

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
August 24, 2021**

**ROLL CALL**

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

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

**VISITORS**

Ark Valley News  
Terry Ford

**MEETING CALLED TO ORDER**

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

**APPROVAL OF AGENDA**

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

Council Member John Lehnherr seconded the motion. Motion carried 6-0.

**AWARDS AND/OR PRESENTATIONS**

Assistant City Administrator/Human Resources Manager Dana Walden introduced new employee Gale Stone as the Payroll/Benefits Clerk. Ms. Walden stated Ms. Stone comes to the City with both Human Resource and Payroll experience.

**PUBLIC FORUM**

None

**STAFF REPORTS**

City Administrator Sean Fox stated he received a news release from the Kansas Department of Transportation regarding bridge repairs. He stated the repairs will be on northbound 135 at 77<sup>th</sup> Street. Mr. Fox stated the repairs will begin on August 26, 2021 with the northbound lanes of interstate 135 closed from 7:00 am to 3:00 pm each day for the duration of nine days.

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**CONSENT AGENDA**

1. Minutes of August 10, 2021
2. Appropriations 967-2021 with Addendums
3. July Monthly Financials

Council Member John Lehnherr moved to approve the consent agenda as presented.

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

**NEW BUSINESS**

**4. HOLD PUBLIC HEARING TO EXCEED THE REVENUE NEUTRAL RATE AND CONSIDER APPROVAL OF RESOLUTION**

Mayor Ray Mann opened the Public Hearing at 7:06 pm.

Finance Director Dee Anne Grunder stated the combined Notice of Hearing to Exceed the Revenue Neutral Rate and Budget Hearing was published in the Ark Valley News on August 5, 2021. She stated the proposed estimated mill levy for the 2022 budget is 44.643 mills, the same as last year's final mill levy. Ms. Grunder stated however, since it exceeds the revenue neutral rate of 41.101 mills, which is computed using a formula that was implemented during the 2021 legislative session, some new additional steps are required prior to holding the budget hearing. She stated Council is required to hold a public hearing on the mill levy to hear public comments, and then before closing the hearing, consider adoption of a resolution to exceed the revenue neutral rate.

There was no public comment.

Council Member Brandi Baily moved to approve Resolution #1085-2021 to exceed the revenue neutral rate for the 2022 budget.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.

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

**5. HOLD PUBLIC HEARING AND CONSIDER APPROVAL OF THE 2022 CITY OF PARK CITY BUDGET**

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

Finance Director Dee Anne Grunder stated the combined Notice of Hearing to Exceed the Revenue Neutral Rate and Budget Hearing was published in the Ark Valley News on August 5, 2021. She stated the total expenditures published were based on Budget Version #4 that was distributed to Council via e-mail on July 22, 2021, and it is also included in this agenda packet. Ms. Grunder stated as noted in the previous agenda item, the estimated mill levy is the same as last year's final mill levy (44.643 mills).

Council Member John Lehnherr moved to approve adoption of the 2022 City of Park City budget in the amount of \$23,482,718, with an estimated mill levy of 44.643 mills.

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

No one from the public spoke.

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

**6. CONSIDER BIDS, ORDINANCE, AND RESOLUTION RELATED TO ISSUANCE OF THE 2021-A GENERAL OBLIGATION BONDS**

Larry Kleeman with Ranson Financial stated bids were received earlier in the day for general obligation bonds and temporary notes. He stated the winner of the bond sale was Country Club Bank in Leawood Kansas. Mr. Kleeman stated the interest rate average was 1.21 over fifteen years. Mr. Kleeman briefly went through the highlights in his handout.

Council Member Brandi Baily moved that the bid from Country Club Bank be accepted, and that the Mayor and City Clerk be authorized and directed to execute the bid form selling the bonds to the best bidder on the basis of the bid and terms specified in the Notice of Bond Sale.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0

Council Member Brandi Baily moved to approve Ordinance #1128-2021 authorizing

and providing for the issuance of General Obligation Bonds, Series 2021-A, of the City of Park City, Kansas; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on said bonds as they become due; authorizing certain other documents and actions in connection therewith; and making certain covenants with respect thereto.

Council Member John Lehnerr seconded the motion.

**Roll Call**

Council Member John Lehnerr	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 Melvin Kerr	Yes	Council Member Jim Schroeder	Absent

Council Member Brandi Baily moved to approve Resolution #1086-2021 prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds, Series 2021-A of the City of Park City, Kansas, previously authorized by Ordinance #1128-2021 of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.

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

**7. CONSIDER BIDS AND RESOLUTION RELATED TO ISSUANCE OF 2021-1 TEMPORARY NOTE**

Larry Kleeman with Ranson Financial stated there were seven bids received for the temporary notes. He stated the winning bid came from Country Club Bank in Leawood, Kansas. Mr. Kleeman went through the details of the temporary note sale and documents.

Council Member Tom Jones moved that the bid from Country Club Bank be accepted, and that the Mayor and City Clerk be authorized and directed to execute the bid form selling the notes to the best bidder on the basis of the bid and terms specified in the Notice of Note Sale.

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

Council Member Ben Saucedo moved to approve Resolution #1087-2021 authorizing and directing the issuance, sale and delivery of General Obligation Temporary Notes, Series 2021-1, of the City of Park City, Kansas; providing for the levy and collection of an annual tax, if necessary, for the purpose of paying the principal of and interest on said notes as they become due; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.

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

**8. DISCUSS AND CONSIDER PROPOSED SPECIAL USE PERMIT FOR INDOOR VEHICLE STORAGE USE ON PROPERTY LOCATED NORTHWEST OF THE CORNER OF 61ST STREET NORTH AND HYDRAULIC AVENUE.**

Interim Zoning Administrator Russ Ewy stated Park City Centre LLC, the owner of an undeveloped property located north of 61st Street North and west of Hydraulic Avenue, contract buyer Bob Aldrich, and their agent Tim Austin are requesting approval of a Special Use to permit the indoor storage of vehicles for personal use. He stated the subject property is approximately 2 acres in size and is currently zoned C-1 Central Business District. Mr. Ewy stated the Planning Commission and City Council are authorized by Article 4-107(B.3) to allow other uses not specifically listed as a permitted, special, or conditional use, but which are in keeping with the intent of the zoning district and compatible with the uses permitted in zoning district.

Mr. Ewy stated on July 26, 2021, the Planning Commission recommended approval of the Special Use (4-0) subject to conditions intended to protect the single-family residences to the west and listed on Page 3 of this report. He stated one property owner opposed the request on the basis this specific use of the property would not benefit the City, while another area homeowner expressed concerns over existing drainage issues.

Council Member Ben Saucedo asked what type of building will be put up. Mr. Ewy stated it will be square shaped commercial building.

Council Member Ben Saucedo moved to approve Ordinance# 1129-2029 an ordinance approving a special use to establish an indoor vehicle storage use in the C-1 Central Business District on certain property located in the City of Park City, Kansas, under the authority granted by the zoning regulations of the City.

Council Member George Capps seconded the motion.

**Roll Call**

Council Member John Lehnerr	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 Melvin Kerr	Yes	Council Member Jim Schroeder	Absent

**9. DISCUSS AND CONSIDER APPROVAL OF THE PRATHER ADDITION - A FINAL PLAT FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF 77TH STREET NORTH AND BROADWAY AVENUE.**

Interim Zoning Administrator Russ Ewy stated J & J Investment Group and Triple J-LLC, the owners of two properties located at 329 and 401 E. 77th Street North (southeast corner of 77th Street North and Broadway Avenue), and their agent, KE Miller Engineering, PA, are requesting approval of a final plat entitled "Prather Addition" to permit the development of commercial and industrial uses. He stated the subject property is approximately 17 acres in size and is currently approved for a zone change to the I-1 Light Industrial District pending the completion of the plat. Mr. Ewy stated although there is no stated intention for the subject property at this time, the application area is surrounded by rapidly developing warehousing and light industrial uses.

Mr. Ewy stated the preliminary plat was approved (4-0) during the June 21, 2021 Planning Commission hearing, and on July 26, 2021, the Planning Commission approved the final plat (4-0).

Council Member Brandi Baily moved to approve the final plat as presented.

Council Member John Lehnherr seconded the motion. Motion carried 7-0.

**10. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF PAVING IMPROVEMENTS (PRATHER ADDITION).**

City Administrator Sean Fox stated the petition was filed with the City Clerk proposing paving improvements to Prather 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. Mr. Fox stated the "Improvements" include construction of pavement on Osage Trail, 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.

He stated the estimated or probable cost of the proposed Improvements is: \$510,000, 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."

Mr. Fox defined the "Improvement District" to be assessed for the cost of the "Improvements" as: Lots 1-2 Block 1 and Lots 1-4 Block 2, Prather Addition, Park City, Sedgwick County, Kansas. He stated the method of assessment is on a square footage basis as described in the staff summary. Mr. Fox stated the apportionment of the cost of the "Improvements" between the "Improvement District" and the City is 100% to be assessed against the "Improvement District" and 0% to be paid by the City.

Council Member Ben Saucedo moved to approve Resolution #1088-2021 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/Prather Addition.)

Council Member John Lehnherr seconded the motion. Motion carried 7-0.

**11. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF SANITARY SEWER IMPROVEMENTS (PRATHER ADDITION).**

City Administrator Sean Fox stated the petition was filed with the City Clerk proposing sanitary sewer improvements to Prather 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. Mr. Fox stated the "Improvements" include a sanitary sewer collection system, including the necessary manholes, cleanouts, 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 estimated or probable cost of the proposed Improvements is: \$130,000, 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." He stated the improvement district remains the same six lots and divided equally the same as previously outlined in the staff summary.

Council Member John Lehnerr moved to approve Resolution #1089-2021 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 Improvements/Prather Addition.)

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.

**12. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF STORM WATER DRAINAGE IMPROVEMENTS (PRATHER ADDITION).**

City Administrator Sean Fox stated the petition was filed with the City Clerk proposing storm water improvements to Prather 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. Mr. Fox stated the "Improvements" include construction of a drainage pond, including necessary appurtenances, along with mass grading 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: \$245,000, 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." He stated the improvement district remains the same six lots and divided equally the same as previously outlined in the staff summary.

Council Member Ben Saucedo moved to approve Resolution #1090-2021 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 Drainage Improvements/Prather Addition.)

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

**13. DISCUSS AND CONSIDER A RESOLUTION DETERMINING THE ADVISABILITY OF WATER DISTRIBUTION IMPROVEMENTS (PRATHER ADDITION).**

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City Administrator Sean Fox stated he petition was filed with the City Clerk proposing water improvements to Prather Addition. Mr. Fox 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. He 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 estimated or probable cost of the proposed Improvements is: \$130,000, 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." He stated the improvement district remains the same six lots and divided equally the same as previously outlined in the staff summary.

Council Member Brandi Baily moved to approve Resolution #1091-2021 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 Improvements/Prather Addition.)

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

#### **14. DISCUSS AND CONSIDER APPROVING WORK ESTIMATE FOR CONSTRUCTION ENGINEERING AND INSPECTION FOR 61st STREET PROJECT**

City Administrator Sean Fox stated during the last meeting, Council approved KDOT's Authorization to Award a contract to Conspec Inc DBA Kansas Paving for construction of the 61st Street Project (087 N-0691-01). He stated as part of the Project, KDOT will also award a contract for construction engineering and inspection services, based on the City's recommendation. He stated in June, Staff received four submissions and conducted a selection process based on each company's ability to perform the work in the timeframe described, past performance, training, previous experience, commitment of resources and familiarity with the project area. Mr. Fox stated Staff recommended Transystems Corporation.

Mr. Fox stated included in the Council packet is Transystems' Work Estimate Form for \$546,808.18. He stated KDOT is requesting an authorized representative from the Local Public Authority (LPA) sign the estimate in order for KDOT to proceed and award the contract. Mr. Fox stated total funds allocated for construction are \$4,105,000. He stated given the construction contract cost (\$3,601,451), \$503,549 remains under WAMPO's/KDOT's cost share agreement meaning 92% will be covered under the 80/20 cost share.

Council Member Brandi Baily moved to approve and authorize the Mayor to sign Transystems' Work Estimate Form in the amount of \$546,808.18 to be paid out of the Capital Project Fund.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.

#### **15. DISCUSS AND CONSIDER APPROVING THE INSTALLATION OF CHAIN LINK FENCE ALONG THE PERIMETER OF THE SENIOR CENTER PICKLEBALL COURT**

Public Works Director Simon Wiley stated during the February 23, 2021 City Council Meeting, council approved the construction of a Pickleball Court at on the south side of the Senior Center. He stated since its construction, the Pickleball Court has drawn quite the crowd to play on it. Mr. Wiley stated the need

for a perimeter fence is necessary to prevent the loss of balls, but also prevent damage to the nearby vehicles in the parking lot.

Council Member Ben Saucedo moved to approve the quote from American Fence in the amount of \$7,981 for the installation of chain link fence at the Senior Center pickleball courts to be paid out of the General Fund Senior Center Department.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.

**16. DISCUSS AND CONSIDER APPROVING THE REPLACEMENT OF TWO HVAC SYSTEMS AT THE SENIOR CENTER.**

Public Works Director Simon Wiley stated the Senior Center was constructed in 1997. He stated the HVAC system to heat and cool the facility are original to the building. Mr. Wiley stated in July of 2021 two of the units that heat and cool the kitchen, bathroom, and office areas stopped working. He stated these units are obsolete and are not repairable and require replacement.

Mr. Wiley stated Moody Heating and Air Conditioning provided an additional option of going with a 16 SEER unit for an additional cost of \$1,000. He stated the higher SEER unit is more efficient and will result in lower utility bills in the future.

Council Member Tom Jones moved to approve the quote from Moody Heating & Air Conditioning in the amount of \$12,000 for the replacement of two HVAC systems at the Senior Center to be paid out of the General Fund Senior Center Department.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.

**17. DISCUSS AND CONSIDER ENTERING INTO CONTRACT WITH HUBER TECHNOLOGIES TO REPAIR THE MAIN LIFT STATION TRASH SCREEN AND THE ELECTRIC HOIST.**

Public Works Director Simon Wiley stated the main lift station, and the old plant was constructed and placed into operation in 2008. He stated this lift station carries the majority of sanitary wastewater to the Chisholm Creek Utility Authority treatment facility. Mr. Wiley stated in 2020 the hoist assembly failed and cause a pump to fall into the sump, resulting in a damaged pump. He stated the hoist was sent off for repair but was deemed nonrepairable. Mr. Wiley stated due to not having a hoist, we must hire a crane to remove pumps when they need serviced, and this results in higher repair costs.

Mr. Wiley stated the trash screen has given us problems for years. He stated when it became inoperable is unknown, but when he arrived in January 2021 it was one of his first findings. He stated this component of the lift station is vital as it helps to prevent trash and debris from entering the areas that the pumps are housed. Mr. Wiley stated trash can plug the pumps, damage the impellers, and cause the electrical motors and components to fail due to overloading the system. He stated Huber Technologies are the builders of the trash screen and are a sole source provider.

Council Member Ben Saucedo moved to approve and authorize the Mayor to sign and execute a contract with Huber Technology to install a new 3-ton hoist and repair the trash screen at the main sewer lift station in the amount of \$30,599.07 to be paid out of the Utility Fund Sewer Department.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.



**GOVERNING BODY REPORTS**

Council Member George Glover reminisced about a past birthday that was celebrated at City Hall.

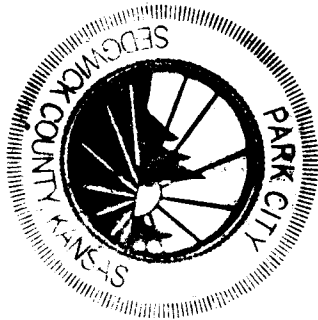
Council Member Ben Saucedo suggested Council look at ward boundaries due to the increase in census numbers. He stated he would like to see a subcommittee formed to examine the possibility of changing ward boundaries.

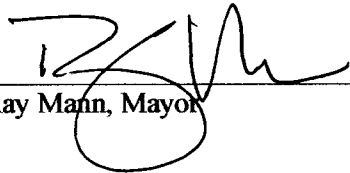
Council Member George Glover welcomed new employee Gale Stone.

**ADJOURN**

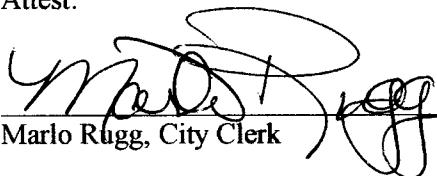
Council Member John Lehnerr moved to Adjourn the meeting at 7:52 pm.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.



  
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Ray Mann, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the September 14, 2021 meeting and approved with the following amendment None.

The vote to approve the minutes 6-0.