SOUTH OF 69TH STREET NORTH AND WEST OF HILLSIDE AVENUE.**

Interim Planning and Zoning Administrator Russ Ewy stated Elite USA Construction, LLC, owner of the subject property, are requesting to vacate 5 feet of the platted 25-foot front-yard setback. He stated the applicants are requesting this vacation to allow a larger building envelope for this residential development.

Mr. Ewy stated the subject property is currently zoned “R-2” Single-Family Residential with development expected to begin following this vacation case. There is a total of 28 lots within the application area, and there have been no comments from utility companies or area property owners regarding this application.

Council Member Ben Saucedo moved to approve the vacation as presented.

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

6. **DISCUSS AND CONSIDER APPROVING QUOTE TO PERFORM REPAIRS TO THE MAIN LIFT STATION BACKUP GENERATOR**

Public Works Director Simon Wiley stated in March of 2022 the main lift station backup generator controller failed. He stated without the controller in operation, the generator will not turn on and operate if there is a power failure. Mr. Wiley stated this component is vital. He stated if the power were to go out, without a backup power source no notification of an issue will go out to the Public Works personnel, and it will result in a sewer backup.

Mr. Wiley stated CK Power was called in to look at the issue and has provided a quote to repair the controller for \$4,287.00. CK Power is a sole source provider and has submitted a letter proving such.

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Council Member Ben Saucedo moved to approve the quote from CK Power Kohler in the amount of \$4,287.00 for repairs to the main lift station backup generator to be paid out of the Utility Fund Sewer Department.

Council Member Charley Davidson seconded the motion.

Council Member Kyle Nordick asked Mr. Wiley if he anticipated any other repairs in the future. Mr. Wiley stated he anticipates moving some equipment and that would include the relocation or purchase of a new generator.

Motion carried 8-0.

**7. DISCUSS AND CONSIDER AN ORDINANCE AMENDING SECTION 3-702 OF THE MUNICIPAL CODE RELATING TO THE PERMIT FEE CHARGED FOR TEMPORARY PERMITS TO SELL CMB AND/OR ALCOHOLIC LIQUOR**

City Administrator Sean Fox stated the 2022 Kansas Legislature passed a bill which limits the daily fee that cities can charge for the issuance of a temporary fee allowing the sale of cereal malt beverages or alcoholic liquor. He stated that bill caps the daily fee at \$25. Mr. Fox stated City's ordinance sets the daily fee at \$100. Mr. Fox stated this ordinance reduces the daily fee to \$25 to comply with the new state law.

Council Member Charley Davidson moved to approve Ordinance # 1143-2022 an ordinance amending Section 3-702 of the Municipal Code of the City of Park City, Kansas pertaining to the permit fee for the issuance of a temporary permit by the City to sell cereal malt beverages or alcoholic liquor and repealing the original of said Section 3-702.

Council Member Tom Jones 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 |

**8. DISCUSS AND CONSIDER AN ORDINANCE AMENDING SECTIONS 15-101 AND 15-107 OF THE MUNICIPAL CODE RELATING TO THE ADOPTION OF A PUBLIC INFRASTRUCTURE FEE.**

City Administrator Sean Fox stated currently, water and sewer mains are installed by developers in order to make ready an undeveloped area for future growth or by cities looking to focus the direction of said growth. He stated when improvements are installed by the property owner or developer, the City assumes ownership and responsibility and the costs of the improvements are allocated to benefitted

owners via special assessments. Mr. Fox stated normally, when the City makes infrastructure improvements, the costs are absorbed within the utility itself.

Mr. Fox stated a goal of the City should be to connect subdivisions or areas within the City and its area of influence to the municipal system, when possible and financially feasible. He stated whether by property owner, developer or the City's Utility, future customers are benefitting without financially contributed to the installation of said mains, and it is the existing or current utility customers that are paying the costs.

Mr. Fox stated to equitably distribute the cost for installation of mains to newly platted areas, inside or out of the City limits, the proposed Ordinance enables the City Utilities to collect a Public Infrastructure Fee on a cost per square foot basis of development. He stated the developer would be responsible for the fee, which could be eligible to be passed through via special assessments. The amount of the fee can be adjusted from time to time. Mr. Fox stated initially, Staff recommends \$0.04/SF for water and \$0.06/SF for sewer.

A discussion ensued about the new fee being looked at as double charging a resident by charging them the new increased water rates plus an infrastructure fee.

Council Member Tom Jones moved to approve Ordinance #1144-2022 an ordinance amending Sections 15-101 and 15-107 of the Municipal Code of the City of Park City, Kansas, pertaining to the establishment of a public infrastructure fee and repealing the originals of said Sections 15-101 and 15-107.

Council Member Jim Schroeder seconded them 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 |

**GOVERNING BODY REMARKS**

Council Member Tom Jones made a comment about handgun regulations.

Council Member Kyle Nordick thanked the Council and Staff for their condolences.

Council Member Ben Saucedo stated thoughts and prayers are with the people in Texas. He stated his concern with pointless acts of violence.



Council Member George Glover thanked everyone who took part in the Park City Serve Day. Mr. Glover stated the Park City Fishing Derby is June 18, 2022 from 9:00 am to 11:00 am.

Council Member Charley Davidson stated that thoughts and prayers are with those in Texas that were affected by the tragedy that happened earlier in the day. Mr. Davidson thanked those who have served and are currently serving in the U.S. Military.

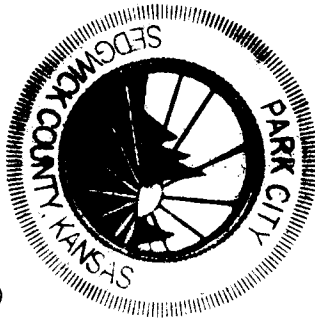
Mayor John Lehnerr stated there were 109 people that volunteered to serve on Serve Day. He stated that equated to 490 hours of service to Park City residents. Mr. Lehnerr stated Home Depot, Midwest Scrap and Park City Pizza Hut also made some donations.

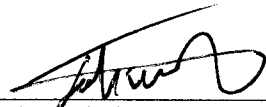
Council Member George Capps thanked his grandson for serving in the U.S. Marine Corps. Mr. Capps stated his grandson had just retired from the U.S. Marine Corps.

**ADJOURN**

Council Member Ben Saucedo moved to Adjourn the meeting at 7:35 pm.

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



  
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John Lehnerr, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the June 14, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 6-1.