

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
February 23, 2021**

ROLL CALL

The following were present: Council Members, John Lehnerr, Ben Saucedo, Melvin Kerr, Tom Jones, George Capps, Brandi Baily, and Jim Schroeder. Council Member George Glover was absent

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, Public Works Director Simon Wiley, and Assistant Public Works Director Zach Day.

VISITORS

Ark Valley News
Terry Ford
Cecil Goldsmith

MEETING CALLED TO ORDER

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Council Member Ben Saucedo gave the invocation and Council Member Tom Jones led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member John Lehnerr moved to amend the agenda to remove agenda Item number five and add agenda item number sixteen, discuss and consider City regulations regarding recreational vehicles.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0.

AWARDS AND/OR PRESENTATIONS

New Anthem Church representative Cheri Busnitz presented a check in the amount of \$2,942.87 to Senior Center Director Madison Shriner. Ms. Busnitz stated every year New Anthem takes the last offering of the calendar year and gives it to a local entity. She stated it is New Anthem's hope the senior center will use the money for a new pickleball court. Ms. Shriner thanked New Anthem and their staff for the donation.

PUBLIC FORUM

Cecil Goldsmith at 6508 Randall Dr. stated he had a few concerns. He stated his first concern was about snow removal within the City. He requested the City do a better job at removing snow on the side streets. Mr. Goldsmith stated his second concern was the trash collection during the snow and below freezing days the week prior. He asked that the City seek a rebate from the trash company and pass that on to the residents. He stated his next concern was on the portable basketball goal in the gutter at 1901 E Gary. Mr. Goldsmith asked that this issue be taken care of before someone gets hurt. He stated his last concern was the street

sweeping. Mr. Goldsmith stated he would like the Public Works to look into running the street sweeper through residential areas at least two times a year.

STAFF REPORTS

Public Works Director Simon Wiley stated staff and Council Members received several comments and concerns regarding the snow and ice removal operation. He stated that overall public works was successful in removing the snow and ice, but there is a lot of room for improvement. Mr. Wiley stated his intention in the future is to utilize the road grader in conjunction with the snowplow to better remove the snow and ice. He stated he is working on a better policy for snow removal. Mr. Wiley stated there was a sewer main issued that occurred in the past week, and staff was able to fix that issue in a timely manner. Mayor Mann and Council Member Ben Saucedo thanked the public works department for all their hard work.

CONSENT AGENDA:

1. Minutes of February 9, 2021 Regular Meeting.
2. Appropriations 955-2021 with Addendums.
3. Annual Report on Police Forfeiture Funds
4. Approve purchase from Winwater for water meter kits in the amount of \$13,978.92 to be paid out of the Utility Fund Water Department

Council Member Jim Schroeder moved that the Consent Agenda, as Presented, be Approved.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.

NEW BUSINESS

6. CONSIDER AUTHORIZING TRANSFER OF UNSPENT FUNDS TO EQUIPMENT RESERVE

Finance Director Dee Anne Grunder stated last year staff began developing replacement plans for equipment, vehicles, and technology. 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 2020 books and records are ready to close.

Council Member Jim Schroeder asked why there was a need approved the transfer now rather than later. Ms. Grunder stated staff would like to get the books closed for 2020. She stated she anticipates staff closing the books in the next couple of days. She stated she would not want to wait until the next meeting to approve the transfer because it would delay closing the books for 2020.

Council Member Jim Schroeder moved to authorize the City Administrator and Finance Director to post a 2020 transfer of unspent year-end General Fund unencumbered cash that exceeds the 2019 year-end balance to the Equipment Reserve Fund in an amount not to exceed \$500,000.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.

7. DISCUSS AND CONSIDER A REVISION TO THE CONDITIONS OF APPROVAL FOR THE "PRATT INDUSTRIAL PARK ADDITION" - A FINAL PLAT FOR PROPERTY LOCATED ONE-HALF MILE NORTH OF 53rd STREET NORTH AND EAST OF HYDRAULIC AVENUE.

City Administrator Sean Fox stated Pratt Industries and its agent, Baughman Company, PA, are requesting the removal of a condition of approval for the "Pratt Industrial Park Addition." He stated on November 16, 2020, the Planning Commission recommended approval of the plat, and on November 24, 2020 the City Council approved the plat, subject to the conditions listed. Mr. Fox stated item three was that the applicant shall provide financial guarantees to the City for the extension of sanitary sewer prior to recording the plat.

Mr. Fox stated Pratt Industries, in cooperation with the City, is now planning the construction of a sanitary sewer main extension to serve its project, as well as provide expanded sewer service to land north and northeast of the subject property. He stated it is their intent to pay for this improvement directly and not finance the cost through special assessment, which negates the City's need for a guarantee per Article 7-103.

Mr. Fox stated the subject property is approximately 78.6 acres in size and approved for I-1 Light Industrial District zoning. He stated the site is intended to be developed as a warehouse and manufacturing center. Mr. Fox stated the application area was annexed into the City in June 2020.

Council Member Jim Schroeder moved to revise approval of the final plat for "Pratt Industrial Park" property located one-half mile north of 53rd Street North and east of Hydraulic Avenue.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.

8. DISCUSS AND CONSIDER AGREEMENT WITH KANSAS DEPARTMENT OF TRANSPORTATION THE CITIES OF VALLEY CENTER AND PARK CITY FOR 77th STREET PROJECT

City Administrator Sean Fox Attached is the proposed project agreement between the Kansas Department of Transportation (KDOT) and the cities of Valley Center and Park City for reconstruction of E. Ford Street/W. 77th Street North from the bridge over the Wichita-Valley Center floodway to I-135 to address falling pavement, narrow road conditions, an offset intersection at Seneca Street, improving the entrances for businesses and installing a roundabout at 77th Street and Broadway.

Mr. Fox stated the agreement, as part of the State Economic Development Program outlines general provisions, responsibilities, and funding obligations between our three organizations. The total estimated project costs are \$6,343,024.88. KDOT is contributing 70% of the construction cost (\$5,074,419) which equates to \$3,533,093.93. He stated the cities are responsible for 30% of the construction costs until KDOT's funding limit is reached and 100% beyond that. Mr. Fox stated the cities are responsible for 100% of the preliminary engineering, construction engineering, right-of-way, and utility adjustments.

Mr. Fox stated Sedgwick County has verbally committed to paying one-third of the local match (\$2,790,930.95), which will be outlined in a subsequent agreement, followed by a third agreement between Valley Center and Park City, outlining the remaining split/balance. He stated since there are no federal funds involved, there are certain stipulations that KDOT would include in their contract which they did and is no longer applicable. Mr. Fox stated he does anticipate some minor modifications to the contract.

Council Member Jim Schroeder asked if the two intersections on 77th Street and 61st Street would consistently look the same. Mr. Fox stated staff is making certain that both engineering firms bid specifications are the same, so the intersections would look the similar.

Council Member Tom Jones moved to approve and authorize the Mayor to execute an agreement between the Secretary of Transportation, Kansas Department of Transportation, and the City.

Council Member John Lehnherr seconded the motion. Motion carried 7-0.

9. DISCUSS AND CONSIDER APPROVAL OF LETTER OF AGREEMENT WITH WILSON AND COMPANY FOR ENGINEERING AND DESIGN OF 53RD STREET LIFT STATION

City Administrator Sean Fox stated with the substantial growth that is already either approved, proposed, or expected, between the streets of 61st and 53rd Streets and Hydraulic and Hillside, Staff has identified the halfway point between Hydraulic and Hillside on 53rd Street as the most logical location for a lift station. He stated a lift station at the proposed location would be capable of serving the entire square mile of Section 15, Township 26 South, Range One East.

He stated a proposed Letter of Agreement/Scope of Services and Fees from Wilson and Company to design, bid and provide construction related services for the new lift station was included in the packet. Mr. Fox stated staff is working with the property owner of where the lift station would reside, to obtain the necessary property dedication and easement. He stated the anticipated cost of construction of the lift station is between \$280,000 & \$350,000, depending on the type of lift station. Mr. Fox stated the anticipated cost for connecting the lift station to the City's existing sewer system is between \$120,000 and \$145,000.

Council Member Tom Jones moved to approve and authorize the Mayor to finalize and execute a Letter of Agreement with Wilson and Company for an amount not to exceed \$46,200.00, to be paid from the Capital Projects Fund.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.

10. DISCUSS AND CONSIDER APPROVAL OF A STREET NAME CHANGE FROM "ECHO HILLS DRIVE" TO "WHITSON WAY."

City Administrator Sean Fox stated one of the directives proposed to staff over the past couple of years was to find a way to honor and acknowledge previous mayors of the community. Mr. Fox stated the proposed street name change under consideration seeks to rename the existing north/south section of "Echo Hills Drive" to "Whitson Way" generally located west of I-135 Highway and north of 53rd Street North. He stated this segment of "Echo Hills Drive" under consideration was dedicated in two separate plats, Echo Hills Commercial Addition and Echo Hills Commercial 2nd Addition, which also dedicated a second street segment named "Echo Hills Drive" running east and west. Mr. Fox stated this action would rectify any potential confusion with having two streets with the same name, as well as provide an opportunity to recognize past mayors with streets named in their honor.

Council Member Ben Saucedo moved to approve the street name change as presented.

Council Member Melvin Kerr seconded the motion. Motion carried 7-0.

11. DISCUSS AND CONSIDER APPROVING A CONTRACT FOR THE CONSTRUCTION OF A PICKLEBALL COURT AT THE SENIOR CENTER

Assistant Public Works Director Zach Day stated the Park City Senior Center has been approached by very generous community group with the offer to fund the construction of a Pickleball court at the Senior center.

He stated City staff saw this as a prime opportunity to get the best options possible for the price. Mr. Day stated Staff solicited bids for Pickleball courts at Hap Mclean Park and the Senior center as well.

Council Member Jim Schroeder asked how the pickleball court would be laid out. Mr. Day stated the pickleball court at the senior center would be on the south side. He stated the cement area is the perfect size, so the contractor would be resurfacing that area.

Council Member John Lehnherr moved to approve the quote from Multicon for the construction of a Pickleball court at the Senior Center not to exceed \$3,000 to be paid from the Expendable Trust Fund.

Council Member Tom Jones seconded the motion. Motion carried 7-0.

12. DISCUSS AND CONSIDER APPROVING PICKLE BALL COURT CONSTRUCTION OPTIONS AT HAP MCLEAN PARK

Assistant Public Works Director Zack Day stated Park City has seen some major growth in recent years, in wanting to ensure every area of our City keeps up with the growth City Council made the decision to approve increased funding to the Parks and Recreation budget to make necessary improvements to the many wonderful parks throughout the city. He stated during regular Parks and Recreation Board meetings the idea of Pickleball courts in our parks was introduced as a unanimous decision. Mr. Day stated City staff researched and presented options to the Parks and Recreation board. He stated the Park board approved a motion to present the options to City Council for recommendation and approval for construction in Hap Mclean Park. He stated the intention is to use the existing tennis courts to construct three pickle ball courts.

Council Member John Lehnherr moved to approve the quote from Versa Sports for pickleball courts at Hap McLean Park in the amount of \$20,900 to be paid from the General Fund Parks Department.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0.

13. DISCUSS AND CONSIDER APPROVAL OF A CONTRACT TO PERFORM INSTALLATION OF NEW WATER SERVICES FOR HIGHRIDGE 3RD ADDITION

Public Works Director Simon Wiley stated at the intersection of 69th Street and Hydraulic Street 24 new duplexes are currently being constructed. He stated this will result in a total of 48 new water services needing to be installed. Mr. Wiley stated staff reached out to multiple plumbing contractors to send in a bid if interested to perform the installation of these new services and only received a bid from Duling Construction Co., Inc. to perform the work. He stated the builder will pay for these installations along with the meter install kits the City will provide to Duling Construction Co., Inc. with the funds going into the Water Fund Accounts Receivable.

Council Member Brandi Baily asked if the City would be reimbursed the expense to have Duling Construction Co install the meters. Mr. Wiley stated the owner will reimburse the City as each meter is installed.

Council Member Ben Saucedo moved to approve and authorize the Mayor to execute a contract with Duling Construction Co., Inc. to perform the installation of new water services for Highridge 3rd Addition in the amount of \$60,000 to be paid from the Utility Fund Water Department.

Council Member Jim Schroeder seconded the motion. Motion carried 7-0.

14. DISCUSS AND CONSIDER PURCHASE OF CHRISTMAS TREE FOR ROUND PLAZA IN FRONT OF CITY ADMINISTRATION CENTER

Assistant City Administrator/Human Resources Manager Dana Walden stated a community Christmas tree in the town square has become a holiday tradition for cities across America. She stated Park City does not have a town square; yet. Ms. Walden stated a Christmas tree positioned in the round plaza in front of the City Administration Center would be a shining marker signaling the way toward our future Downtown District.

Ms. Walden stated it would become a holiday destination where people could come and take selfies and holiday pictures. She stated it would provide an opportunity for the Community Relations Board to organize holiday activities and events that will bring people together and foster new community traditions.

Council Member Brandi Baily moved to approve the purchase of a 26' LED panel Christmas Tree Package from TEMPLE display, ltd in the amount of \$14,271.67 to be paid out of General Fund Governing Body.

Council Member John Lehnerr seconded the motion. Motion carried 7-0.

15. DISCUSS AND CONSIDER AMENDMENT TO THE MUNICIPAL CODE RELATING TO AMENDMENTS TO THE UNIFORM PUBLIC OFFENSE CODE FOR KANSAS CITIES

City Attorney Doug Moshier stated the police department has noticed the need to amend certain sections of the Municipal Code that provide additional restrictions to the Uniform Public Offense Code for Kansas Cities. He stated Section 11-126 is amended to delete two sections related to the possession of drugs that are duplicates of sections in the UPOC. Mr. Moshier stated the use of Digiticket by the police department requires that these duplications be removed so that ticket coding is accurate. He stated Section 11-133 is amended to correct a duplication of section numbers.

Council Member Ben Saucedo moved to approve Ordinance #1117-2021 an ordinance amending Sections 11-126 and 11-133 and repealing Section 127 of the Municipal Code of the City of Park City relating to amendments to the Uniform Public Offense Code for Kansas cities and repealing the originals of said Sections 11-126 and 11-133.

Council Member Melvin Kerr seconded the motion.

Roll Call

Council Member John Lehnerr	Yes	Council Member Tom Jones	Yes
Council Member George Glover	Absent	Council Member George Capps	Yes
Council Member Ben Saucedo	Yes	Council Member Brandi Baily	Yes
Council Member Melvin Kerr	Yes	Council Member Jim Schroeder	Yes

16. DISCUSS AND CONSIDER CITY REGULATIONS REGARDING RECREATIONAL VEHICLES

This discussion was a continuation of the special meeting held prior to the regular meeting. Ultimately staff was directed to investigate what some of the other cities are doing regionally. Mayor Ray Mann asked staff to develop a policy that will be friendly to people so that they can store their belongings at home if it is in the right space that does not encroach upon their neighbors as well as address the other issues discussed.

GOVERNING BODY REPORTS

Council Member George Capps stated the City is growing and staff is doing a marvelous job. He stated the City started out as a blue-collar city, but the City is changing, and it no longer is a blue-collar city. Mr. Capps stated wished people took more pride and ownership in what they have. He stated this type of mentality has been lost.

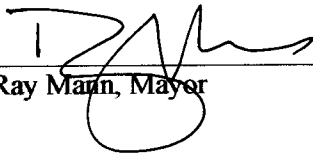
Council Member Ben Saucedo thanked staff for their work on the recreational vehicle issue. He reminded everyone that Daylight Savings time is Sunday March 7, 2020.

ADJOURN

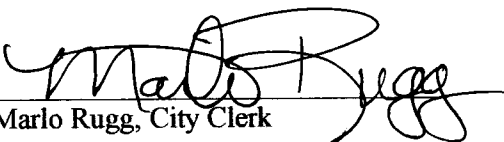
Council Member Tom Jones moved to Adjourn the meeting at 8:47 pm.

Council Member Ben Saucedo seconded the motion. Motion carried 7-0.




Ray Mann, Mayor

Attest:


Marlo Rugg, City Clerk

The foregoing minutes were considered at the March 9, 2021 meeting and approved with the following amendment None.

The vote to approve the minutes 7-0.