

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
August 9, 2022**

ROLL CALL

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

VISITORS

Ark Valley News
Terry Ford
Rev. Bob Darnell

MEETING CALLED TO ORDER

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

APPROVAL OF AGENDA

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

Council Member Ben Saucedo seconded the motion. Motion carried 8-0.

AWARDS AND/OR PRESENTATIONS

PUBLIC FORUM

None.

STAFF REPORTS

City Administrator Sean Fox stated the League of Kansas annual conference would be held October 8th through October 10th. Mr. Fox stated if any one of the Governing Body would like to attend to let staff know. Mr. Fox stated the pickleball courts were complete. Mr. Fox gave an update on the traffic light at 53rd Street and I-135. He stated the construction at 61st Street and Broadway revealed a manhole that needs to be relocated. Mr. Fox stated the request for proposal for the parks master plan was sent out and only one agency responded. He stated that proposal will be brought back to Council at the next meeting. Mr. Fox also gave an update on the house on Fairchild.

Finance Director Dee Anne Grunder gave an update on the search for new software with GFOA. Ms. Grunder stated due to some delays in the project, the City most likely won't implement new software until 2023.

CONSENT AGENDA

1. Minutes of the July 26, 2022 Special Meeting
2. Minutes of the July 26, 2022 Regular Meeting.
3. Appropriations 990-2022 with Addendums

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

Council Member Kyle Nordick seconded the motion. Motion carried 8-0.

NEW BUSINESS

4. 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 15, 2022, and they were given until August 9, 2022 to pay the delinquent amount to avoid assessment to the property.

Mayor John Lehnerr opened the public hearing at 7:19 pm. Mr. Lehnerr closed the hearing at 7:20 pm.

Council Member Ben Saucedo moved to approve Resolution #1127-2022, 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 Charley Davidson seconded the motion. Motion carried 8-0.

5. HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF RESOLUTION LEVYING ASSESSMENTS FOR DELINQUENT RECYCLING AND TRASH

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. Letters providing notice of the public hearing were mailed to property owners on July 15, 2022, and they were given until August 9, 2022 to pay the delinquent amount to avoid assessment to the property.

Mayor John Lehnherr opened the public hearing at 7:22 pm. Mr. Lehnherr closed the hearing at 7:22pm.

Council Member Charley Davidson moved to approve Resolution #1128-2022, 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 Jim Schroeder seconded the motion. Motion carried 8-0.

6. CONSIDER APPROVAL OF 2023 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 \$226,970, as reflected on the Notice provided to Council during the July 26, 2022 Budget Work Session. Ms. Grunder stated the Land Bank budget and Notice of Hearing are attached to this agenda item.

Council Member Ben Saucedo moved to approve the 2023 Park City, Kansas, Land Bank budget in the amount of \$226,970.

Council Member Kyle Nordick seconded the motion. Motion carried 8-0.

RECESS

Mayor John Lehnherr recessed the meeting at 7:24 pm.

**CITY OF PARK CITY, KANSAS LAND BANK COUNCIL
CHAMBERS - 1941 E. 61ST STREET NORTH
AUGUST 9, 2022**

Board Chairman John Lehnherr called the meeting to order.

I. CONSIDER HOLDING A PUBLIC HEARING AND ADOPTION OF THE 2023 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 28, 2022, and also placed on the City of Park City's website. She stated the total expenditure amount published was \$226,970, as reflected on the Notice of Hearing provided to Council during the July 26, 2022 Budget Work Session.

Mr. Lehnherr opened the public hearing at 7:24 pm. Mr. Lehnherr closed the public hearing at 7:25 pm.

Board Member Jim Schroeder moved to approve adoption of the 2023 Park City, Kansas, Land Bank budget in the amount of \$226,970.

Board Member Charley Davidson seconded the motion. Motion carried 9-0.

Board Member Ben Saucedo moved to adjourn at 7:25 pm.

Board Member Jim Schroeder seconded the motion. Motion carried 9-0.

RECONVENE

Mayor John Lehnherr reconvened the meeting at 7:25 pm.

NEW BUSINESS CONTINUED

7. DISCUSS AND CONSIDER APPROVAL OF A ENTERPRISE FLEET MANAGEMENT (EFM) MASTER EQUITY LEASE AGREEMENT

City Administrator Sean Fox stated the agenda item had been discussed in the prior special meeting. He asked if Council had any questions for Mr. Olsen with Enterprise.

Council Member Ben Saucedo moved to table the agenda item for two weeks.

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

8. DISCUSS AND CONSIDER AN AGREEMENT WITH DEVELOPER OF CAMBRIDGE VALLEY 2ND ADDITION TO RESPREAD EXISTING SPECIAL ASSESSMENTS NECESSITATED BY REPLAT OF PORTION OF CAMBRIDGE VALLEY ADDITION.

City Attorney Doug Moshier stated in late 2021 a portion of Cambridge Valley Addition was replatted into Cambridge Valley 2nd Addition. He stated there are existing special assessments for drainage and sewer on several of these replatted lots and the Sedgwick County Clerk is not able to respread these without an Agreement between the owners of these lots and the City. Mr. Moshier stated at present the developer, Cambridge Valley PC, LLC is the record owner of all the affected lots. He stated upon approval of the Agreement between the City and the Developer, the Sedgwick County Clerk requires the City to adopt an ordinance to complete the transfer of the special assessments for drainage and sewer improvements from the Cambridge Valley Addition lots to the new Cambridge Valley 2nd Addition lots.

Council Member Charley Davidson moved to approve and authorize the Mayor to sign an agreement with Cambridge Valley PC, LLC for the respread of existing special assessments.

Council Member Kyle Nordick seconded the motion. Motion carried 8-0.

9. DISCUSS AND CONSIDER AN ORDINANCE APPROVING AGREEMENT TO RESPREAD CERTAIN SPECIAL ASSESSMENTS LEVIED BY ORD. NO. 929-2013 IN ORDER TO RECOGNIZE THE REPLATTING OF A PORTION OF CAMBRIDGE VALLEY ADDITION INTO CAMBRIDGE VALLEY 2ND ADDITION.

City Attorney Doug Moshier stated in late 2021 a portion of Cambridge Valley Addition was replatted into Cambridge Valley 2nd Addition. He stated there are existing special assessments for drainage and sewer on several of these replatted lots and the Sedgwick County Clerk is not able to respread these without an Agreement between the owners of these lots and the City. Mr. Moshier stated at present the developer, Cambridge Valley PC, LLC is the record owner of all the affected lots.

Council Member Ben Saucedo moved to approve Ordinance #1150-2022 an ordinance an ordinance approving an agreement to respread certain special assessments levied by Ordinance No. 929-2013 of the City of Park City, Kansas to pay the costs of certain internal improvements to Cambridge Valley Addition, City of Park City, Sedgwick County, Kansas to lots replatted from Cambridge Valley Addition to Cambridge Valley 2nd Addition , Park City, Sedgwick County, KS.

Council Member Kyle Nordick 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

10. DISCUSS AND CONSIDER APPROVAL OF BID FROM ANDALE CONSTRUCTION FOR STORMWATER AND PAVING IMPROVEMENTS FOR BARR ESTATES ADDITION.

City Administrator Sean Fox stated BARR Estates is located on 53rd Street between Hydraulic and Hillside. He stated Garver LLC, on behalf of the Developer, presented petitions for stormwater and paving improvements in June, 2021 and was approved by Council.

Mr. Fox stated a bid opening was conducted on August 4th and a total of four companies submitted bids. He stated Andale Construction submitted the lowest bid of \$943,889.07, which the combined amount overall was below the Engineer's estimate of \$1,035,239.44.

Council Member George Glover 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 \$943,889.07, to be paid out of the Capital Projects Fund.

Council Member Kyle Nordick seconded the motion. Motion carried 8-0.

11. DISCUSS AND CONSIDER APPROVAL OF DESIGN AND CONSTRUCTION ENGINEERING CONTRACTS FOR PAVING, SANITARY SEWER AND WATER IMPROVEMENTS FOR SADDLEBROOK 3RD ADDITION.

City Administrator Sean Fox stated Saddlebrook 3rd Addition is located east of Broadway just north of 85th Street N. He stated the developer, Elite USA LLC, presented petitions for paving, sanitary sewer and water improvements on July 12, 2022, that were approved by Council, subject to receiving the required letter of credit.

Council Member Charley Davidson moves to approve and authorize the Mayor to finalize and execute contracts with K.E. Miller Engineering, P.A. in an amount not to exceed \$101,600.00 to be paid by temporary financing followed by GO Bonds.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0-1 (Council Member Tom Jones abstained).

GOVERNING BODY REMARKS

Kyle Nordick report on the Park and Recreation and Tree Board meeting. Mr. Nordick also report on the CCUA meeting.

Council Member Ben Saucedo thanked the election workers and all those who came out and voted.

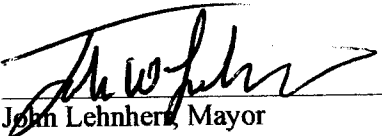
Council Member George Glover stated he was encouraged by all those who are using the pickleball courts. He encouraged families to get out and enjoy our new City amenity.

Mayor John Lehnher stated the pickleball courts are getting used almost every evening and a sign-up sheet has been added online for those who want to schedule a time to play. Mr. Lehnher stated the Community Relations Board is needing members. He stated if anyone wishes to serve on the board, they can find an application on the City's website.

ADJOURN

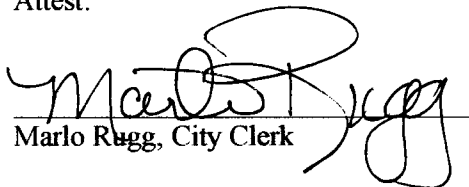
Council Member Ben Saucedo moved to Adjourn the meeting at 7:45 pm.

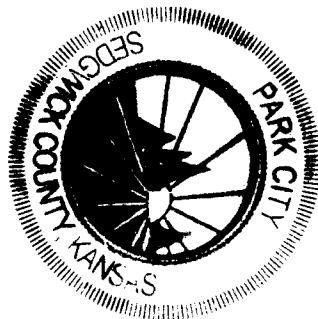
Council Member Charley Davidson seconded the motion. Motion carried 8-0.



John Lehnher, Mayor

Attest:


Marlo Rugg, City Clerk



The foregoing minutes were considered at the August 23, 2022 meeting and approved with the following amendment none.

The vote to approve the minutes 8-0.