

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
February 8, 2022**

**ROLL CALL**

The following were present: Council Members: Charley Davidson, George Glover, Ben Saucedo, Kyle Nordick, Tom Jones, George Capps, Brandi Baily, and Jim Schroeder.

Also present: Mayor John Lehnerr, City Clerk Marlo Rugg, City Administrator Sean Fox, Assistant City Administrator/Human Resources Manager Dana Walden, Finance Director Dee Anne Grunder, 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 John Lehnerr at 7:00 pm. Pastor Bob Darnell gave the invocation and Council Member Ben Saucedo led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Council Member Jim Schroeder moved to approve the agenda as presented.

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

**PUBLIC FORUM**

None.

**AWARDS AND/OR PRESENTATIONS**

None.

**STAFF REPORTS**

City Administrator Sean Fox commended the members of staff in Public Works and the Police Department for their work during the recent snowstorm. He stated the Motel 6 has sold to the Wyandot Nation and they will be doing a complete renovation of the place. He stated the petitions for Air Cap Drive should be on the agenda for the next meeting. Mr. Fox stated there are two new businesses coming to the City. He stated the City is experiencing lots of growth.

---

**CONSENT AGENDA**

1. **Minutes of the January 25, 2022 Regular Meeting.**
2. **Minutes of the January 25, 2022 Special Meeting**
3. **Appropriations 978-2022 with Addendum.**
4. **Approve amendment to 5310 Subaward Agreement for senior center van**
5. **Approve 2022 Sedgwick County Mill Levy Agreement for Senior Center**
6. **Approve invoice from Trinity Innovative Solutions for Annual Fees in the amount of \$10,158.60 to be paid out of the General Fund Police Department**
7. **Consider the cooperators fishing access agreement renewal with the Kansas Department of Wildlife, Parks, and Tourism Fisheries Assistance Program**

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

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

**NEW BUSINESS**

8. **DISCUSS AND CONSIDER ECONOMIC INCENTIVE FOR SOUTHERN GLAZER'S WINE AND SPIRITS OF KANSAS, LLC.**

City Administrator Sean Fox stated Southern Glazer's Wine and Spirits of Kansas LLC has made application for property tax exemption for economic development purposes, with the intention to purchase land, construct and equip a commercial facility located at 6355 Armstrong Circle. He stated they have completed the required Tax Abatement Cost-Benefit Analysis, and based on a 100% abatement, projects a positive benefit to cost ratio of 1.39.

Mr. Fox stated dating back to 1909, the leadership that stems from the two founding families (Chaplins - Southern Wine & Spirits and Glazers - Glazer's, Inc.) has established Southern Glazer's as the nation's largest wine and spirits distributor. He stated Forbes Magazine currently ranks them as the 11th Largest Private Companies in America as well as America's Best Employers By State.

Mr. Fox stated Resolution 870-2013, establishing Park City's Incentive Policy, outlines levels or percentages of incentive exemptions based on capital investment, new job creation and export sales. Pursuant to the City's policy, Southern Glazer's qualifies for a total tax exemption of eighty percent.

Mayor John Lehnerr opened the public hearing at 7:09 pm. He asked if anyone wished to speak on this item. No one came forward. Mr. Lehnerr closed the public hearing at 7:09 pm.

---

Council Member Ben Saucedo moved to approve Resolution #1104-2022 a resolution of the Governing Body of the City of Park City, Kansas determining the advisability of issuing taxable industrial revenue bonds for the purpose of financing the acquisition, construction and equipping of a commercial facility to be located in the City, and authorizing execution of related documents.

Council Member Brandi Baily seconded the motion. Motion carried 7-1.

**9. VAC 2021-01: DISCUSS AND CONSIDER APPROVAL OF THE VACATION OF PLATTORS TEXT FOR RESERVES A AND B, WILD WEST ADDITION, PARK CITY, SEDGWICK COUNTY, KANSAS.**

Interim Zoning Administrator Russ Ewy stated Grand River, LLC, owners of the subject property, are requesting to vacate and reestablish the plattor's text for Reserves A and B. The applicants are requesting this vacation to permit the expansion of the adjacent parking lot for the casino, located southeast of 77<sup>th</sup> Street North and I-135 highway. He stated the developer wants to expand the parking lot. He stated the City will need to vacate the language and reinstating the language in the two reserves to establish what allowed and not allowed in the two reserves.

Council Member Jim Schroeder moved to approve the vacation as presented.

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

**10. Z 2021-04: DISCUSS AND CONSIDER PROPOSED CHANGE OF ZONING DISTRICT CLASSIFICATION FROM C-1 CENTRAL BUSINESS DISTRICT TO THE C-2 SERVICE BUSINESS DISTRICT FOR PROPERTY LOCATED NORTH OF 61ST STREET NORTH AND WEST OF HYDRAULIC AVENUE.**

Interim Zoning Administrator Russ Ewy stated Floyd L. Neitzel, the owner of the property located north of 61st Street North and west of Hydraulic Avenue (1660 E. 61st Street North), is requesting approval of a zone change to the C-2 Service Business District for the establishment of a body shop use within an existing building.

He stated the subject property is approximately 8,200 square feet in size, is currently zoned C-1 Central Business District, and contains a vacant 2,100 square foot commercial building. Mr. Ewy stated the surrounding area is developed with retail to the south and east, a construction yard adjacent to the west, and warehouse/storage uses to the north. He stated properties to the south, east and west area zoned C-1, while property to the north is zoned C-2. Mr. Ewy stated the applicant is wanting to lease the property to someone who wants to restore antique tractors.

Council Member Ben Saucedo moved to approve Ordinance #1138-2022 an ordinance changing the zoning district classification of certain lands located in the City of Park City, Kansas, under the authority granted by the zoning regulations of the City as originally approved by Ordinance No. 922-2013.

**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

**11. SU 2021-02: DISCUSS AND CONSIDER A PROPOSED SPECIAL USE TO PERMIT A BOARDING SCHOOL DORMITORY USE ON PROPERTY LOCATED AT THE SOUTHWEST CORNER OF 53<sup>RD</sup> STREET NORTH AND I-135 HIGHWAY.**

Interim Zoning Administrator Russ Ewy stated Davis B-W, LLC, the owner of the subject property, and Word of Life Ministries & Schools, Inc., the contract buyer are requesting approval of a Special Use to permit the inclusion of a boarding school dormitory use in conjunction with the establishment of a new church.

He stated the subject property was previously developed as a Best Western hotel and convention center, is approximately 11 acres in size and is currently zoned C-2 Service Business District. Mr. Ewy stated Churches and associated accessory uses are permitted by right as zoned; however, staff determined the proposed boarding school use rises to the level of requiring a special use due to the ambiguity of the zoning regulations and the fact the school use will be the primary use of the facility.

Mr. Ewy stated the proposed “Life Preparatory Academy K-12 School” intends to house no more than 178 students with one residential director. He stated the school will repurpose much of the hotel infrastructure, such as the commercial kitchen, indoor swimming pool and conference rooms. Mr. Ewy stated some of the former hotel rooms will be used to house students, while other will be used as classrooms and office space. He stated the plan also calls for a church sanctuary.

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.

A discussion ensued.

Mayor John Lehnherr opened a public hearing at 7:48 pm. He asked if anyone wished to speak. No one spoke on the agenda item. Mr. Lehnherr closed the public hearing at 7:49 pm.

Council Member Brandi Baily moved to approve Ordinance #1139-2022 an ordinance approving a special use to establish a boarding school dormitory use in the C-2 service 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 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

**12. CONSIDER AUTHORIZING TRANSFER OF UNSPENT FUNDS TO EQUIPMENT RESERVE**

Finance Director Dee Anne Grunder stated as Council is aware, staff has developed replacement plans for vehicles and technology and is still working on the replacement plan for equipment. She stated to assist in funding these scheduled future purchases, as well as to mitigate the size of the annual budgeted transfers needed for these purposes, staff would like to transfer unspent year-end General Fund cash to the Equipment Reserve Fund. Ms. Grunder stated the amount of cash available to transfer will not be known until the 2021 books and records are ready to close. Ms. Grunder stated staff is proposing a not to exceed amount of \$500,000. She stated it looks like the City may have an additional \$300,000 and would like to leave that in the General Fund.

Council Member Kyle Nordick requested that a portion of the unspent year-end General Fund unencumbered cash be distributed to the Capital Improvement Fund.

Council Member Kyle Nordick moved to authorize the City Administrator and Finance Director to post a 2021 transfer of unspent year-end General Fund unencumbered cash that exceeds the 2020 year-end balance with one-third to the Capital Improvement Fund and two-thirds to the Equipment Reserve Fund in an amount not to exceed \$500,000.

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

**GOVERNING BODY REMARKS**

Mayor John Lehnerr stated the City finished 2021 with one hundred twenty-one new home permits. He stated the League of Kansas Municipalities conference call gave an update on ARPA Funds and the opioid settlement.

Council Member Jim Schroeder stated he is excited to see new businesses coming to town.

Council Member Tom Jones stated REAP funding is available.

Council Member Kyle stated he appreciated staff and all they do.

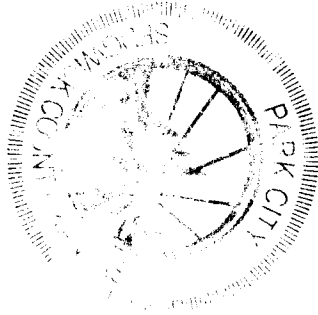
Council Member Ben Saucedo thanked staff for their work during the snowstorm.

Council Member George Glover stated he is encouraged by the City's growth.

**ADJOURN**

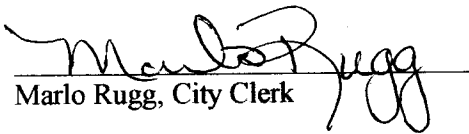
Council Member Ben Saucedo moved to Adjourn the meeting at 8:02 pm.

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



  
\_\_\_\_\_  
John Lehnerr, Mayor

Attest:

  
\_\_\_\_\_  
Marlo Rugg, City Clerk

The foregoing minutes were considered at the February 22, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.