

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
August 25, 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

See Attachment

MEETING CALLED TO ORDER

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Pastor Chuck Peters gave the invocation and Council Member Brandi Baily led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

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

AWARDS & PRESENTATIONS

Assistant City Administrator/Human Resources Manager Dana Walden read a proclamation in celebration, recognition, and honor of the 100th Anniversary of the 19th Amendment.

PUBLIC FORUM

Charlie Davidson, the President of Saddlebrook Homeowners Association, stated he was present on behalf of the residents of Saddlebrook to voice opposition to the building of a truck stop on the northwest corner of 85th and I-135. He stated the truck stop would be built directly behind the Saddlebrook homes. Mr. Davidson stated he learned the majority of the Bearhill residents also oppose the truck stop. He stated the residents are not in opposition to a truck stop being built and the homeowners support economic development. He stated the residents are in opposition of a truck stop being built on 85th Street and I-135. Mr. Davidson stated a better location could be easily found to build the truck stop. He stated why the location is not a good one by referencing the Park City Zoning Code. Mr. Davidson stated many residents have signed a petition in opposition of the truck stop. He stated he understands there are no items on the agenda pertaining to the truck stop but would like the Mayor and Council to know that the residents of Saddlebrook and Bearhill oppose a tuck stop being built at 85th Street and I-135.

Kyle Lang a resident of the Bearhill subdivision, read from a prepared statement. Mr. Lang stated the citizens in attendance were there to stand against the threat of a potential truck stop travel center that will not only threaten the current quality of life but hinder the potential growth of their neighborhoods. He stated the speakers will give Council information and data as to why they oppose the truck stop.

Tyra Miles a community effort expert in victim services stated she was there to speak against the location of the truck stop. Ms. Miles stated she is the coordinator of direct services at Wichita State University center for combating human trafficking. She stated in 2018 the Kansas Attorney General passed a law that required all CDL license holders complete training on human trafficking. Ms. Miles stated her concern is with the location and the possibility of human trafficking that may occur at the truck stop.

Paul Reifschneider a resident of the Saddlebrook Addition stated his concern with the truck stop location is the health issues it may cause. He stated the traffic pollution could increase asthma symptoms in children. Mr. Reifschneider stated he is also concerned with the noise the truck stop will generate, as well as the road damage to the City streets.

Justin Wagoner a resident of the Saddlebrook Addition stated his concern over the location of the truck stop. Mr. Wagoner's comments mostly pertained to the location being too close to residential homes. He pointed out Newton, McPherson, and Emporia's truck stop locations are in commercial areas. He stated none of these truck stops are near a residential area. Mr. Wagoner stated he felt the location would be a bad look for the City.

STAFF REPORTS

City Administrator Sean Fox stated the Census will stop collecting data on September 30, 2021. He stated Park City's self-response rate is 74.3%. Mr. Fox stated the Census is vitally important in shaping the future of Park City and the data collected helps determine how billions of dollars in Federal funds will be distributed. Mr. Fox also gave an update on the City's new street sweeper. He stated the response has been very positive. Mr. Fox stated some of the areas in the community have built up over time and the first time going over the area is a very labor-intensive in-depth project that could take more than once to sweep. He stated the plan is to sweep all the streets at least once quarterly. Mr. Fox stated that step one of the Cares Act process for Sedgwick County is ongoing and is waiting for some clear guidance as to what expenditures will or will not be covered. Mr. Fox stated Park City has been selected to host the Kansas Certified Public Managers course for 2021. He stated as a benefit of hosting the course, the City will receive a complimentary tuition waiver that will be divided up among two of the City's employees who will attend the class.

CONSENT AGENDA:

1. Minutes of August 11, 2020 Regular Meeting.
2. Appropriations 943-2020 with Addendums.
3. July Monthly Financials
4. Approve Extension of Special Use Permit (SU 2019-02) for Kwik Shop

Council Member John Lehnerr that the Consent Agenda, as Presented, be Approved.

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

NEW BUSINESS

5. DISCUSS AND CONSIDER REAPPOINTMENT OF KYLE LANG TO THE STORMWATER MANAGEMENT ADVISORY BOARD

Mayor Ray Mann stated Kyle Lang has served on the Stormwater Management Advisory Board since its inception and he is a valued asset.

Council Member Ben Sauced moved to approve the reappointment of Kyle Lang to the Stormwater Management Advisory Board, with a term ending in August 2022.

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

6. DISCUSS AND CONSIDER ADOPTING A CHARTER ORDINANCE RELATED TO THE CITY’S USE OF GENERALLY ACCEPTED ACCOUNTING PRINCIPLES

City Attorney Doug Moshier stated K.S.A. 75-1120a requires that cities use generally accepted accounting principles in the preparation of financial statements and reports. He stated the statute contains a provision that allows cities to waive the GAAP requirement on an annual basis. Mr. Moshier stated the City has used this waiver provision by annually adopting a resolution exempting the City from having to use GAAP in the preparation of its financial statements and reports. He stated adopting this charter ordinance would remove the necessity of doing an annual waiver. Mr. Moshier stated the City would not be obligated to use GAAP. He stated the provisions of the charter ordinance would not prevent the City from, in the future, adopting GAAP if that was considered appropriate.

Council Member Brandi Baily stated she would like to see the City go to GAAP basis accounting. Ms. Baily stated the GAAP basis process would make the City’s financials more accurate and detailed. Mayor Ray Mann stated the City has never implemented GAAP basis accounting because it is too labor intensive, and the size of our administration is not large enough to complete such a tasking process.

Council Member Ben Sauced moved to approve Charter Ordinance #C41-2020 exempting the City of Park City, Kansas from the provisions of K.S.A. 75-1120a and any amendments thereto relating to the use of generally accepted accounting principles.

Council Member Jim Schroeder 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 Sauced	Yes	Council Member Brandi Baily	Yes
Council Member Melvin Kerr	Yes	Council Member Jim Schroeder	Yes
Mayor Ray Mann	Yes		

7. DISCUSS AND CONSIDER PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM SF-20 SINGLE-FAMILY RESIDENTIAL DISTRICT TO THE I-1 LIGHT INDUSTRIAL DISTRICT FOR PROPERTY LOCATED APPROXIMATELY ONE-QUARTER MILE NORTH OF 53RD STREET NORTH AND EAST OF HYDRAULIC AVENUE

Russ Ewy City Planning and Zoning Administrator stated the property being discussed is a newly annexed property with approximately 80 acres. He stated the property was annexed from Sedgwick County and retains its county zoning designation. Mr. Ewy stated the applicants chose to file a zoning request for the I-1 light industrial district. He stated the Planning Commission recommended approval subject to six conditions. Mr. Ewy stated the zoning regulations break down several factors that go into making a recommendation and then ultimately a decision on land use. Mr. Ewy stated during the Planning Commission public hearing that took place on July 30, 2020, the Board heard from one adjoining property owner. He stated staff recommended one condition on the preservation of the existing tree rows. He stated this was one of the concerns of the property owner. Mr. Ewy stated the other concern dealt with light trespass. He stated the Planning Commission created a sixth condition that dealt with lighting standards.

Council Member Brandi Baily moved to approve the change of zoning district classification from SF-20 Single-Family Residential District to the I-1 Light Industrial District for property located at the north end of 53rd Street North and east of Hydraulic Avenue subject to the following conditions:

1. The subject property shall be platted prior to obtaining building permits.
2. The City shall withhold the publishing of the zoning ordinance until the plat is recorded.
3. The applicants shall plat a 100-foot building setback along the north, east and south property lines, and a 200-foot building setback along Hydraulic Avenue.
4. The applicants shall plat a 50-foot reserve along the north, east and south property lines to protect the existing tree row as a landscape buffer.
5. The existing tree rows along the north, east and south property lines shall be maintained in a manner sufficient to provide screening for all residentially zoned properties adjacent to the site. In the event these tree rows no longer provide adequate screening, the subject property shall be required to install a combination of deciduous and evergreen landscaping equivalent of one tree per 20 feet.
6. All exterior lighting sources shall employ cut-off luminaires to minimize light trespass and glare and shall be shielded to direct light disbursement in a downward direction. The site shall share similar or consistent parking lot lighting elements (i.e., fixtures, poles, and lamps, and etc.), and shall limit the height of light poles to 20 feet, including the base, within 200 feet of abutting residential-zoned property, and 28 feet, including the base, on the remainder of the tract.

Council Member Tom Jones seconded the motion.

Penny Weddle a resident at 2100 E. 53rd Street N, stated her concern about a casino in Park City and the City becoming an industrial city. She stated she has concerns with lighting, noise, rain runoff and semi traffic from another industrial building built in the area.

Evan Weddle a Park City resident stated he was disappointed Council was considering a zoning change for the property north of 53rd Street and east of Hydraulic. He stated many reasons why he was opposed to the zoning change and asked the Council to reconsider the change.

Motion carried 7-1. (Council Member George Glover voting no.)

GOVERNING BODY REPORTS

Mayor's Remarks

None.

Remarks by Council Members

Council Members Jim Schroeder thanked all those who came to the meeting to address the Council.

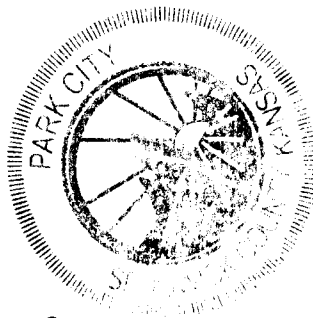
Council Member Ben Saucedo thanked all those who attended the meeting to speak to the Council.

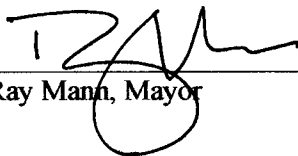
Council Member George Glover wished his grandson a happy birthday. Mr. Glover stated those who need back to school supplies, can visit the Evergreen Resource Center on August 31, 2020 from 12:00 pm to 1:00 pm for free school supplies give away.

ADJOURN

Council Member John Lehnerr moved to Adjourn the meeting at 7:56 pm.

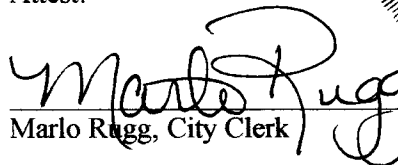
Council Member Ben Saucedo seconded the motion. Motion carried 8-0.





Ray Mann, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the September 22, 2020 meeting and approved with the following amendment none.

The vote to approve the minutes 8-0.