

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
October 12, 2021**

**ROLL CALL**

The following were present: Council Members: John Lehnerr, 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, Chief of Police Phil Bostian, City Attorney Doug Moshier, and Public Works Director Simon Wiley.

**VISITORS**

Ark Valley News

**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 led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

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

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

**AWARDS AND/OR PRESENTATIONS**

Assistant City Administrator/Human Resources Manager Dana Walden introduced the new part time building inspector Gary Carson. She stated Mr. Carson comes to the City with a great deal of experience specializing in electrical.

**PUBLIC FORUM**

None.

**STAFF REPORTS**

City Administrator Sean Fox stated the City is in the middle of the 2021 road improvement plan. He stated where the repairs would take place. Mr. Fox gave a brief update on the 77<sup>th</sup> Street roundabout. He stated the City shred day would be October 16<sup>th</sup> from 9:00 am to 12:00 pm.

Council Member Tom Jones asked what the status was with the lawsuit with Lou Robelli. City Attorney Doug Moshier gave a status update.

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**CONSENT AGENDA**

1. Minutes of the September 28, 2021 Regular Meeting
2. Minutes of the October 4, 2021 Special Meeting.
3. Appropriations 970-2021 with Addendums
4. Approve Purple Wave Auction Agreement
5. Approve change order #1 for the 2021 Street and Road Improvement Plan in the amount of \$21,480.00 to be paid out of the Special Streets and Highway Fund

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

Council Member Melvin Kerr seconded the motion. Motion carried 8-0.

**NEW BUSINESS**

6. **DISCUSS AND CONSIDER UPGRADE/IMPROVEMENTS TO ELECTRONICS MARQUEE SIGNS LOCATED ON 61st AND 53rd.**

City Administrator Sean Fox stated this agenda item was for discussion. He stated staff was not certain it was ready to take action on. Mr. Fox stated in March, 2010, Council approved the construction of two electronic marquee located on 61st and 53rd streets for a cost of \$145,343, utilizing MTBE funds.

Mr. Fox stated over the years, the signs have been invaluable conveying information and community events information to our residents. He stated the signs are displaying effects of weathering and dated technology. Mr. Fox stated a quote was included in the agenda packets from Miracle Signs to upgrade/refresh both signs with the latest technology. He stated the first quote is simply a refresh the lower graphics of each sign (both sides). The cost for this option is \$2,095.15 per sign (\$4,190.30 for both).

Mr. Fox stated the second quote is the more expensive option to upgrade the technology by removing the existing 23mm LED display and replacing is with 10mm pixel pitch LEDs. 10mm pixel pitch more than doubles the current resolution of the signs. The second quote also includes replacing all internal lighting with new LED modules, power supplies and comes complete with all software, set-up, connections and training, as well as refreshing the lower graphics. The cost of this option is \$50,560.09 per sign (\$101,120.18 for both). Both quotes are good for 30 days.

Mr. Fox stated he has reached out to the Convention and Tourism Board to see if they would be willing to partner with the City to help with the expenses. He stated he is scheduled to attend their next meeting to discuss possible funding sources.

A discussion ensued. No action was taken

7. **CONSIDER APPROVAL OF RESOLUTION DIRECTING THE CALL FOR REDEMPTION OF THE 2010-A AND 2013-B GENERAL OBLIGATION BONDS**

City Administrator Sean Fox stated if Council approved the resolution, a Notice of Call for Redemption will be provided to the Kansas State Treasurer to inform them that the City will be paying off the outstanding principal balance on the 2010-A and 2013-B G.O. Bonds on December 1, 2021.

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He stated as discussed during the 2022 budget process, the City's Financial Advisor had initially recommended refunding these two bonds to obtain a lower interest rate. That process would have involved staff time and costs of issuance. Mr. Fox stated upon further discussion, staff determined that due to the relatively low outstanding balance on the bonds, it was of greater benefit to the City to instead pay off the bonds early. He stated this saves the City from having to make the future interest payments totaling \$108,613. Mr. Fox stated a large portion of these two bonds is paid by special assessments, which the City will continue to collect, thus replenishing the cash in the Bond & Interest Fund.

Mr. Fox stated the amount of the regularly scheduled December 1, 2021 principal and interest payment on these two bonds is \$193,556.25 (\$180,000 principal plus \$13,556.25 interest). He stated if the resolution is approved, the additional principal amount the City will pay on that date to redeem the remaining outstanding balance of the two bonds is \$530,000.

Council Member John Lehnerr moved to approve Resolution #1098-2021 directing the call for redemption of certain outstanding bonds and providing for notice of said redemption.

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

**8. DISCUSS AND CONSIDER APPROVAL FOR PARK CITY TO PAY \$5000 OF THE LOCAL FINANCIAL MATCH FOR THE KDOT K-254 MANAGEMENT PLAN PROJECT.**

City Administrator Sean Fox stated K-254 Corridor Development Association (K254 CDA) bi-monthly meeting had a KDOT Engineer provided information regarding a recently completed safety study of the K-254 corridor, from I-135 in Wichita to Shumway Road in El Dorado. He stated Mr. Terstriep stated that the next step would be to develop a K-254 Management Plan that will identify needed improvements to enhance safety and allow for more efficient traffic.

Mr. Fox stated as with most KDOT projects, they require a letter requesting the plan as well as a financial match of 30%. Based on the estimated cost of the study (\$500,000), the local cost share comes to around \$170,000. He stated the K-254 executive officers worked to create a fair assessment for the municipal members. K-254 covers 23 miles from the north junction in Wichita to El Dorado. Mr. Fox stated that equates to \$7,400 per mile. 13 miles are in Butler County and 10 miles in Sedgwick County. He stated Butler County's total is \$96,200 while Sedgwick County's total is \$74,000.

Mr. Fox stated recognizing the impact that Park City local businesses and citizens have on the K254 Corridor, the K-254 CDA has asked Park City to provide financial support of \$5,000 towards the local financial match.

Mr. Fox stated the K-254 CDA is committed to improving the safety and efficiency of this valued highway. He stated they have indicated that KDOT will be covering 90% of the cost and will select the engineering firm to create the plan. Mr. Fox stated KDOT has stated that a stakeholder committee will be formed with multiple community meetings for public input that will help shape the plan and major improvements. He stated by being part of this study, each municipality will play an important role in the development of the plan.

Mr. Fox stated at this point, they only need signature and dollar commitment to cover the proposed local match. No funding will be required until KDOT selects the firm.

Council Member Jim Schroeder asked why the City would want to spend money on a highway that doesn't pass through our community and is there any indication of interest of future funding. Mr. Fox stated he believed that there is no precedent being set or perception that the City would be committed to future funding. He stated because of the proximity to the northern junction just a mile to the south of the City and that we have seven miles of Interstate 135 running through the City, it is a vital link to Park City.

Council Member Saucedo stated people coming from El Dorado, Kansas City, and Emporia will use the 254 junction as an access point to Park City. He also stated his concern for future commitment and public safety.

Council Member John Lehnerr stated his concern about the safety on 254. He stated there have been a significant number of fatalities and serious injury collisions on that stretch of highway.

A discussion ensued.

Council Member Ben Saucedo moves to approve and authorize the Mayor to sign a letter of commitment to cover the proposed local match of \$5000 to be paid out of the Special Streets and Highway Fund.

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

#### **9. DISCUSS AMENDMENT OF EMPLOYMENT AGREEMENT OF CITY ADMINISTRATOR**

City Attorney Doug Moshier stated that Council directed him on October 4, 2021 to draft an amendment to the existing employment agreement with the City Administrator. He stated the city administrator has accepted the proposed amendment.

Kyle Nordick a resident of ward 4 stated he came before the Council not only as a citizen but also as an employee. Mr. Nordick read from a prepared statement. Mr. Nordick's time limit expired prior to him finishing his statement.

Council Member Brandi Baily stated she has had only four residents reach out to her about the residency requirement. She stated she has never been in favor of the residency requirement.

Council Member Brandi Baily moved to approve the second amendment to the employment agreement for the City Administrator.

Council Member George Capps requested that Mr. Nordick have more time to finish his statement.

Council Member Tom Jones moved to approve five more minutes for Mr. Nordick to speak.

Council Member George Capps seconded the motion. Motion carried 7-1

Mr. Nordick finished reading his prepared statement.

Council Member Ben Saucedo moved to recess into executive session for fifteen minutes to discuss non-elected personnel with the Governing Body and City Attorney.

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

Mayor Ray Mann reconvened the meeting at 8:05 pm.

Council Member Melvin Kerr moved to recess into executive session for twenty minutes to discuss matters involving non-elected personnel with the Governing Body, City Attorney, and City Administrator.

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

Mayor Ray Mann reconvened the meeting at 8:38 pm.

Council Member Brandi Baily moved to approve the second amendment of the employment agreement of the City Administrator.

Council Member John Lehnherr seconded the motion.

A discussion ensued.

Mayor Ray Mann left the meeting at 8:43 pm. Council President John Lehnherr presided over the remainder of the meeting.

Council Member Brandi Baily rescinded her motion.

#### **GOVERNING BODY REPORTS**

Council Member Brandi Baily stated the Community Relations Board will be holding the Fall Festival on October 23, 2021 from 4:00 pm to 7:00 pm at Hap McLean Park. Ms. Baily stated a tree lighting ceremony will be held on December 4, 2021.

Council Member Melvin Kerr stated any citizen or employee can come talk to him anytime. He stated his door is always open.

Council Member Tom Jones stated he seconded Mr. Kerr's statement. Mr. Jones gave an update on the WAMPO meeting.

Council Member George Capps stated his frustration with the discussion that took place earlier in the meeting.

Council Member Ben Saucedo requested staff prepare something regarding hero pay for all the City's employees.

Council Member George Glover stated all should abide by ordinances and legal binding contracts.

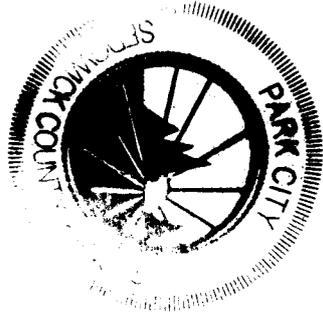
Council President John Lehnherr stated he attended a USD 262 board meeting and there was talk about growth and expansion in the area. He stated he is advocating for a school in the City of Park City. He stated he has been invited to the strategic planning committee pertain to this issue.

#### **ADJOURN**

Council Member Tom Jones moved to Adjourn the meeting at 9:01 pm.

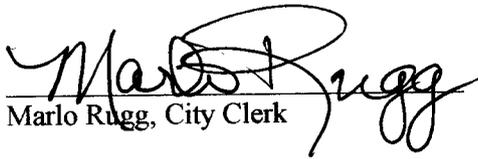
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Council Member Ben Saucedo seconded the motion. Motion carried 8-0.



  
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Ray Mann, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the October 26, 2021 meeting and approved with the following amendment NONE.

The vote to approve the minutes 8-0.