

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
July 26, 2022**

ROLL CALL

The following were present: Council Members: Charley Davidson, George Glover, Ben Saucedo, Kyle Nordick, Tom Jones, and Brandi Baily. Council Members George Capps and Jim Schroeder was 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, City Attorney Doug Moshier, and Public Works Director Simon Wiley.

VISITORS

Ark Valley News
Terry Ford
Cyndy Bressler
Michelle Bowser
Sarder Sohel Ahmed
John Prather
Mike Logue

Sarah Pletcher
Dan Reisig
Mark Munds
Yuri Pellelel
Nora Pellelel
Jeff Stone

MEETING CALLED TO ORDER

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

APPROVAL OF AGENDA

Mayor John Lehnerr stated the July 28, 2022 minutes on the Consent Agenda needed to be corrected to June 28, 2022.

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

Council Member Charley Davidson seconded the motion. Motion carried 6-0.

AWARDS AND/OR PRESENTATIONS

PUBLIC FORUM

Jeff Stone stated his concerns with the new construction on 69th and Hydraulic St. He stated the clean up of the new construction hasn't been done. He stated the upkeep on mowing the properties is not properly being done. Mr. Stone asked Council to help with his two concerns. He stated Debbie Gunzeman came

to a meeting a month ago to complain about the dirt road on 69th street and no one as contacted her about a resolution.

STAFF REPORTS

CONSENT AGENDA

1. Minutes of the July 12, 2022 Special Meeting.
2. Minutes of the July 12, 2022 Regular Meeting.
3. Appropriations 989-2022 with Addendum.
4. June Financials

Council Member Charley Davidson moved to approve the Consent agenda as presented.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

NEW BUSINESS

5. DISCUSS AND CONSIDER LIBRARY BOARD APPOINTMENT

Mayor John Lehnherr stated the Library Board had a resignation and recommended Kim Jantz as the new appointment to the board.

Council Member Ben Saucedo moved to approve the appointment of Kim Jantz as a member of the Library Board.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

6. DISCUSS AND CONSIDER APPOINTMENT TO THE STORMWATER MANAGEMENT ADVISORY BOARD.

Mayor John Lehnherr stated Mr. Logue is willing to serve on the Stormwater Board and recommended his appointment.

Council Member Ben Saucedo moved to approve the appointment of Mike Logue as a member of the Stormwater Management Advisory Board with a term expiring in 2024.

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

7. DISCUSS AND CONSIDER ECONOMIC INCENTIVE FOR K & M TIRE, INC.

Sarah Steele with Gilmore & Bell, P.C. stated K & M Tire requested an economic incentive through industrial revenue bonds. She stated the business is building a new facility in Park City. She stated the project will cost approximately \$11,500,000. Ms. Steele stated the City will need to consider a resolution of intent of the city to issue the bonds.

Mayor John Lehnherr opened the public hearing at 7:11 pm. No one spoke during the hearing. Mr. Lehnherr closed the hearing at 7:12 pm.

Council Member Ben Saucedo moved to approve Resolution #1125-2022 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 acquisition, construction and equipping of a commercial facility to be located in the City, and authorizing execution of related documents.

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

8. DISCUSS AND CONSIDER ECONOMIC INCENTIVE FOR MUNDS PROPERTIES LLC.

Sarah Steele with Gilmore & Bell, P.C. stated Munds Properties intend to construct a new facility in Park City. She stated the estimated cost is \$5 million. Ms. Steele stated the businesses that will operate out of the facility will relate to trucking and oil and gas.

Mayor John Lehnherr opened the public hearing at 7:14 pm. No one spoke at the hearing. Mr. Lehnherr closed the hearing at 7:14 pm.

Council Member Charley Davidson moved to approve Resolution #1126-2022 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 acquisition, construction and equipping of a commercial facility to be located in the City, and authorizing execution of related documents.

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

9. DISCUSS AND CONSIDER AN ORDINANCE AUTHORIZING TAXABLE INDUSTRIAL REVENUE BONDS TO SOUTHERN GLAZER'S WINE AND SPIRITS)

Sarah Steele with Gilmore & Bell, P.C. stated the ordinance will authorize the issuance of industrial revenue bonds to Southern Glazer's Wine and Spirits. She stated this will grant them property tax exemption.

Council Member Ben Saucedo moved to approve Ordinance #1149-2022 and ordinance authorizing the City of Park City Kansas to issue its Taxable Industrial Revenue Bonds, Series 2022 (Southern Glazer's Wine and Spirits) for the purpose of paying the costs of the acquisition, construction and equipping a commercial facility: and authorizing certain other documents and actions in connection therewith.

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	Absent
Council Member Ben Saucedo	Yes	Council Member Brandi Baily	Yes
Council Member Kyle Nordick	Yes	Council Member Jim Schroeder	Absent

10. RECEIVE A PRESENTATION ON STORMWATER DRAINAGE FOR PORTIONS OF WYNDHAM CREEK SUBDIVISION

City Administrator Sean Fox stated in May of 2020, the City was contacted by Cyndy Bressler, the President of the Wyndham Creek HOA, expressing drainage concerns for 4681 N. Briargate Ct. He stated Staff met with her, the owner of 4681 N. Briargate as well as other residents that lived along Steeds Crossing.

Mr. Fox stated it appeared the homeowner's concerns were three-fold; 1) the amount of stormwater drainage flow through their property, 2) that fact that it was originally designed to flow/perform that way and 3) the improper grading on most of the yards which directs flow towards the middle of their backyard versus the rear of the property. He stated the residents stated the stormwater drainage problem is caused by a ditch, that has been filled in, in front of Country Park Apartments along 45th Street.

Mr. Fox stated Staff had met with some or all of the affected homeowners' numerous times over the past two years to offer viable alternatives, but the residents feel the City is responsible and should be liable to rectify the situation.

Mr. Fox gave a slide presentation on the history of the Wyndham Creek subdivision development.

Mr. Harold Bowser, a resident of Wyndham Creek, came before Council with a presentation and a resolution to the drainage problem.

Council Member Kyle Nordick moved to allow Mr. Bower to speak for five more minutes.

Council Member Charley Davidson seconded the motion. Motion carried 6-0.

A discussion ensued. Council found that the City had no legal obligation to remedy the drainage problem.

Council Member Kyle Nordick moved to receive and file and take no action.

Council Member Ben Saucedo seconded the motion. Motion carried 5-1 (Tom Jones voted nay)

11. DISCUSS AND CONSIDER APPROVING AND ALLOWING THE MAYOR TO ENTER INTO CONTRACT TO RELOCATE A CONFLICTING WATERLINE AT 61ST AND BROADWAY.

Public Works Director Simon Wiley stated during the construction of the new roundabout at the intersection of 61st Street and Broadway, there was a waterline that was discovered not to be where thought. He stated this waterline will need to be relocated to allow room for drainage improvements.

Mr. Wiley stated bids were sent to five contractors within the local area that perform this type of work. Two bids were received. He stated the lowest bid came from Apex Excavation in the amount of \$25,625.00.

Council Member Ben Saucedo moved to approve and authorize the Mayor to execute a contract with Apex Excavation, LLC to relocate a waterline at 61st and Broadway to be paid out of the Utility Fund Water Department.

Council Member Kyle Nordick seconded the motion. Motion carried 6-0.

GOVERNING BODY REMARKS

Council Member Tom Jones stated the drainage issue previously talked about in the meeting is nothing inconsistent with the drainage issues through the older part of town.

Council Member Kyle Nordick thanked staff for their preparation on the meeting. He thanked Mr. Miller for his time.

Council Member Ben Saucedo stated he appreciated residents coming to the meeting and addressing City Council. Mr. Saucedo asked staff to verify the maintenance of some of the ditches within the City. Mr. Saucedo reminded everyone to vote on August 2, 2022. He stated early voting would begin on July 28, 2022.

Council Member George Glover stated he has received some concerns about water bills going up. He stated the Emergency Water Assistance Program can help with water bills. Mr. Glover stated the program can be accessed on the Department of Children and Families website.

Council Member Charley Davidson stated appreciated the residents coming to speak to Council. Mr. Davidson encouraged everyone to get out and vote.

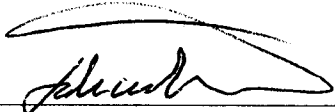
Mayor John Lehnerr commended the Park City BMX for all their hard work done on the track. He stated there would be a CCUA meeting on August 28, 2022.

ADJOURN

Council Member Ben Saucedo moved to Adjourn the meeting at 8:33 pm.

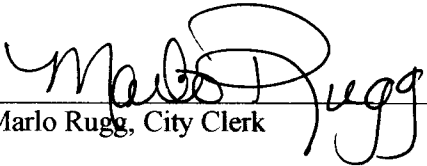
Council Member Tom Jones seconded the motion. Motion carried 6-0.





John Lehnherr, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the August 9, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.