

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
February 22, 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
Terry Ford
Con Howerton

MEETING CALLED TO ORDER

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Pastor Con Howerton gave the invocation and Mayor John Lehnerr led the Pledge of Allegiance.

APPROVAL OF AGENDA

Mayor John Lehnerr stated that agenda item #7 needed to be removed from the agenda. City Clerk Marlo Rugg stated she amended the minutes for the February 8, 2022 meeting.

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

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

PUBLIC FORUM

None.

AWARDS AND/OR PRESENTATIONS

None.

STAFF REPORTS

City Administrator Sean Fox thanked the Crosswinds Casino for their donation of furniture, bedding, tables, lights, and light fixtures. He stated staff reached out to the Wichita Police Foundation's Random Act of Kindness program and His Helping Hands. He stated Humankind Ministry coordinated with the casino a donation to the nonprofit organizations. Mr. Fox thanked National Institute for Aviation Research

for their donation of office furniture to the City. Mr. Fox stated gave an update on the electronic marquee signs on 61st Street and 53rd Street. He also gave an update on the 61st Street improvements.

CONSENT AGENDA

1. Minutes of the February 8, 2022 Regular Meeting.
2. Appropriations 979-2022 with Addendum.
3. Amazon Donation Program Agreement

Council Member Jim Schroeder moved to approve the Consent Agenda as presented.

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

NEW BUSINESS

4. **DISCUSS AND CONSIDER APPOINTMENT TO THE CONVENTION AND TOURISM ADVISORY BOARD.**

Mayor John Lehnherr stated Mr. Hummel is a local business owner and active in the Park City Chamber of Commerce.

Council Member Jim Schroeder moved to approve the appointment of Forrest Hummel as a member of the Convention and Tourism Advisory Board with a term expiring in 2024.

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

5. **ADOPT RESOLUTIONS AUTHORIZING AND REDEMPTION AND PAYMENT OF THE CITY'S RECOVERY ZONE FACILITY REVENUE BONDS, SERIES 2010, AND THE SALE AND CONVEYANCE OF CERTAIN PROPERTY TO MURFIN, INC.**

City Attorney Doug Moshier stated in 2010 the City issued its Recovery Zone Facility Revenue Bonds to finance the cost of acquiring, constructing, and equipping a facility to be used and leased to Murfin, Inc. He stated Murfin has notified the City that it intends to prepay such Bonds as of March 1, 2022, and under the terms of the Bond Lease accept a reconveyance to it of the property subject to such Bond Lease.

Council Member Ben Saucedo requested the location of the IRB in the packets in the future.

Council Member Ben Saucedo moved to adopt Resolution No.1105-2022 and 1106-2022 and authorize the Mayor to sign such other documents that are necessary to complete the reconveyance of Bond Lease property to Murfin, Inc.

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

6. DISCUSS AND CONSIDER 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 - AIR CAP DRIVE).

City Administrator Sean Fox stated a petition was filed with the City Clerk proposing extending Air Cap Drive. He stated the petition will be 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 connecting Air Cap Drive north of Echo Hills to just south of Kansasland Tire & Service, 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: \$4,279,000, 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.”

Council Member Brandi Baily moved to approve Resolution 1107-2022 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 subject to letter of credit (Paving - Air Cap Drive)

Council Member Tom Jones seconded the motion.

Council Member Tom Jones stated his concern with the property to the south and the unpaid special assessments for improvements. Mr. Fox stated the property to the south should be paid in full and current in the next two weeks.

8. DISCUSS AND CONSIDER OPTIONS FOR THE 2022 ROAD IMPROVEMENT REQUEST FOR BIDS

Public Works Director Simon Wiley stated in July 2020, Public Works developed a comprehensive road repair and replacement plan to address the needs throughout the City’s existing infrastructure. He stated each street/road was assessed using the Asphalt Institute’s Pavement Rating System. Mr. Wiley stated this process identified areas that could be repaired at a cost-effective rate to bring the roads into an acceptable level, whereas any future distress would require a standardized rehabilitation plan that can be planned and budgeted for accordingly.

Mr. Wiley went through the three different options included in the agenda packets. A discussion ensued.

Council Member Kyle Nordick moved to move forward with Option #2 and Option #3 Hap McLean Park.

Council Member Tom Jones seconded the motion. Motion carried 7-1.

GOVERNING BODY REMARKS

Council Member Brandi Baily suggested Council have another Council retreat to discuss capital improvement projects and create a capital improvement plan. She stated she would like to look at the City's comprehensive plan and update it. Mayor John Lehnherr suggested having a workshop prior to the second meeting of the month to discuss these topics.

Council Member George Capps asked for everyone to keep our military in their thoughts and prayers due to the possible confrontation with another country.

Council Member Tom Jones stated there is a problem on the northeast side of the 53rd Street bridge. He stated there is a big pothole there and it is getting bigger.

Council Member Kyle Nordick stated he would like to see staff submit this year's budget to the GFOA Distinguished Budget Presentation Program. Mr. Lehnherr asked Mr. Nordick if he could explain more about the program at the next agenda meeting.

Council Member Ben Saucedo stated he agreed with Mr. Nordicks recommendation.

Council Member George Glover stated it is important that Council discuss the comprehensive plan and other issues. He stated the annual fishing derby will be June 18, 2022.

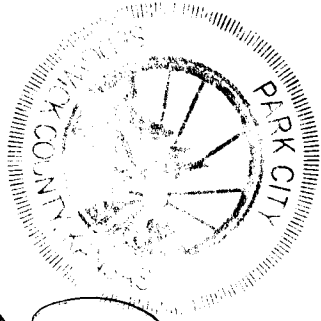
Council Member Charley Davidson stated he appreciated the good conversation that took place. Mr. Davidson requested he get a copy o the street improvement priority list.

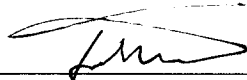
Mr. Lehnherr suggested possibly moving the native American statue on 61st Street to a more appropriate place. He suggested possibly at the casino. He stated he would reach out to Crosswinds Casino and report back at the next meeting.

ADJOURN

Council Member Jim Schroeder moved to Adjourn the meeting at 8:22 pm.

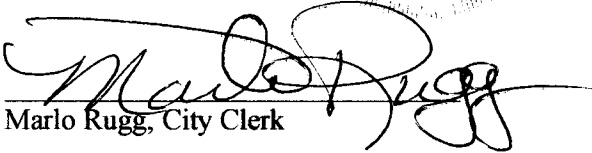
Council Member Ben Saucedo seconded the motion. Motion carried 8-0.





John Lehnherr, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the March 8, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.