

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
October 25, 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, and City Attorney Doug Moshier,

**VISITORS**

Ark Valley News  
Terry Ford  
Jeff Stone  
Dustin Karber  
Jeff Norris  
Michael Porter  
Gary Whiting

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Gary Whiting 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 Charley Davidson seconded the motion. Motion carried 8-0.

**AWARDS AND/OR PRESENTATIONS**

None.

**PUBLIC FORUM**

Jeff Stone, the vice president of the High Ridge HOA, thanked the City for their help with the clean up around their pond.

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### **STAFF REPORTS**

Finance Director Dee Anne Grunder gave an update on the City's finances. She stated the report shows where the City currently stands in comparison to prior years. Ms. Grunder gave an overview of all the City's revenue streams.

City Administrator Sean Fox gave a few updates around the City. Mr. Fox stated there was a water main break on Charleston Street between Hydraulic and Randall Street. Mr. Fox conveyed the City's condolences to the Henry Spurlock family. He stated Mr. Spurlock was a police officer with the City of Park City for more than twenty-seven years. Mr. Fox stated a public meeting was held at City Hall for citizens to weigh in on the park's master plan. He stated Senator Moran would be at the Chamber of Commerce luncheon on October 26, 2022 to give an update on what is going on in the State of Kansas. Mr. Fox announced the 77<sup>th</sup> Street and Broadway roundabout project was recently nominated and won the American Council of Engineer Companies Kansas City Public Improvement award.

### **CONSENT AGENDA**

- 1. Minutes of the October 11, 2022 Regular Meeting.**
- 2. Appropriations 995-2022 with Addendums.**
- 3. August Financials**
- 4. Approve and authorize the Mayor to sign the eHealthScreenings Master Services Agreement for employee biometric health screens.**

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

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

### **NEW BUSINESS**

- 5. DISCUSS AND CONSIDER APPOINTMENTS TO THE COMMUNITY RELATIONS BOARD.**

Council Member Ben Saucedo moved to approve the appointment of Roberta and Dan Warner with a term expiring January 31, 2023 as members of the Community Relations Board .

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

- 6. DISCUSS AND CONSIDER AN ORDINANCE AUTHORIZING TAXABLE INDUSTRIAL REVENUE BONDS TO KANSAS COLISEUM, LLC**
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Sarah Steele with Gilmore & Bell stated the resolution of intent was for the renovation of The Pavilions. She stated the industrial revenue bond is sales tax exempt and property tax exempt.

Council Member Jim Schroeder moved to approve Ordinance #1152-2022 and ordinance authorizing the City of Park City Kansas to issue its Taxable Industrial Revenue Bonds, Series 2022 for the purpose of paying the costs of renovating, construction and equipping a commercial facility: and authorizing certain other documents and actions in connection therewith.

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

**7. DISCUSS AND CONSIDER AN ORDINANCE AUTHORIZING TAXABLE INDUSTRIAL REVENUE BONDS TO EDEN'S PROPERTY MANAGEMENT, LLC (STOR-MOR SPACE 135)**

Sarah Steele with Gilmore & Bell stated resolution of intent was for Stor-Mor Space. She stated it was sales tax exemption only on purchases to construct the facility.

Council Member Ben Saucedo moved to approve Ordinance #1153-2022 and ordinance authorizing the City of Park City Kansas to issue its Taxable Industrial Revenue Bonds, Series 2022 for the purpose of paying the costs of the acquisition, construction and equipping a commercial facility: and authorizing certain other documents and actions in connection therewith.

Council Member Charley Davidson 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

**8. DISCUSS AND CONSIDER AN ORDINANCE AUTHORIZING TAXABLE INDUSTRIAL REVENUE BONDS TO PRATT PROPERTIES II, LLC**

Sarah Steele with Gilmore & Bell stated resolution to authorize taxable industrial revenue bonds for Pratt Properties was for both sales tax and property tax exemption. She stated the property tax exemption would be for a period of ten years.

General Manager Dustin Carver with Pratt Properties stated the company was very excited to be in Park City. He stated the company appreciated all the City’s help with the project. Mr. Carver stated the recent dedication event drew some concerns from the City. He apologized for the mentioning of Wichita instead of Park City in the media. Mr. Carver stated Pratt Properties intends to make it right and make the changes that need to be made.

Council Member Ben Saucedo stated his frustration with Pratt Properties on how they advertise their facilities are in Wichita and not Park City. Mr. Saucedo stated the company violated the City’s industrial revenue bond agreement.

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

Motion failed for lack of a second.

Council Member Brandi Baily moved to approve Ordinance #1154-2022 and ordinance authorizing the City of Park City Kansas to issue its Taxable Industrial Revenue Bonds, Series 2022 for the purpose of paying the costs of renovating, construction and equipping a commercial facility; and authorizing certain other documents and actions in connection therewith.

Council Member Jim Schroeder seconded the motion.

**Roll Call**

Council Member Charley Davidson	Yes	Council Member Tom Jones	Yes
Council Member George Glover	Yes	Council Member George Capps	No
Council Member Ben Saucedo	No	Council Member Brandi Baily	Yes
Council Member Kyle Nordick	Yes	Council Member Jim Schroeder	Yes

**9. CONSIDER AUTHORIZATION TO HIRE ACCOUNTING SPECIALIST POSITION**

Finance Director Dee Anne Grunder stated during the 2023 budget process, Council approved a new position in the HR Department. She stated the intent was that hiring this one new position in HR would result in providing additional help in both the HR and Finance departments.

Ms. Grunder stated the objective was to review the supervision, workflow, and job responsibilities of the current Payroll & Benefits Clerk (PBC), to provide additional support functions, and to best meet the needs of both departments. She stated two new job descriptions were developed: HR Payroll and Benefits Specialist (reports to the HR Manager) and Accounting Specialist (replaces the PBC position and continues to report to the Finance Director).

Ms. Grunder stated the HR Payroll and Benefits Specialist position would perform the payroll and HR-related responsibilities that were previously performed by the PBC (approximately 50% of the former PBC position) and also take on additional HR functions. She stated the Accounting Specialist position would perform the other finance functions previously performed by the PBC position, as well

as some of the functions of the Senior Accountant, who would then be able to spend more time assisting the Finance Director. She stated the overall impact is that HR would receive approximately 50% of the new position and Finance would also receive approximately 50%.

Ms. Grunder stated when the PBC position subsequently became vacant, it was in the best interest of the City to fill the HR Payroll and Benefits Specialist position. Therefore, the Finance position would remain vacant until the beginning of 2023 when there would be budget authority to fill both positions. Although it would not be good on a long-term basis, we believed the rest of the finance functions that were previously performed by the PBC position could be absorbed temporarily by other Finance Department staff until the new year when that additional budget authority was available.

Council Member Kyle Nordick moved to approve hiring the Accounting Specialist position, to be paid out of the General Fund Administration Department.

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

#### **10. DISCUSS AND CONSIDER AN AGREEMENT WITH ABBOTT LAND SURVEY, LLC s**

City Administrator Sean Fox stated in support of the Downtown District, services are needed to complete a boundary survey, an as-built survey, and a topographic survey. He stated included in the council packet was a Scope of Service and associated fees from Abbott Land Survey, LLC for \$7,100.

Council Member Ben Saucedo moved to approve Boundary Survey in the amount \$7,100 by Abbott Land Survey, LLC.

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

#### **GOVERNING BODY REPORTS**

Council Member Brandi Baily stated the CCUA meeting will be October 27, 2022 at 4:30 pm at Bel Air City Hall.

Council Member George Capps gave his condolences to the Henry Spurlock family. He stated Mr. Spurlock was a good man.

Council Member Kyle Nordick thanked all those who came out to the public meeting for the Parks' Master Plan.

Council Member Ben Saucedo stated the Park City Pride served twelve families through the food pantry. Mr. Saucedo stated the deadline to sign up for a holiday food box is November 16, 2022.

Council Member George Glover commended the Community Relations Board on the successful Fall Fest.

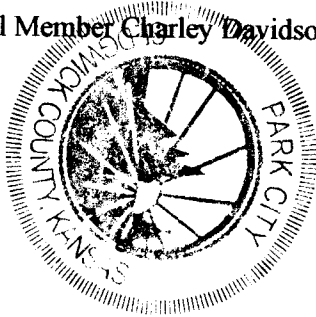
Council Member Charley Davidson stated election day is on November 8, 2022. He encouraged all to go out and vote.

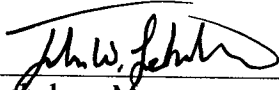
Mayor John Lehnerr stated the Fall Fest and Trunk or Treat had great attendance.

**ADJOURN**

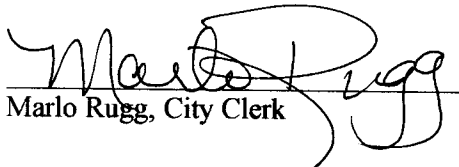
Council Member Ben Saucedo moved to Adjourn the meeting at 7:54 pm.

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



  
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John Lehnerr, Mayor

Attest:

  
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Marlo Rugg, City Clerk

The foregoing minutes were considered at the November 15, 2022 meeting and approved with the following amendment none.

The vote to approve the minutes 7-0.