

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
August 8, 2023
REGULAR MEETING**

ROLL CALL

The following were present: Council Members Charley Davidson, George Glover, Ben Saucedo, Tom Jones, Charles Schwanke, Brandi Baily, and George Capps. Council Member Jim Schroeder was 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
Troy Hill
Jeff Stone
Bob Darnell
Sean Miller

MEETING CALLED TO ORDER

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Bob Darnell gave the invocation and Council Member Tom Jones led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Charley Davidson moved to approve the agenda as presented

Council Member George Glover seconded the motion. Motion carried 7-0.

AWARDS AND/OR PRESENTATIONS

Sedgwick County Commissioner Ryan Baty gave a brief overview of the 2024 Sedgwick County budget. Mr. Baty stated the goals of the County for the upcoming year. Mr. Baty entertained questions from the Council about the 2024 budget.

Valley Center Superintendent Greg Lehr spoke to Council about the upcoming bond election. He stated the seventy-three million nine hundred thousand dollar bond issue would help with the growth in the school district. Mr. Lehr explained how the bond would affect the homeowner.

PUBLIC FORUM

None.

STAFF REPORTS

City Administrator Sean Fox stated the referendum for the sales tax passed by a sixteen point margin. He stated the next step in the process is for the results to be canvassed or certified by the Sedgwick County Board of Commissioners. Mr. Fox stated an ordinance will then need to be approved by Council at the August 22nd meeting and submitted to the Kansas Department of Revenue by October 1st. He stated the new sales tax rate will take effect beginning January 1, 2024. Mr. Fox gave an update on construction going on around the City. Mr. Fox commended the public works staff for refreshing the landscaping around the City Administration Building. Mr. Fox also commended the Finance department on their rating call going from stable to positive. Mr. Fox reported the monument sign on 61st Street and I-135 was hit again.

CONSENT AGENDA

4. **Minutes of June 27, 2023 Regular Meeting.**
5. **Minutes of July 11, 2023 Special Meeting.**
6. **Minutes of July 11, 2023 Regular Meeting.**
7. **Appropriations 1013-2023 with Addendums**
8. **Approve renewal of agreement for social media marketing and communications services with Helmick Media & Logistics, LLC.**

Council Member George Capps asked that the minutes for June 27th be corrected pertaining to the voting for the HHR casino.

Council Member Brandi Baily moved to approve the consent agenda with the changes. Council Member Charley Davidson seconded the motion. Motion carried 5-1-1 (Council Member George Glover voted nay and Council Member Ben Saucedo abstained.)

NEW BUSINESS

6. **HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF RESOLUTION LEVYING ASSESSMENTS FOR DELINQUENT STORMWATER FEES**

City Clerk Marlo Rugg stated Resolution No. 990-2018, adopted by the Council in April 2018 to establish stormwater fees, provides authorization to assess delinquent stormwater fees to properties. She stated unpaid amounts that have been billed in the last 60 days have been excluded. Ms. Rugg stated documents initiating the special assessment process for delinquent stormwater fees are included in the packet. She stated letters providing notice of the public hearing were mailed to property owners on July 26, 2023, and they were given until August 8, 2023 to pay the delinquent amount to avoid assessment to the property.

Mayor John Lehnherr opened the public hearing at 7:50 pm. No one spoke at the public hearing. Mr. Lehnherr closed the public hearing at 7:50 pm.

Council Member Ben Saucedo moved to approve Resolution #1164-2023, a resolution approving the report from the City Clerk identifying delinquent stormwater fees to be certified to the County Clerk as assessments against the related real property; all as provided for in Charter Ordinance No. 37-2015.

Council Member George Glover seconded the motion. Motion carried 7-0.

7. HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF RESOLUTION LEVYING ASSESSMENTS FOR DELIQUENT RECYCLING AND TRASH FEES

City Clerk Marlo Rugg stated K.S.A. 65-3410 allows cities to assess delinquent recycling and trash fees to properties, excluding any unpaid amounts that have been billed in the last 60 days. She stated a list of the proposed amounts to be assessed to properties is included in the Council's packet. Ms. Rugg stated the Statute requires holding a public hearing to hear any objections or protests, letters will also be mailed to the property owners at least ten days prior to the hearing date to notify them of the date, time, and place of the hearing. She stated letters providing notice of the public hearing were mailed to property owners on July 26, 2023, and they were given until August 8, 2023 to pay the delinquent amount to avoid assessment to the property.

Mayor John Lehnherr opened the public hearing at 7:52 pm. No one spoke at the public hearing. Mr. Lehnherr closed the public hearing at 7:52 pm.

Council Member Ben Saucedo moved to approve Resolution #1165-2023, a resolution approving the report from the City Clerk identifying delinquent trash collection and recycling fees to be certified to the County Clerk as assessments against the related real property; all as provided for in Section 15-606 of the City Code and K.S.A. 65-3410.

Council Member Tome Jones seconded the motion. Motion carried 7-0.

8. CONSIDER APPROVAL OF THE 2024 LAND BANK BUDGET

Finance Director Dee Anne Grunder stated KSA 12-5903(b) requires that the governing body review and approve the Land Bank budget before it can be adopted by the Land Bank Board of Trustees. She stated the total expenditure amount published was \$306,000, as reflected on the Notice provided to Council during the July 25, 2023 Budget Work Session. Ms. Grunder stated the Land Bank budget and Notice of Hearing were included in the agenda packet.

Council Member Charley Davidson moved to approve the 2024 Park City, Kansas, Land Bank budget in the amount of \$306,000.

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

RECESS

**CITY OF PARK CITY, KANSAS LAND BANK COUNCIL
CHAMBERS - 1941 E. 61ST STREET NORTH
AUGUST 8, 2023**

Board Chairperson John Lehnherr called the meeting to order.

I. CONSIDER HOLDING A PUBLIC HEARING AND ADOPTION OF THE 2024 LAND BANK BUDGET

Finance Director Dee Anne Grunder stated the Notice of Budget Hearing for the Land Bank was published in the Ark Valley News on July 27, 2023, and also placed on the City of Park City's website. She stated the total expenditure amount published was \$306,000, as reflected on the Notice of Hearing provided to Council during the July 25, 2023 Budget Work Session.

Board Chairperson John Lehnherr opened the public hearing at 7:56 pm. No one came forward to speak. Mr. Lehnherr closed the public hearing at 7:56 pm.

Board Member Brandi Baily moved to approve adoption of the 2024 Park City, Kansas, Land Bank budget in the amount of \$306,000.

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

Adjourn

RECONVENE

NEW BUSINESS CONTINUED

9. DISCUSS AND CONSIDER A MILL LEVY ADJUSTMENT.

Mayor John Lehnherr opened the discussion on decreasing the mill levy. Each Council Member gave their whether or not to decrease the mill levy and by how much. A discussion ensued.

Council Member Ben Saucedo moved to decrease the General Fund estimated mill levy by .5 mills for the 2024 budget.

Council Member Charley Davidson seconded the motion. Motion carried 7-0.

10. DISCUSS AND CONSIDER ADOPTION OF THE PARKS MASTER PLAN.

Hank Myers and Leon Younger with Confluence gave a presentation to the Council on the Parks Master Plan. Their presentation included demographics/trends, benchmarks, facility recommendations, programming recommendations, an organization chart, and funding resources. The gentleman answered any questions Council had.

Council Member Ben Saucedo moved to approve the Parks Master Plan.

Council Member Tom Jones seconded the motion. Motion carried 7-0.

11. PRESENTATION OF STORMWATER ERU STUDY BY WILSON & CO.

Public Works Director Jeana Estep stated Wilson & Company has been working on the Stormwater Master Plan and part of the plan is determining a revenue scenario that best supports the initiatives of the Stormwater Master Plan. She stated on August 1, 2023 the Stormwater Committee voted to approve a recommendation to Council on their preferred revenue scenario. Ms. Estep stated the Stormwater Committee is recommending revenue scenario number 3 and the Chairperson will be present to answer any questions after Wilson & Company presents and explains all scenarios.

Charles Loughman with Wilson & Company stated he would be going through some goals of the implementation plan, present their findings during the capital improvement process of developing the specific projects, and the program expenses. He stated he would explain each revenue scenario in detail so that Council could make an educated decision on how to move forward.

Chairman of the Stormwater Board Kyle Lang stated why the board was in support of scenario #3. He stated the board felt it was important for citizens to see some sort of return on the increased rates.

A discussion ensued.

Council Member Tom Jones moved to support the Stormwater Committee's recommendation on preferred ERU scenario #3.

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

12. DISCUSS AND CONSIDER APPROVAL OF BID FROM APAC CONSTRUCTION FOR PAVING IMPROVEMENTS FOR WEST PARK VIEW

Public Works Director Jeana Estep stated a bid opening was conducted on August 1, 2023. She stated a total of two bids were received for the original concept of Full Depth Reclamation (FDR) with a 2" overlay as well as two alternate bids. Ms. Estep stated the alternate bids were for the same FDR process but with a 4" overlay (Alternate #1) or a full reconstruction with a 5" base and a 5" pavement (Alternate #2). She stated all bids and alternates exceeded the engineer's estimate. However, staff believes Alternate Bid #1 is the best solution with a total not to exceed \$609,030.00.

Council Member Ben Saucedo moved to approve the alternate bid #1 tabulation and authorize the Mayor to finalize and execute a contract with APAC Construction in an amount not to exceed \$609,030.00 to be paid from the Special Streets and Highway Fund.

Council Member Charles Schwanke seconded the motion. Motion carried 7-0.

12. DISCUSS AND CONSIDER APPROVAL OF A CONTRACT WITH ENTERPRISE FLEET MANAGEMENT FOR THREE 2023 FORD F-150 PUBLIC WORKS VEHICLES

No action was taken.

14. DISCUSS AND CONSIDER AUTHORIZING NEW STAFF POSITIONS FOR POLICE AND INFORMATION TECHNOLOGY

Police Chief Phil Bostian stated at the July 25th budget workshop, staff presented a proposal for additional staff positions in the Police Department and Information Technology. He stated his request for the council's official authorization to add five positions which include two police officers, one detective, one administrative assistant/police records, and one information technology assistant.

Council Member Ben Saucedo moved to approve five positions for the Police Department: (2) Police Officers (patrol), (1) Detective, (1) Administrative Assistant/Police Records, and (1) Information Technology Assistant.

Council Member Charley Davidson seconded the motion. Motion carried 7-0.

GOVERNING BODY REPORTS

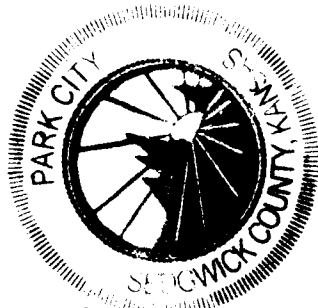
Council Member Charles Schwanke stated he appreciated Council Member George Capps' knowledge and his years of service.

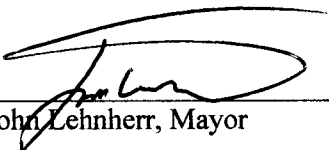
Council Member Ben Saucedo stated he understands who he works for and that the citizens of Park City put their faith and trust in him at the ballot box every four years.

ADJOURN

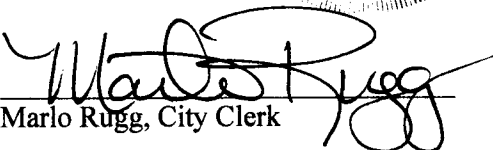
Council Member Ben Saucedo moved to Adjourn the meeting at 9:47 pm.

Council Member Charley Davidson seconded the motion. Motion carried 7-0.




John Lehnherr, Mayor

Attest:


Marlo Rugg, City Clerk

The foregoing minutes were considered at the September 12, 2023, meeting and approved with the following amendment None.

The vote to approve the minutes 6-0.