

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
August 11, 2020**

**ROLL CALL**

The following were present: Council Members, John Lehnherr, George Glover, Ben Saucedo, Melvin Kerr, Tom Jones, George Capps Brandi Baily, and Jim Schroeder.

Also present: Mayor Ray Mann, City Clerk Marlo Rugg, City Administrator Sean Fox, Assistant City Administrator/Human Resources Manager Dana Walden, Police Chief Phil Bostian, City Attorney Doug Moshier, Finance Director Dee Anne Grunder, and Public Works Director Eric Miner.

**VISITORS**

Taylor Messick, Ark Valley News  
Terry Ford

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Pastor Bill Koontz gave the invocation and Council Member George Glover led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Council Member Brandi Baily moved to add item #18 to the agenda, a Right of Way Agreement release for property located near the intersection of 69<sup>th</sup> Street and Broadway.

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

**AWARDS & PRESENTATIONS**

Assistant City Administrator/Human Resource Director Dana Walden introduced the new Social Media Marketing and Communications employee, Matt Helmick. Ms. Walden stated Mr. Helmick will be addressing the City's social media platforms and working on Channel 7 as well. She stated Mr. Helmick brings great experience to the position and the City is looking forward to working with him.

**PUBLIC FORUM**

None.

**STAFF REPORTS**

City Administrator Sean Fox stated the 61<sup>st</sup> Street Bridge Project is complete. He stated the schedule for the final walk through is on August 19, 2020. Mr. Fox stated the new street sweeper has been delivered and training on it has begun. Mr. Fox stated the City's 77<sup>th</sup> Street and Broadway project has been approved by the Kansas Department of Transportation through the Economic Development Program. He stated the program is funded through a cost share bases, whereas thirty percent of the cost will be shared between the

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City of Park City and the City of Valley Center, and seventy percent of the cost will be carried through the Kansas Department of Transportation.

Council Member John Lehnherr asked if there will be lighting over the bridge. Mr. Fox stated there will be six lights and they will be installed at a later date.

**CONSENT AGENDA:**

1. Minutes of July 14, 2020 Special Meeting
2. Minutes of July 28, 2020 Regular Meeting
3. Appropriations 942-2020 with Addendums
4. WAMPO Tip Fee – 61<sup>st</sup> Street and Broadway Intersection

Council Member George Glover moved that the Consent Agenda, as Presented, be Approved.

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

**NEW BUSINESS**

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

**Public Hearing – Special Assessments for Delinquent Recycling and Trash Fees**

Mayor Ray Mann opened the public hearing at 7:07 pm.

City Clerk Marlo Rugg stated letters providing notice of the public hearing were mailed to property owners on July 31, 2020, and they were given until August 11, 2020 to pay the delinquent amount to avoid assessment to the property. Ms. Rugg stated that one property owner on the original list provided at the July 28, 2020 Council meeting has paid their outstanding balance. She stated the list now consists of three property owners. Mayor Ray Mann asked if anyone from the public wished to speak.

Mayor Ray Mann closed the public hearing at 7:07 pm.

Council Member Brandi Baily moved to approve Resolution #1048-2020, 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 George Glover seconded the motion. Motion carried 8-0.

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

**Public Hearing – Special Assessments for Delinquent Stormwater Fees**

Mayor Ray Mann opened the public hearing at 7:09 pm.

City Clerk Marlo Rugg stated this is the same process that Council previously acted on. She stated the list of delinquent stormwater fees consists of three property owners. Ms. Rugg stated she sent notice of hearing

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letters on July 31, 2020 stating a public hearing would be held on August 11, 2020. Mayor Ray Mann asked if anyone from the public wished to speak.

Mayor Ray Mann closed the public hearing at 7:10 pm.

Council Member Brandi Baily moved to approve Resolution #1049-2020, 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 8-0.

**7. HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF 2021 CITY OF PARK CITY BUDGET**

**Public Hearing – 2021 City of Park City Budget**

Mayor Ray Mann opened the public hearing at 7:11 pm.

Finance Director Dee Anne Grunder stated the notice of budget hearing was published in the Ark Valley news on July 30, 2020. She stated the total expenditures published were the amounts provided in version seven of the budget. Ms. Grunder stated the total expenses of 21.2 million that were published included the six million dollars in cash carryover of the General Fund and the Bond and Interest Fund that the City budgeted this year for the first time. She stated the estimated mill levy is 44.641 mills. Mayor Ray Mann asked if anyone from the public wished to speak.

Mayor Ray Mann closed the public hearing at 7:12 pm.

Council Member Brandi Baily moved to approve adoption of the 2021 City of Park City budget in the amount of \$21,211,600, with an estimated mill levy of 44.641 mills.

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

**8. CONSIDER APPROVAL OF 2021 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 Notice of Budget Hearing for the Land Bank was published in the Ark Valley News on July 30, 2020. Ms. Grunder stated the total expenditure amount published was \$302,943, the same amount reflected in the 2021 Budget Version #7 that was distributed to Council via e-mail on July 16, 2020 and that is also included in this agenda packet.

Council Member Tom Jones moved to approve the 2021 Park City, Kansas, Land Bank budget in the amount of \$302,943.

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

**9. RECESS**

Council Member Jim Schroeder moved to recess for ten minutes at 7:14 pm.

Council Member Brandi Baily seconded the motion. Motion carried 8-0.

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**CITY OF PARK CITY, KANSAS, LAND BANK  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
August 11, 2020**

The City of Park City, Kansas Land Bank meeting was called to order at 7:14 pm.

**I. HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF 2021 LAND BANK BUDGET**

**Public Hearing – 2021 Land Bank Budget**

Mayor Ray Mann opened the public hearing at 7:15 pm.

Finance Director Dee Anne Grunder explained the process of Land Bank and the Board's roll. She stated the public hearing is part of the process of approving the budget.

Mayor Ray Mann closed the public hearing at 7:16 pm.

Board Member Brandi Baily moved to approve adoption of the 2021 Park City, Kansas, Land Bank budget in the Amount of \$302,943.

Board Member George Glover seconded the motion. Motion carried 9-0.

**II. DISCUSS AND CONSIDER PURCHASE CONTRACT FOR PROPERTY LOCATED AT LOT 1, BLOCK A OF PARK CITY VILLAGE 3RD ADDITION**

City Administrator stated staff has received a purchase contract for \$50,000 from O'Reilly Auto Enterprises, LLC to purchase .35 acres owned by the Park City Land Bank for the purpose of developing it and 1701 East 61st Street North. He stated the contract allows for a 180-day inspection period and requires the Seller to equally share in the cost of an ALTA/NSPS Survey and closing costs.

Board Member Jim Schroeder moved to approve purchase contract and authorize the Chairman to execute a contract between O'Reilly Auto Enterprises, LLC, and the Land Bank whereas the Land Bank sells .35 acres for \$50,000.

Board Member Tom seconded the motion. Motion carried 9-0.

**III. CONSIDER APPROVAL OF PETITION FOR CONSTRUCTION OF A BIKE PATH IN HIGH RIDGE 2ND ADDITION AND AUTHORIZE CHAIRMAN TO SIGN THE SAME**

City Administrator Sean Fox stated later on in the regular Council meeting, there is a set of petitions for the new Ironstone Addition. He stated the petitions include one for the bike path. Mr. Fox stated the bike path is part of the connectivity plan. Mr. Fox stated to avoid a public hearing, the petition has to be signed by fifty percent of the landowners. He stated the majority of the land is owned by the Land Bank. He stated the request is to have the Land Bank sign as a petitioner so that the bike path can be included as a special assessment going forward.

Board Member Brandi Baily moved to approve petition for bike path improvements in High Ridge 2nd Addition and authorize the Chairman to sign the petition.

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Board Member George Glover seconded the motion. Motion carried 9-0.

**ADJOURN**

Board Member Jim Schroeder moved to adjourn the Land Bank meeting.

Board Member John Lehnerr seconded the motion. Motion carried 9-0.

**10. RECONVENE**

Mayor Ray Mann reconvened the regular meeting at 7:21 pm.

**11. DISCUSS AND CONSIDER A RESOLUTION FOR THE SALE AND CONVEYANCE OF CERTAIN PROPERTY TO HARTMOOR ARENA, LLC**

City Attorney Doug Moshier stated this is a re-conveyance of an Industrial Revenue Bond transaction. He stated the bonds have been paid off and the City holds title to the land while the bonds are outstanding. Mr. Moshier stated when the bonds are paid off the City is obligated to reconvey it back to the property owner.

Council Member Tom Jones moved to approve Resolution #1050-2020 a resolution of the Governing Body of the City of Park City, Kansas authorizing the sale and conveyance of certain property to Hartmoor Arena, LLC.

Council Member John Lehnerr seconded the motion. Motion carried 8-0.

**12. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF IMPROVEMENTS IN IRONSTONE VILLAGE ADDITIONS (WATER DISTRIBUTION)**

City Administrator Sean Fox stated that the next five agenda items are all similar in the dealing with Ironstone Addition related petitions for various different improvements. Mr. Fox stated the first petition is for the water distribution system. He stated the attached petition was filed with the City Clerk proposing the improvements and it was signed by owners of record on all of them for more than fifty percent of the area liable for the assessment. Mr. Fox stated the "Improvements" include a water distribution system, including necessary water mains, pipes, valves, hydrants, meters, and appurtenances 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 total estimate of probable construction costs for the water is \$119,000.

Council Member Tom Jones moved to approve Resolution # 1051-2020 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 – Ironstone Village Additions)

Council Member John Lehnerr seconded the motion. Motion carried 8-0.

**13. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF IMPROVEMENTS IN IRONSTONE VILLAGE ADDITIONS (SANITARY SEWER SYSTEM)**

City Administrator Sean Fox stated the one point he wanted to highlight is the estimate of probable construction cost is \$210,000. He stated the improvement district wanted to extend the sewer line a little farther so that it makes it easier to connect to in the future.

Council Member Jim Schroeder moved to approve Resolution # 1052-2020 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 (Sanitary Sewer – Ironstone Village Additions)

Council Member Brandi Baily seconded the motion. Motion carried 8-0.

**14. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING OF IMPROVEMENTS IN IRONSTONE VILLAGE ADDITIONS (PAVING IMPROVEMENT)**

City Administrator Sean Fox stated the estimated probable cost of the paving improvement is \$421,000, and the benefit district is the exact same as the water. He stated the method of the assessment is equally between all lots where one hundred percent would be assessed against the improvement district and zero assessed to the community.

Council Member John Lehnherr moved to approve Resolution # 1053-2020 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 – Ironstone Village Additions)

Council Member George Glover seconded the motion.

Council Member John Lehnherr asked if this is fifteen-year specials. Mr. Fox stated they are usually fifteen- or twenty-year assessments.

Motion carried 8-0.

**15. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING IMPROVEMENTS IN IRONSTONE VILLAGE ADDITIONS (STORMWATER DRAINAGE SYSTEM)**

City Administrator Sean Fox stated the estimated probable cost of the stormwater improvement is \$418,000. He stated this is similar to the sanitary sewer, and the drainage work will extend farther downstream.

Council Member Brandi Baily moved to approve Resolution # 1054-2020 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 (Stormwater – Ironstone Village Additions)

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

**16. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF THE MAKING IMPROVEMENTS IN IRONSTONE VILLAGE ADDITIONS (BIKE PATH)**

City Administrator Sean Fox stated the estimated cost of the bike path is \$214,000. He stated one hundred percent will be assessed to the improvement district and zero to the City.

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Council Member Brandi Baily moved to approve Resolution # 1055-2020 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 (Bike Path – Ironstone Village Additions)

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

**17. DISCUSS AND CONSIDER AMENDMENTS TO THE EXTERIOR PAINT PROGRAM**

City Administrator Sean Fox stated last month, Council approved the Exterior Paint Program that provided up to \$250 for paint and supplies to qualifying homeowners, but limited participation to owner-occupied single-family homes. He stated mobile homes, rentals properties, duplexes and other multi-family dwellings were not included in the program. Mr. Fox stated it has been requested that Council reconsider the program's omission of mobile homes. He stated Staff was directed to make changes to the application by omitting questions related to demographics and to set up the program to reimburse qualified applicants upon completion rather than issue vouchers.

Council Member George Glover moved to approve amendments to the Exterior Paint Program.

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

**18. DISCUSS AND CONSIDER A RIGHT OF WAY AGREEMENT RELEASE FOR PROPERTY LOCATED NEAR THE INTERSECTION OF 69<sup>TH</sup> STREET AND BROADWAY**

City Attorney Doug Moshier stated this agenda item was added because of a time consideration. The developers of the property at approximately eighty acres north of 69<sup>th</sup> Street on the west side of Broadway Street have a title error. The City is trying to correct that as soon as possible to that the developer can close on the transaction in the next week. He stated this agreement requests the release of an ninety year old right-of-way agreement. Mr. Moshier stated Mr. Lou Robelli as well as the Kechi Township both have an interest in this area of land and will sign a similar agreement.

Council Member Brandi Baily moved to approve the release of the right -of-way agreement affecting lanes near 69<sup>th</sup> Street North and Broadway and authorize the Mayor to sign the release agreement.

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

**GOVERNING BODY REPORTS**

Mayor's Remarks

None.

Remarks by Council Members

Council Member George Glover stated the Center of Hope is a resource in which people can seek help with rent or utilities. He stated the telephone number to contact the Center of Hope office is 316-267-0222. Mr. Glover stated the Center of Hope office only take calls on Mondays from 9:00 am to 2:00 pm.

Council Member John Lehnerr stated the Convention and Tourism meeting will be on September 1, 2020. He stated as of now, there are no agenda items.

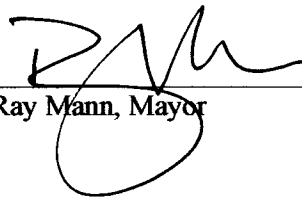
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**ADJOURN**

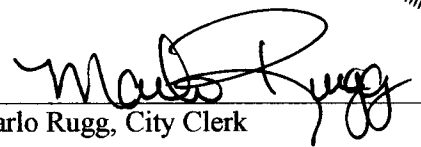
Council Member John Lehnherr moved to Adjourn the meeting at 7:41 pm.

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



  
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Ray Mann, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the August 25, 2020 meeting and approved with the following amendment NONE.

The vote to approve the minutes 8-0.