

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
July 12, 2022**

**ROLL CALL**

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

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, City Attorney Doug Moshier, and Public Works Director Simon Wiley.

**VISITORS**

Ark Valley News  
Glen Lang

**MEETING CALLED TO ORDER**

The meeting was called to order by Mayor John Lehnerr at 7:00 pm. Council Member Ben Saucedo gave the invocation and Council Member George Glover led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Mayor John Lehnerr stated the July 28, 2022 minutes on the Consent Agenda needed to be corrected to June 28, 2022.

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

Council Member Kyle Nordick seconded the motion. Motion carried 7-0.

**AWARDS AND/OR PRESENTATIONS**

**PUBLIC FORUM**

None.

**STAFF REPORTS**

City Administrator Sean Fox commended the Community Relations Board for all their work on the 4<sup>th</sup> of July events. He stated all the events were well attended. Mr. Fox stated there would be a movie in the park on June 22, 2022. He gave an update on the marquee sign on 61st Street. Mr. Fox stated an upcoming infrastructure summit would be held on July 14, 2022.

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Council Member Ben Saucedo thanked the Community Relations Board for all their work on a successful 4<sup>th</sup> of July event.

Council Member Brandi Baily asked if the project on 61<sup>st</sup> Street and Jacksonville Street was complete. Mr. Fox stated the project was very close to completion.

**CONSENT AGENDA**

1. Minutes of the June 21, 2022 Special Meeting.
2. Minutes of the June 28, 2022 Special Meeting.
3. Minutes of the June 28, 2022 Regular Meeting.
4. Appropriations 988-2022 with Addendum.
5. Approve CMB License for Family Dollar, 1530 E 61st Street.
6. Approval of Expenditures of Transient Guest Tax as Recommended by the Convention and Tourism Board: (1) Sports Kansas annual membership dues, \$150.00

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

Council Member Kyle Nordick seconded the motion. Motion carried 7-0.

**NEW BUSINESS**

**7. RECEIVE PRESENTATION ON DOWNTOWN DISTRICT FEASIBILITY STUDY**

Jonathan Norris with the Center for Economic Development and Business Research gave a presentation on the feasibility study that was conducted. He answered any questions Council had.

Jeff Lang with Lange, Hutton, Benesch, and Wildcat, the City's downtown district development team, explained to Council the next steps in the development of the downtown district.

Council Member Ben Saucedo moved to receive and file.

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

**8. DISCUSS AND CONSIDER AN ORDINANCE INCLUDING AND INCORPORATING CERTAIN LAND WITHIN THE LIMITS AND BOUNDARIES OF THE CITY OF PARK CITY, KANSAS**

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City Administrator Sean Fox stated the City Clerk has received a Petition or Annexation of Land from Lou & Debrorah Robelli requesting the City annex approximately 21 acres of land located on the south side of 61st Street, and west of the Wichita Flood Control Canal, pursuant to the provisions of K.S.A. 12-520(a)(7). He stated upon the annexation of the property, the City of Park City would pay the City of Wichita on an annual basis twenty percent of the ad valorem taxes collected by the city on only the improvements to the property.

Council Member Tom Jones moved to approve Ordinance #1148-2022 an ordinance including and incorporating certain land within the limits and boundaries of the City of Park City, Kansas.

Council Member Jim Schroeder seconded the motion.

Council Member Jim Schroeder stated there is a sunset clause in the agreement with the City of Wichita that the sharing of the twenty percent of the taxes was for twenty-five years.

**Roll Call**

Council Member Charley Davidson	Absent	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

**9. DISCUSS AND CONSIDER THE SEDGWICK COUNTY NOTICE OF REVENUE NEUTRAL RATE INTENT FORM FOR THE 2023 BUDGET PROCESS**

Finance Director Dee Anne Grunder stated the RNR is the mill levy, computed using the current estimated assessed valuation, that exactly equals the amount of ad valorem taxes levied in the previous year. She stated entities that are planning to exceed the RNR must inform the County Clerk by July 20th of their intent to do so, the proposed mill levy, and the date, time, and location of the tax rate hearing. Ms. Grunder stated beginning this year, the County Clerk will utilize the information that is submitted to notify taxpayers via mail/e-mail of all the taxing subdivisions that are planning to exceed RNR.

Ms. Grunder stated the Council packet included Sedgwick County Notice of Revenue Neutral Rate Intent form, as it is currently completed, reflects that the City of Park City intends to exceed the RNR for the 2023 budget, that the proposed mill levy is the same as last year’s final mill levy (44.534 mills), and that the Tax Rate Hearing will be held in the City Administration building at 7:00pm on August 23, 2022.

Council Member Ben Saucedo moved to approve the Notice of Revenue Neutral Rate Intent form and to authorize the Finance Director to submit the form to the Sedgwick County Clerk.

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

**10. 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 IMPROVEMENT - SADDLEBROOK 3RD ADDITION).**

City Administrator Sean Fox stated the next three agenda items all go together and are all for Saddlebrook 3<sup>rd</sup> Addition. He stated a Petition was filed with the City Clerk proposing paving improvements to Saddlebrook 3rd Addition. He stated the petition was 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 construction of pavement on Hidden Court, and portions of Hidden Lane and Sprucewood Street, with drainage to be installed where necessary, along with mass grading, 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: \$776,000, 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.”

Mr. Fox stated the method of assessment is equally between all lots. The apportionment of the cost of the “Improvements” between the “Improvement District” and the City is 100% to be assessed against the “Improvement District” and 0% to be paid by the City.

Council Member George Glover moved to approve Resolution #1122-2022 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 – Saddlebrook 3rd Addition)

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

**11. 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 (SANITARY SEWER SYSTEM - SADDLEBROOK 3RD ADDITION).**

Council Member Ben Saucedo moved to approve Resolution #1123-2022 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. (Sanitary – Saddlebrook 3rd Addition)

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

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**12. 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 (WATER DISTRIBUTION - SADDLEBROOK 3RD ADDITION).**

Council Member Ben Saucedo moved to approve Resolution #1124-2022 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. (Water – Saddlebrook 3rd Addition)

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

**GOVERNING BODY REMARKS**

Council Member Jim Schroeder stated he enjoyed seeing everyone out for the 4<sup>th</sup> of July event. Mr. Schroeder stated the event was well attended and well run.

Council Member George Capps commended the Mayor for his speech on current events in Park City at the Sedgwick County Association of Cities meeting. Mr. Capps also recommended the City invest in cell phone case swag with our City flag on it.

Council Member Tom Jones stated he was pleased that the Mayor is attending the Sedgwick County Association of Cities meetings.

Council Member Ben Saucedo reminded everyone that early voting started on July 13, 2022. Mr. Saucedo thanked staff for all their work on the 2023 budget process.

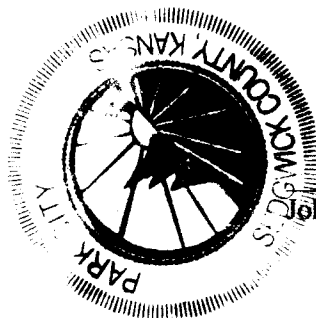
Council Member George Glover thanked all the volunteers who participated in some ditch work done the past Saturday. Mr. Glover announced that the mental health crisis number is 988 and it will go live on July 16, 2022.

Mr. Lehnerr thanked Council and staff for their time and effort put into the 2023 budget. He thanked staff for all their hard work getting the City ready for the 4<sup>th</sup> of July events. Mr. Lehnerr thanked David Oldham for stepping in last minute to help the City with some electrical problems in the park. He stated he did get one complaint about the fireworks. He stated the citizen asked that the City look at changing the duration in which fireworks can be shot off. There is concern for pets and veterans.

**ADJOURN**

Council Member Tom Jones moved to Adjourn the meeting at 7:51 pm.

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



A handwritten signature in black ink, appearing to read "John Lehnherr".

John Lehnherr, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Marlo Rugg".

Marlo Rugg, City Clerk

The foregoing minutes were considered at the July 26, 2022 meeting and approved with the following amendment None.

The vote to approve the minutes 6-0.