

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
June 27, 2023
REGULAR MEETING**

ROLL CALL

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

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

VISITORS

Ark Valley News
Terry Ford
Amy Leiban
Ryan Soultz
George Laham

Nancy Mottola
Rulie Saudder
Troy Hill
Uri Clinton

MEETING CALLED TO ORDER

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Johnny Whitmore gave the invocation and Mayor John Lehnerr led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Jim Schroeder moved to approve the agenda with item #17 added.

Council Member Brandi Baily seconded the motion. Motion carried 6-0.

AWARDS AND/OR PRESENTATIONS

None.

PUBLIC FORUM

None.

STAFF REPORTS

City Administrator Sean Fox stated the City received a total of three submissions for the complete water meter replacement in the City. He stated the selection committee met and ranked all three. He stated the

committee’s recommendation will be presented at the next meeting. Mr. Fox stated the Parks Master Plan committee put out a survey for Park City residents to weigh in on their desires for Park City parks. Mr. Fox gave an update on the stormwater fee study.

CONSENT AGENDA

- 1. **Minutes of May 23, 2023 Special Meeting.**
- 2. **Minutes of June 6, 2023 Special Meeting.**
- 3. **Appropriations 1010-2023 with Addendums**
- 4. **May Financial Report**
- 5. **Approval of Estimate for Meter Installs - Barr Estates**
- 6. **Consider Agreement with Noel Lawn Care for Mowing Services Related to Code Violations Tall Weeds and Grass**

Council Member Ben Saucedo moved to approve the consent agenda as presented.

Council Member Tom Jones seconded the motion. Motion carried 6-0.

NEW BUSINESS

- 7. **HOLD A PUBLIC HEARING AND CONSIDER APPROVAL OF ORDINANCE LEVYING SPECIAL ASSESSMENT FOR IMPROVEMENTS IN THE IRONSTONE VILLAGE ADDITION, HIGH RIDGE 2ND ADDITIONS, AND PRAIRIE HILLS ADDITION PHASE 6.**

Larry Kleeman with Ranson Financial went through the process levying special assessments.

PUBLIC HEARING: Mayor John Lehnherr opened the public at 7:15 pm. No one came forward to speak. Mr. Lehnherr closed the public hearing at 7:15 pm.

Council Member Ben Saucedo moved to approve Ordinance # 1169 - 2023 an ordinance levying special assessments on certain property to pay the costs of internal improvements in the City of Park City, Kansas, as previously authorized by resolution Nos. 1053-2020, 1051-2020, 1052 -2020, 1062-2021, and 1061-2021 of the city; and providing for the collection of such special assessments.

Council Member Jim Schroeder seconded the motion.

Roll Call

Council Member Charley Davidson	Absent	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 Charles Schwanke	Absent	Council Member Jim Schroeder	Yes

- 8. **DISCUSS AND CONSIDER APPROVING A SPECIAL PERMIT FOR FIREWORKS DISPLAY AT 81 SPEEDWAY ON JULY 8TH.**

City Administrator Sean Fox stated 81 Speedway has made a request to have a fireworks display as part of their scheduled event on July 8th. He stated Section 7-207 of the Municipal Code allows for special permits for fireworks displays to be issued by the Governing Body. Mr. Fox stated a representative from 81 Speedway was present to answer any questions.

Council Member Ben Saucedo moved to approve a special permit for fireworks display at 81 Speedway on July 8, 2023.

Council Member Tom Jones seconded the motion. Motion carried 6-0.

9. DISCUSS AND CONSIDER ADOPTING A RESOLUTION AND/OR LETTER OF SUPPORT FOR A HISTORIC HORSE RACING FACILITY

City Administrator Sean Fox stated in May 2023, Council received presentations from two applicants, that submitted an application to the Kansas Racing and Gaming Commission (KRGC), for an Organizational License to operate a Historical Horse Racing facility in Sedgwick County, Kansas.

Mr. Fox stated since then, Staff has received a request from both to have the Council consider adopting a Resolution, endorsing their application. He stated in addition, one applicant has requested Council's support in issuing a letter of support that can be provided to the KRGC.

A Mulvane Council Member and business owner came forward to speak about the impact of the Boyd Gaming casino in the Mulvane community.

Jeff Longwell spoke on behalf of GC Charities. Mr. Longwell stated GC Charities is happy to be in Park City and they are making a huge commitment to the City. He introduced chairman Pete Mietzner who was on the support team. He stated the HHR facility would be over a hundred and thirty three thousand square feet of completely renovated Class A space. Mr. Longwell went on to detail the amenities the facility would have. Mr. Longwell requested the endorsement of the Council regarding their project.

A discussion ensued.

George Laham with Laham Development spoke to council about the project. He stated a hotel was in the works as well.

Yuri Clinton with Boyd Gaming addressed the Council on two points. He stated the first point was a hotel. He stated it is their intention to build a hotel as well. Mr. Clinton also addressed the tax point stating that Boyd Gaming has paid 3.5 million dollars unprotest rights. He stated Boyd Gaming has protested the amount above that. Mr. Clinton stated the economic impact their facility would have on the City of Park City. He requested a resolution of support.

Council Member Brandi Baily moved to approve a resolution of support for Ruffin, endorsing their application to the Kansas Racing & Gaming Commission for the development and operation of a historical horseracing machine facility in the City of Park City, Sedgwick county, Kansas.

A discussion ensued.

Motion carried 4-2 (Council Members Tom Jones and George Glover voting nay)

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

City Administrator Sean Fox stated due to scheduling conflicts, a representative from PEC could not be at the meeting. However, an associate from Lange Real Estate was present to show Council the latest site plan. He stated it was the intension to create the housing density for other retail businesses to flourish. Mr. Fox went on to describe the master site plan in detail.

A discussion ensued.

Council Member Ben Saucedo moved to approve draft of the Master Plan.

Council Member George Capps seconded the motion. Motion carried 6-0.

11. DISCUSS AND CONSIDER APPROVAL OF BID FROM ANDALE CONSTRUCTION FOR WATER AND PAVING IMPROVEMENTS FOR AIR CAPITOL INDUSTRIAL PARK 5TH ADDITION.

City Administrator Sean Fox stated Air Capitol Industrial Park 5th Addition is located on the south side of 61st Street west of Prospect Road. He stated in May, petitions for water, stormwater drainage and paving improvements were submitted and approved by Council.

Mr. Fox stated a bid opening was conducted on June 21st, with just one company submitting a bid. Andale Construction's combined bid of \$561,942.56 was below the Engineer's estimate of \$590,620. He stated a copy of the bid tabulation was included in the Council's packet.

Council Member Ben Saucedo moved to approve the bid tabulation and authorize the Mayor to finalize and execute a contract with Andale Construction in an amount not to exceed \$561,942.56, to be paid out of the Capital Projects Fund.

Council Member George Glover seconded the motion. Motion carried 6-0.

12. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF PAVING IMPROVEMENTS (I-135 ARENA ADDITION).

City Administrator Sean Fox stated The attached Petition was filed with the City Clerk proposing paving improvements to I-135 Arena Addition. He stated the petition was 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.

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 stated the “Improvements” include extension/connection of Hartman Arena Drive, 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.

Mr. Fox stated the estimated or probable cost of the proposed Improvements is: \$1,086,397, 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.”

Council Member Ben Saucedo moved to approve Resolution #1158-2023 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 - I-135 Arena Addition)

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

13. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF WATER DISTRIBUTION SYSTEM IMPROVEMENTS (I-135 ARENA ADDITION).

Council Member Ben Saucedo moves to approve Resolution #1159-2023 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 Distribution System Improvements - I-135 Arena Addition)

Council Member George Glover seconded the motion. Motion carried 6-0

14. DISCUSS AND CONSIDER A RESOLUTION AUTHORIZING THE 53RD AND INTERSTATE 135 TRAFFIC SIGNALIZATION

City Administrator Sean Fox stated Charter Ordinance No. C39-2019 provides that the City may file with the governing body, a multi-year Capital Improvements Plan (CIP) for the development of the City, including public improvements, acquisition of necessary land, acquisition of equipment, vehicles and/or other personal property to be used.

Mr. Fox stated in May 2021, Council approved such a resolution, 1069-2021 authorizing and providing for payment of costs for certain improvements within the CIP. He stated upon approval of the CIP, the City is authorized to issue its general obligation bonds in an amount sufficient to carry out such Plan and associated costs, and by resolution shall specify the amount and purpose of the temporary notes &/or general obligation bonds to be issued.

Mr. Fox stated this resolution will serve as the initial authorization for the 53rd and Interstate 135 (I-135) traffic signalization with an estimated cost of \$356,660.

Council Member Brandi Bail moves to approve Resolution #1160-2023 a resolution

amending and supplementing Resolutions No. 1069 -2021 and 1081-2021 which authorized and provided for payment of the costs of certain improvements included in the multi-year Capital Improvement Plan for the City of Park City, KS.

Council Member Tom Jones seconded the motion. Motion carried 6-0.

15. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF CERTAIN INTERNAL IMPROVEMENTS IN THE CITY OF PARK CITY, KANSAS (PAVING - PRAIRIE HILLS 4th ADDITION).

City Administrator Sean Fox stated in April, Council approved Resolution #1151-2023 for the paving of Prairie Hills 4th Addition. The attached updated Petition amends the list of "Improvements" to include construction of a sidewalk along Hydraulic in addition to construction of the streets.

Mr. Fox stated the estimated or probable cost of the proposed Improvements is: \$600,000 (\$595,000 previously) 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."

Council Member Ben Saucedo moved to approve Resolution #1161-2023 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 (Paving – Prairie Hills 4th Addition) and repealing Resolution #1151-2023.

Council Member Tom Jones seconded the motion. Motion carried 6-0

16. DISCUSS AND CONSIDER BOARD APPOINTMENT FOR CHISHOLM CREEK UTILITY AUTHORITY (CCUA).

Mayor John Lehnerr stated he has had some scheduling conflicts and wanted to make sure the City always has an alternate available to attend the CCUA meetings. He stated that Council Member Ben Saucedo has expressed his interest in participating in the meetings.

Council Member Tom Jones moved to approve the appointment of Ben Saucedo to the Chisholm Creek Utility Authority Board.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

17. ACCEPT INFRASTRUCTURE IMPROVEMENTS (TURNING LANE) FOR PRATHER ADDITION A

City Administrator Sean Fox stated Petitions for construction of a turning lane were filed with the City Clerk, approved by the Council in November 2022 and updated in February 2023. He stated the Developer elected to forego the City bid process and contract directly with the contractor to make said improvements. Mr. Fox stated the construction inspection was provided by an independent engineering firm and ultimately the improvements were inspected and accepted by our Public Works Department.

Mr. Fox stated this action is authorizing the payment of an invoice related to said improvements, in an amount not to exceed the petitioned amount identified in Resolution 1145-2023. He stated payment to the Developer is subsequent to the Developer providing the required Letter(s) of Credit, an IRS Form W-9 and lien releases from each subcontractor.

Council Member Brandi Baily moved to accept the infrastructure improvement of a turning lane on 77th Street, for Prather Addition and authorize payment to the Developer for services rendered in an amount not to exceed Resolution 1145-2023.

Council Member Jim Schroeder seconded the motion. Motion carried 6-0.

GOVERNING BODY REPORTS

Council Member Brandi Baily stated she hoped that Mr. Latham would continue to consider doing business in Park City. She also stated that CCUA had a special meeting on August 29th at 4:30 at the Park City Administration building.

Council Member George Capps stated he did not file for re-election. He stated he enjoyed serving as a Council Member and thanked everyone for their patience with him.

Council Member Tom Jones stated the two HHR proposals were very good, but he just couldn't vote for it.

Council Member Ben Saucedo thanked Council Member George Capps for his service and wisdom.

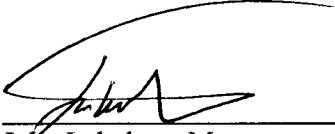
Council Member George Glover thanked everyone who attended the 14th annual fishing derby. He stated it was a great success.

ADJOURN

Council Member Ben Saucedo moved to Adjourn the meeting at 8:05 pm.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0.




John Lehnerr, Mayor

Attest:


Marlo Rugg, City Clerk

The foregoing minutes were considered at the August 8, 2023, meeting and approved with the following amendment Change Capps to Clover on agenda item #9.

The vote to approve the minutes 5-1-1.