

**MINUTES OF THE GOVERNING BODY OF
THE CITY OF PARK CITY, KANSAS
COUNCIL CHAMBERS – 1941 E. 61st STREET NORTH
March 9, 2021**

ROLL CALL

The following were present: Council Members, John Lehnherr, George Glover, Ben Saucedo, Melvin Kerr, Tom Jones, George Capps, and Brandi Baily. Council Member Jim Schroeder 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
Jim Holt
Sabrina Jenek
Scott Martin

Mike Porter
Paul Eden
Jack Whitson
Andrew Kovar
Dwight Burford

MEETING CALLED TO ORDER

The meeting was called to order by Mayor Ray Mann at 7:00 pm. Pastor Dwight Burford gave the invocation and Council Member George Glover led the Pledge of Allegiance.

APPROVAL OF AGENDA

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

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

AWARDS AND/OR PRESENTATIONS

Assistant City Administrator/Human Resources Manager Dana Walden recognized Jack Whitson for his service as Mayor of the City of Park City, an employee of Park City, and as a board member. Ms. Walden gave a brief history of Mr. Whitson's many roles he served in within the City. Ms. Walden stated the City has dedicated a street named after Mr. Whitson as Whitson Way located in Echo Hills. Mr. Whitson thanked the Mayor and Council for the honor.

Ms. Walden introduced new City employees Donna Crombie, Senior Accountant, Hunter Jenek, Maintenance Technician, and Andrew Phillips, Maintenance Technician.

PUBLIC FORUM

Karen Spurlock at 6213 N. Parkview stated she had a concern with the camper parked next door. Ms. Spurlock stated her neighbor has a camper parked in the driveway and is living in it. She stated she feels

insecure with someone living in the camper so close to her house. Ms. Spulock stated her safety concerns with the disposal of waste. She stated she would like Council to find a resolution to this problem.

STAFF REPORTS

City Administrator Sean Fox stated the City had two separate water main breaks earlier in the day and both breaks had been repaired. Mr. Fox stated there are some issues with relocating the City's water lines for the 61st Street and Broadway project. He stated there will be change orders for the time and resources allocated for making the improvements. Mr. Fox stated the Crosswind Casino Grand Opening was successful. He stated staff met with owners and operators to work on memorandums of understanding for both law enforcement and general municipal services. Mr. Fox stated staff hopes to revisit the topic of recreational vehicles on March 23, 2021. Mr. Fox gave a brief update on the projects going on within the City.

CONSENT AGENDA:

1. Minutes of February 23, 2021 Regular Meeting.
2. Appropriations 956-2021 with Addendums.
3. Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Park City Chill, \$10,000; (2) Sponsorship of 2021 KSHSAA Class 6A-5A State Wrestling Championship Tournament, \$15,000; (3) Sponsorship of the NAIA Men's Wrestling National Championship at Hartman Arena, \$15,000; (4) Sponsorship of 81 Speedway 2021 Events, \$2,500 for two events, \$10,000 for two events, total of \$25,000; (5) Approve Annual Partnership with Hartman Arena, \$25,000; (6) Vintage Inspired Prospectors Market at Hartman Arena, \$8,000.

Council Member Brandi Baily moved that the Consent Agenda, as Presented, be Approved.

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

NEW BUSINESS

4. DISCUSS AND CONSIDER PARK CITY YOUTH BASEBALL FINANCIAL REPORT

Youth Baseball Director Scott Martin gave his annual report. Mr. Martin stated the 2020 baseball/softball season was canceled due to Covid 19. He stated the fields look great and he is looking forward to a better season this year. Mr. Martin stated sign up for the 2021 season are going slow but he hopes to get enough to play with the extension of the due date.

Council Member John Lehnerr asked about the status of the ballfield upgrades. Mr. Martin stated he wanted to be a part of the upgrades financially but wants to hold off until he knows what the season will bring.

5. DISCUSS AND CONSIDER A RESOLUTION ISSUING TAXABLE INDUSTRIAL REVENUE BONDS (STOR-MOR SPACE 135 PROJECT)

City Attorney Doug Moshier stated Eden's Property Management LLC is the applicant of the industrial revenue bonds which will not involve any ad valorem tax abatements. He stated the purpose of the benefit is that applicant will receive an exemption from sales tax when purchasing materials for the construction of the facility.

Council Member Brandi Baily moved to approve Resolution # 1063-2021 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 said city, and authorizing execution of related documents.

Council Member George Glover seconded the motion. Motion carried 7-0.

6. DISCUSS AND CONSIDER APPROVAL OF SUPPLEMENTAL AGREEMENT WITH PROFESSIONAL ENGINEERING CONSULTANTS (PEC) FOR WATERLINE ADJUSTMENTS TO THE 77th AND BROADWAY PROJECT

City Administrator Sean Fox stated in support of the 77th and Broadway Intersection Project, certain waterlines improvements need to be completed prior to construction. He stated those improvements include removal of a tee and two existing valves from their current location and relocating them outside the proposed intersection as well as vertically adjusting the existing waterline to clear a proposed drainage culver box. Mr. Fox stated the estimated construction cost of relocating the values and adjusting the waterline is approximately \$46,000. He stated this is for the design portion of the project that was not included in PEC’s original contract.

Council Member Tom Jones moved to approve and authorize the Mayor to finalize and execute a contract with PEC in the amount not to exceed \$3,750 to be paid out of the Capital Projects Fund.

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

7. DISCUSS AND CONSIDER APPROVAL OF BID FROM MIES CONSTRUCTION FOR INFRASTRUCTURE IMPROVEMENTS FOR IRONSTONE VILLAGE AND HIGH RIDGE 2ND ADDITION

City Administrator Sean Fox stated Ironstone Village Addition, Phase I consists of 28 home sites located south of 69th on the west side of Hillside. He stated the Developer, Elite U.S.A. Construction LLC, presented petitions for paving, stormwater drainage, sanitary sewer and water for Ironstone Village and certain lots of High Ridge 2nd Addition in August 2020. Mr. Fox stated a bid opening was conducted on March 2, 2021 with a total of seven companies submitting bids. He stated Mies Construction submitted the lowest combined bid of \$652,500.00, which was below the Engineer’s estimate of \$859,866.00.

Paving	\$254,954.00
Stormwater Drainage	\$235,255.00
Sanitary Sewer	\$ 84,768.00
Water	<u>\$ 77,523.00</u>
Total	\$652,500.00

Council Member Ben Saucedo moved to approve the bid tabulation and authorize the Mayor to finalize and execute a contract with Mies Construction in the amount not to exceed \$652,500.00 to be paid out of the Capital Projects Fund.

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

8. DISCUSS AND CONSIDER APPROVAL OF DESIGN AND CONSTRUCTION ENGINEERING CONTRACTS FOR PAVING AND WATER FOR PRAIRIE HILLS ADDITION, PHASE SIX

City Administrator Sean Fox stated Prairie Hills Addition, Phase 6 is located south of the City Administration Center and on the east side of Hydraulic. He stated the developer, SBA Construction, presented petitions for paving and water improvements last month, that were approved by Council, subject to receiving the required letter of credit. Mr. Fox stated included in the Council packet were two contracts with K.E. Miller Engineering, PA for the design and construction engineering of this project.

Council Member Ben Saucedo moved to approve and authorize the Mayor to finalize and execute contracts with K.E. Miller Engineering, PA in an amount not to exceed \$11,100 to be paid out of the Capital Projects Fund.

Council Member Brandi Baily seconded the motion. Motion carried 6-0-1. (Council Member Tom Jones abstained.)

9. DISCUSS AND CONSIDER APPROVING THE REPLACEMENT OF THE CABLE BARRIER FENCE AT HAP MCLEAN PARK

Public Works Director Simon Wiley stated during the February 1, 2021 Parks Committee meeting, the replacement of the existing cable barrier was discussed. Three options were presented. He stated the first is to replace the existing cable barrier (which uses railroad timbers and cable wire) with identical wire and steel posts. This option would have a total price of \$6,445.00 before any labor costs for installation, painting, or shipping is added. Mr. Wiley stated the second option is to replace the existing cable barrier with steel posts and sucker rod stretching between instead of cable. He stated this option would be \$1,945.50 but will have a higher installation cost due to the amount of welding necessary to install this fence. He stated this price also does not include shipping and painting. Mr. Wiley stated option three is to replace the existing cable barrier fence with a living fence, or a natural barrier of trees and shrubs. He stated a goal of the Parks Committee is creating more of a natural feeling park that is more inviting to the public. Mr. Wiley stated this option includes 20 evergreen trees, 11 deciduous trees, and 15 large flowering shrubs. He stated this option would have an overall cost of \$11,001.60 including the installation of the trees and a one-year warranty. He stated this option includes all shipping and installation costs that are not provided with the first two options. Mr. Wiley stated once shipping and installation costs are factored into Options one and two, the cost of the living fence would be very comparable.

Council Member Brandi Baily asked how the estimates are similar. She stated the dollar amounts are not the same. Mr. Wiley explained the labor was not included in option one and two. He stated when that cost is figured in the total cost, the living fence is less expensive.

Council Member Ben Saucedo explained how the Park and Recreation Board came to the decision of pursuing option three.

Council Member Ben Saucedo moved to approve and authorize the Mayor to finalize and execute a contract with Hillside Nursery for trees at Hap McLean Park in an amount not to exceed \$11,001.60 with a cost split of \$7,000 to be paid from the Special Alcohol Parks & Recreation Fund and \$4,001.60 be paid from the General Fund Parks Department.

Council Member Melvin Kerr seconded the motion. Motion carried 6-1.

10. DISCUSS AND CONSIDER PURCHASE OF A VERMEER MC500 VACUUM EXCAVATION TRAILER

Public Works Director Simon Wiley during the budget discussions that took place in 2020 regarding the Utility Fund Water Department there was \$155,000 allocated to purchase a replacement backhoe and another \$30,000 in allocated to the Utility Fund Sewer Department to purchase a sewer flushing machine. He stated with the purchase of a vacuum excavation trailer the City can excavate areas using water pressure and a giant vacuum and also use it to flush and clear sewer lines. Mr. Wiley stated this trailer will greatly help the City's response times in repairing water and sewer main leaks along with giving the City the equipment needed to implement a sewer line flushing program and the ability to clear blockages without hiring a contractor. He stated staff in Public Works gathered information from Ditch Witch, Vac-Tron, Ring-O-Matic, and Vac-Con to compare the different makes and models. Mr. Wiley stated the Vac-Tron MC500 series machine is the only vacuum excavator that can produce 15 psi to flush sewer lines; all competitor models only put out 4 – 5 psi. Mr. Wiley explained how having the hydro excavator could have benefited the City in the recent below zero temperatures.

Council Member Tom Jones asked if this equipment will be utilized often and if we have the manpower to use it. Mr. Wiley stated the utility department has a vacancy that the City is trying to fill. He stated that person would have the responsibility of running the machine.

Council Member Melvin Kerr moved to approve and authorized the Mayor to execute a contract with Vermeer Great Plains to purchase a Vermeer MC500 Vac-Tron Vacuum Excavation System in amount not to exceed \$103,423.00 with the cost split of \$73,423.00 to be paid from the Utility Fund Water Department and \$30,000.00 to be paid from the Utility Fund Sewer Department.

Council Member George Capps seconded the motion. Motion carried 7-0.

GOVERNING BODY REPORTS

Council Member George Glover encouraged everyone to get out and enjoy the warm weather. He stated that if anyone that need assistance with their gas or electric bill, the LEAP program is available for those who wish to apply.

Council Member John Lehnherr asked about the lighting on the 85th Street water tower. Mayor Mann stated the City did not purchase lighting for the water tower because of the cost.

Council Member George Capps stated his concern with the issues going on in our nation.

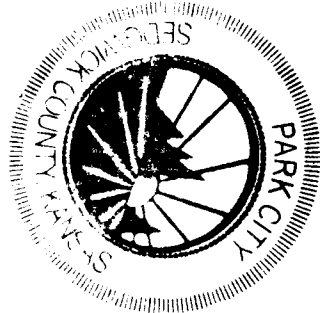
Council Member Ben Saucedo reminded everyone of daylight savings time change.

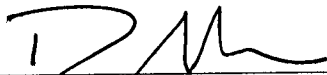
Council Member Brandi Baily stated she would like Council to seriously look at the City's design standards.

ADJOURN

Council Member Ben Saucedo moved to Adjourn the meeting at 7:45 pm.


Council Member George Glover seconded the motion. Motion carried 7-0.





Ray Mann, Mayor

Attest:



Marlo Rugg, City Clerk

The foregoing minutes were considered at the March 23, 2021 meeting and approved with the following amendment None.

The vote to approve the minutes 7-0.