



CITY COUNCIL AGENDA

April 4, 2023

THE CITY COUNCIL SHALL HOLD ITS REGULAR MEETINGS IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN, BEGINNING AT 7:00 P.M.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION: MINISTERIAL ALLIANCE**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA p 3**
- 6. ADMINISTRATION AGENDA p 4**
 - A. [City Council Meeting Minutes](#) – March 21, 2023
- 7. PRESENTATIONS / PROCLAMATIONS p 10**
 - A. [Ryan Baty- Sedgwick County Commissioner](#)
- 8. PUBLIC FORUM (Citizen input and requests) p 1**
- 9. APPOINTMENTS p**
 - A. [Appointments – Valley Center Public Library](#) p
- 10. OLD BUSINESS p 11**
 - A. [Discussion of 20 mph speed limit within the Cedar Ridge Development](#) p
- 11. NEW BUSINESS p 15**
 - A. [Discussion and approval of alternate date for July 4, 2023, regular Council Meeting](#) p
 - B. [Approval of budget calendar](#) p
 - C. [Ordinance 1387-23; Re-zone property at 145 N Meridian](#) p
 - D. [Approval of Land Purchase Agreement with Louis Robelli](#) p
- 12. CONSENT AGENDA p 21**
 - A. [Appropriation Ordinance – April 4, 2023](#) p
 - B. [Delinquent Account Report – January 2023](#) p
 - C. [Public Power Committee Minutes – February 23, 2023.](#) p
- 13. STAFF REPORTS p 43**
- 14. GOVERNING BODY REPORTS p 48**
- 15. ADJOURN**

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice.

At any time during the regular City Council meeting, the City Council may meet in executive session for consultation concerning several matters (real estate, litigation, non-elected personnel, and security).

This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the City Clerk in a timely manner, at cityclerk@valleycenterks.org or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7310.

CALL TO ORDER

ROLL CALL

INVOCATION – MINISTERIAL ALLIANCE

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RECOMMENDED ACTION:

Staff recommends motion to approve the agenda as presented / amended.

ADMINISTRATION AGENDA

A. MINUTES:

Attached are the Minutes from the March 21, 2023, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING
March 21, 2023
CITY HALL
121 S. MERIDIAN

Council President Ben Anderson called the regular council meeting to order at 7:00 p.m. with the following members present: Matt Stamm, Chris Evans, Clint Bass, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent: Mayor Cicirello

Staff Present: Barry Arbuckle, City Attorney
Ryan Shrack, Community Development Director
Neal Owings, Parks and Public Building Director
Jake Vasa, SEH Engineer
Barry Smith, Asst. City Administrator
Brent Clark, City Administrator
Kristi Carrithers, City Clerk

Press present: Ark Valley News

APPROVAL OF AGENDA

Council President Anderson stated that item I on the consent agenda listed the incorrect city park. He requested amendment to agenda to move it to item L under New Business for approval. Gregory moved to approve the agenda as amended, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

ADMINISTRATION AGENDA –

MARCH 7, 2023, REGULAR CITY COUNCIL MINUTES-

Wilson moved to approve the minutes of the March 7, 2023, regular City Council meeting as presented, seconded by Colbert. Vote yea: Unanimous Motion carried.

PRESENTATIONS/PROCLAMATIONS – None

PUBLIC FORUM – None.

APPOINTMENTS – None

OLD BUSINESS – None

NEW BUSINESS-

A. RESOLUTION 731-23; PRAIRIE LAKES DRAINAGE IMPROVEMENTS AUTHORITY

Garth Herrmann, with Gilmore and Bell, presented four resolutions authorizing and providing for the construction and financing of the improvements at Prairie Lakes Subdivision. They included drainage, sewer, paving and water.

Wilson moved to approve Resolution 731-23 authorizing construction and financing drainage improvements to the Prairie Lakes Subdivision. Motion seconded by Kerstetter. Vote yea: unanimous. Motion carried.

B. RESOLUTION 732-23; PRAIRIE LAKES SANITARY SEWER IMPROVEMENTS AUTHORITY

Colbert moved to approve Resolution 732-23 authorizing construction and financing sanitary sewer improvements to the Prairie Lakes Subdivision. Motion seconded by Wilson. Vote Yea: unanimous. Motion carried.

C. RESOLUTION 733-23; PRAIRIE LAKES PAVING AUTHORITY

Stamm moved to approve Resolution 733-23 authorizing construction and financing paving improvements to the Prairie Lakes Subdivision. Motion seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

D. RESOLUTION 734-23; PRAIRIE LAKES WATER AUTHORITY

Evans moved to approve Resolution 734-23 authorizing construction and financing water improvements to the Prairie Lakes Subdivision. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried.

E. NOTICE OF AWARD TO MCCOLLOUGH EXCAVATION INC.

Jake Vasa with SEH reported on bids received for the Prairie Lakes subdivision. The low qualified bid was received from McCollough Excavation Inc. in the amount of \$667,724.60. It was noted that the bids in the third column were received from Meis Construction.

Stamm moved to approve the award for the construction contract for the Prairie Lakes Public improvement to McCollough Excavation Inc. and authorize Mayor or City Administrator to sign. Motion seconded by Evans. Vote Yea: unanimous. Motion carried.

F. APPROVAL OF CONSTRUCTION AGREEMENT TO MCCOLLOUGH EXCAVATION INC.

Jake Vasa with SEH presented the agreement from McCollough Excavation for the improvements at Prairie Lakes subdivision. The agreement is in the amount of \$667,724.60.

Bass moved to approve the Prairie Lakes construction agreement with McCollough Excavation Inc. in the amount of \$667,724.60 and authorize Mayor or City Administrator to sign. Motion seconded by Colbert. Vote Yea: unanimous. Motion carried.

G. APPROVAL OF CONSTRUCTION ADMINISTRATION AND MATERIAL TESTING WITH SEH

Jake Vasa presented agreement with SEH for Construction Administration and Material Testing Services for Prairie Lakes addition. The total fee is estimated at \$58,270.00. Kerstetter confirmed this is for Phase III and timeline. Vasa stated work should be complete in June.

Wilson moved to approve SEH Agreement for Construction Administration and Material Testing Services for Prairie Lakes Addition in the amount of \$58,270.00 and authorize Mayor or City Administrator to sign. Motion seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

H. APPROVAL OF FORD STREET CHANGE ORDER #4

City Administrator Clark requested approval of change order #4 for the Ford Street project in an amount of \$6,623.66. He explained this is for paving markings that were not included in original plans.

Evans moved to approve change order #4 in the amount of \$6,623.66 for Ford Street improvements and authorize Mayor or City Administration to sign. Motion seconded by Bass. Vote Yea: unanimous. Motion carried.

I. APPROVAL OF ARBOR VALLEY CHANGE ORDER #1

Administrator Clark requested approval of change order #1 for Arbor Valley subdivision improvements. Additions for Upsizing SWS Inlet 3 and 4, Anchor coupling on WL 2, and SWS End section and pipe adjustment. A deduction of 1' rock base under asphalt section. Total cost of change order is \$7642.45

Kerstetter moved to approve change order #1 in the amount of \$7,642.45 for Ford Street improvements and authorize Mayor or City Administration to sign. Motion seconded by Wilson. Vote Yea: unanimous. Motion carried

J. APPROVAL OF CHIP-2023-01 APPLICATION

Comm. Dev. Director Shrack requested approval of CHIP-2023-01, This is an application from Jeff Pritchard, for approval to participate in the City's Commercial Housing Incentive Program. This application is for a new duplex addressed as 208/210 N. Sheridan Ave., Kerstetter asked if this is the only duplex. Shrack stated that this is the first application received. Shrack reported that there is a single-family home south of this duplex, but it is not eligible.

Stamm made a motion to approve CHIP-2023-01 and award the appropriate property tax rebates to Jeff Pritchard for property tax years 2023-2025. Motion seconded by Evans. Vote: Yea: Stamm, Evans, Bass, Anderson, Gregory, Wilson and Colbert. Opposed: Kerstetter. Motion carried.

K. APPROVAL OF GIS AGREEMENT WITH MSA PROFESSIONAL SERVICES

City Administrator Clark requested approval of agreement with MSA Professional Services Inc. MSA will provide on-call GIS technical support services. Support includes ArcGIS online modification, configuration, training, map updates as well other services requested. Wilson inquired if funds are in budget. Smith confirmed the funds are in budget and the cost will be split among several departments. The price is less than currently paying as this is based on per license instead of old contract.

Bass made a motion to approve agreement with MSA Professional Services for GIS services and authorize Mayor or City Administrator to sign, seconded by Stamm. Vote Yea: unanimous. Motion carried

L. REQUEST FROM L & H HOMES FOR USE OF MCLAUGHLIN PARK -APRIL 8, 2023

Request received from L & H homes for McLaughlin Park on April 8, 2023. The agenda listed the location as Lions Park.

Gregory moved to approve request received from L & H Homes for use of McLaughlin Park on April 8, 2023. Motion seconded by Kerstetter. Vote yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – MARCH 21, 2023
- B. CHECK RECONCILIATION– FEBRUARY 2023
- C. TREASURER'S REPORT – FEBRUARY 2023
- D. REVENUE AND EXPENSE SUMMARY – FEBRUARY 2023
- E. REQUEST FROM PUBLIC LIBRARY FOR USE OF LIONS PARK- APRIL 8, 2023
- F. AGREEMENT WITH SEDGWICK COUNTY FOR RSVP TRANSPORTATION SERVICES
- G. CONTRACT EXTENSION AGREEMENT WITH CUT RATE LAWN CARE
- H. REQUEST FROM LIFEPOINT CHURCH FOR USE OF LIONS PARK -APRIL 9, 2023
- I. REQUEST FROM L & H HOMES FOR USE OF LIONS PARK -APRIL 8, 2023 ~~Moved to new business~~

Wilson moved, seconded by Colbert to approve the Consent Agenda as amended. Vote Yea: Unanimous. Motion carried.

STAFF REPORTS

PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS

Lighting for the welcome sign at 85th and Broadway has been installed. The irrigation is 99% complete. Reported work continues on the pool in Lions Park.

CITY ADMINISTRATOR CLARK

Reported that phase 1 at Arbor Valley includes 34 lots and lots have begun to be developed. The final walk through for Cedar Ridge should be within the next 10 days.

GOVERNING BODY REPORTS –

COUNCILMEMBER GREGORY

Expressed displeasure with last minute additions to agenda.

COUNCILMEMBER COLBERT

Gave update on week 10 of the Kansas Legislature. Read statement from LKM regarding some items being discussed that would be a threat to the Kansas Home Rule and their opposition to them.

Colbert also recommended a committee be formed to explore senior transportation at a local level with volunteers and not rely on the Sedgwick County RSVP program.

Colbert moved to adjourn, second by Wilson. Vote Yea: Unanimous.

ADJOURN -

Meeting adjourned at 7:43pm.

Kristi Carrithers, City Clerk

ADMINISTRATION AGENDA
RECOMMENDED ACTION

A. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of the March 21, 2023, Regular Council Meeting as presented/ amended.

PRESENTATIONS / PROCLAMATIONS

Sedgwick County Commissioner Ryan Baty

PUBLIC FORUM

APPOINTMENTS

Valley Center Public Library-re-appointments

- Shelli Miller-four-year term thru 4/2027
- Jeanne Shove-four-year term thru 4/2027

OLD BUSINESS

A. DISCUSSION OF 20 MPH SPEED LIMIT WITHIN THE CEDAR RIDGE DEVELOPMENT:

Staff will lead further discussion and request guidance regarding lower the speed limit to 20 mph for street located in the Cedar Ridge Development. Recommendation from Public Safety Director Newman at the March 7, 2023, City Council meeting was Ordinance approval for a 20-mph maximum speed limit within the Cedar Ridge Plat. No action was taken to allow all members of Council to drive and view the street.

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends Council direct staff to draft Ordinance to lower the speed limit to 20mph in the Cedar Ridge Development.

NEW BUSINESS

A. DISCUSSION AND APPROVAL OF ALTERNATE DATE FOR JULY 4, 2023 REGULAR CITY COUNCIL MEETING:

An alternate date for the July 4, 2023 regular city council meeting needs to be set as July 4th is a city observed national holiday. Because this meeting is necessary for the budget calendar, staff recommends the meeting be moved July 11, 2023.

- June/July calendar

JUN

sun	mon	tue	wed	thu	fri	sat
Flag Day (USA) 14 Father's Day 18 Juneteenth (USA) 19	Summer Begins 21 St. John the Baptist Day (Que.) 24	Full Moon 3 Last Quarter 10 New Moon 18 First Quarter 26		1	2	3
Week 23 4	5	6	7	8	9	10
Week 24 11	12	13	14	15	16	17
Week 25 18	19	20	21	22	23	24
Week 26 25	26	27	28	29	30	

JUL

sun	mon	tue	wed	thu	fri	sat
Canada Day (Canada) 1 Independence Day (USA) 4	Full Moon 3 Last Quarter 9 New Moon 17 First Quarter 25					1
Week 27 2	3	4	5	6	7	8
Week 28 9	10	11	12	13	14	15
Week 29 16	17	18	19	20	21	22
Week 30 23 Week 31 30	24 31	25	26	27	28	29

NEW BUSINESS
RECOMMENDED ACTION

A. DISCUSSION AND APPROVAL OF ALTERNATE DATE FOR JULY 4, 2023 REGULAR CITY COUNCIL MEETING:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends motion to set July 11, 2023, as alternate date for the first meeting in July.

NEW BUSINESS

B. APPROVAL OF BUDGET CALENDAR:

Asst. City Administrator Smith will present and discuss the proposed 2024 Budget Calendar.

- Proposed Budget Calendar

2024 budget process calendar

2023

March 21 st	Department budget worksheets distributed to department heads
April 28 th	Department base budget and department budget requests & outcomes due to Finance / City Administrator
May 1 st – May 15 th	Individual meetings with departments / City Administrator/ Finance Department
June 6th 6:00 pm	Department budget presentations <i>(prior to regular council meeting)</i>
June 14 th	Deadline for Sedgwick County to notify the city of our revenue neutral rate
June 20th	2024 budget draft presentation and discussion <i>(regular council meeting)</i>
June 27th	<i>Potential Special Budget meeting if needed</i>
July 4th	<i>No Meeting</i>
July 11th	Comprehensive budget discussion, and determine intent to exceed the revenue neutral rate for the FY2024 budget. <i>(July 4th is a holiday, need to reschedule this meeting)</i>
July 18th	CIP review/discussion <i>(regular council meeting)</i>
July 20 th	Deadline to notify Sedgwick County if we will exceed revenue neutral rate
August 10 th	Publish notice of intent to exceed the revenue neutral rate on the city website and in the Ark Valley News – must include proposed tax rate, our revenue neutral rate, and the date, time and location of public hearing
September 5th	Notice to exceed revenue neutral rate hearing. Public hearing for 2024 budget. After public hearings, council will adopt a resolution to approve exceeding the revenue neutral rate with a roll call vote. Approval of 2024 budget. <i>(regular council meeting)</i>
September 1st	Last day to publish both hearings for 2024 budget <i>(if needed)</i>
Sep 19th	Last day to hold public hearings and approve FY2024 budget. <i>(if needed)</i>
Sept 29th	Last day to certify 2024 budget to Sedgwick County <i>(if needed)</i>

NEW BUSINESS
RECOMMENDED ACTION

B. APPROVAL OF BUDGET CALENDAR:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends motion to adopt the proposed 2024 budget calendar.

NEW BUSINESS

C. ORDINANCE 1387-23; RE-ZONE PROPERTY AT 145 N. MERIDIAN:

Comm. Dev. Director Shrack will present Ordinance No. 1387-23, which rezones property from R-1B to C-1 for 1st reading. The request for re-zoning was reviewed and approved by the Planning and Zoning Board at their March 28, 2023 meeting.

- Staff Memo
- Ordinance 1387-23



Date: March 21, 2023

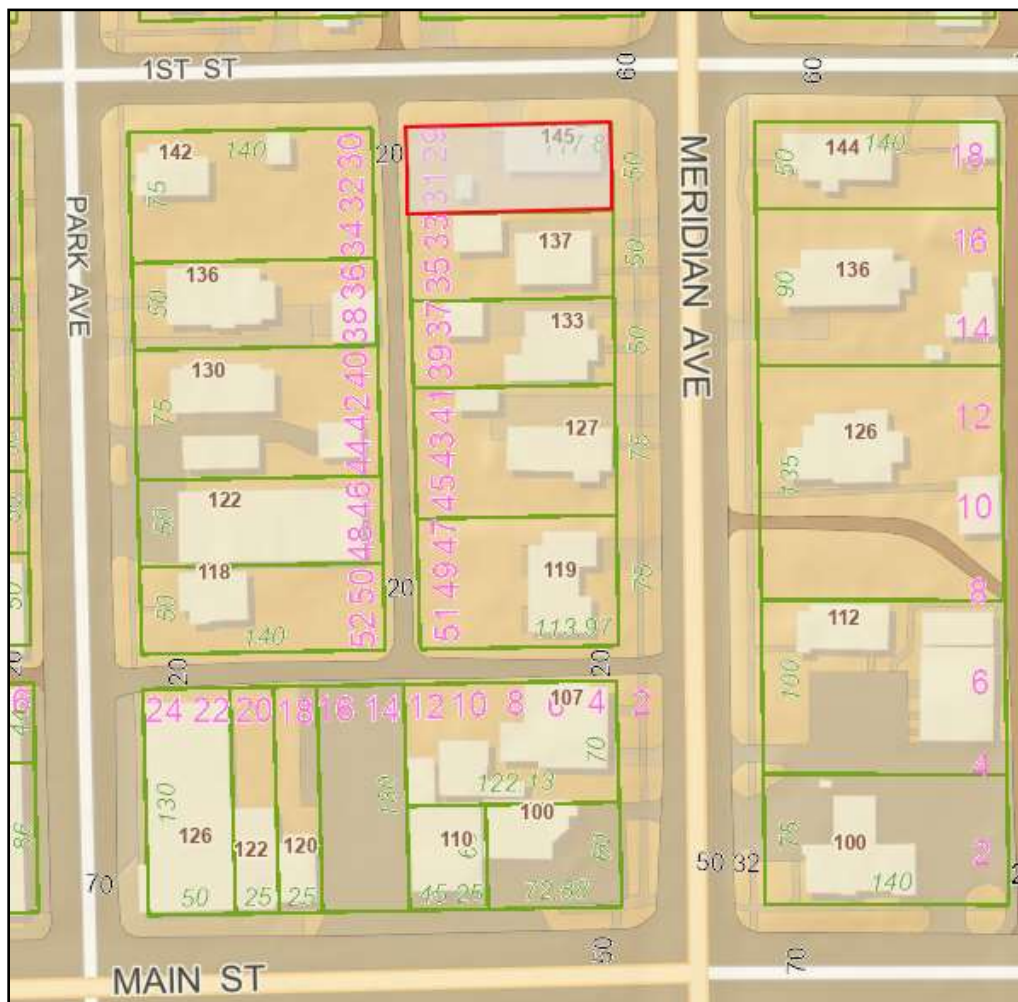
Present Zoning: R-1B (Single-Family Residential District)

Proposed Zoning: C-1 (Central Business District)

Rezoning Application Case Number: RZ-2023-03

Applicant: Vincent Garcia

Property Address: 145 N. Meridian Avenue, Valley Center, KS 67147 (outlined in red below)



Applicants' Reasons for Rezoning: The applicant is requesting a rezoning from R-1B to C-1 to allow for a new mixed-use building to be constructed on this property (see applicant's proposal at the end of this staff report). Currently, this property is vacant and most recently contained a single-family house that was demolished in 2022 due to significant fire damage. The applicant purchased this property after the house fire and has already invested over \$20,000 in razing the dilapidated house and clearing overgrown vegetation. Upon approval of this rezoning application, the applicant plans to submit a site plan application for a new commercial building with a proposed end use of a law office on the first floor and a private residence on the second floor. It is anticipated that the site plan application will be submitted after the Meridian Avenue reconstruction project work has been completed in front of the subject property.

Review Criteria for a Zoning Amendment per 17.11.01.H (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

The subject property is vacant. This property is located in a mixed-use neighborhood, with surrounding properties being primarily used for various commercial uses and single-family/multi-family residential uses. This property is located within the designated Downtown Overlay District as defined in the City's zoning regulations (17.04.14) and shown at the end of this staff report.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning of the subject property is R-1B (Single-Family Residential District). The surrounding zoning and land uses are as follows:

- North: R-1B (Single-Family Residential District)
- South: R-1B (Single-Family Residential District)
- East: R-1B (Single-Family Residential District)
- West: R-1B (Single-Family Residential District)

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

The rezoning request is the direct result of the applicant wanting to make a significant investment in his property. He bought the property and demolished the fire-damaged house. As proposed at this time, the applicant plans to build a high quality, aesthetically pleasing commercial building on this property.

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, public water and sanitary sewer are available to this property. The applicant plans to connect a driveway to 1st Street and not add a new driveway to Meridian Avenue.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

No

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

Yes, as part of the future site plan review application, the applicant will need to show what type of screening will be erected along Meridian Avenue and 1st Street. This will be reviewed and approved by the City of Valley Center at that time.

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

In reviewing currently zoned C-1 property in Valley Center, there is essentially only one vacant property available at this time, but the applicant is not looking to purchase other land to build his proposed commercial building. The

vacancy rate of existing commercial buildings is very low currently and the combination of both commercial and residential space that the applicant is looking to create is not available.

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

As currently proposed, a new law office would provide additional legal services to the residents of the community and make it possible to potentially avoid having to go to Wichita or other places for said services.

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Yes, but with the understanding that any new residential construction must meet existing building and zoning regulations, including building setbacks. The current building setbacks for R-1B zoned property will make it very difficult to build a new single-family home given the narrow dimensions of this property.

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The rezoning request should not have a negative impact on the surrounding properties. Vacant properties have a negative impact on property values in a neighborhood. The applicant is proposing to build a new commercial building that will raise the property values of not only the subject property, but surrounding properties as well. Appropriate screening will be required as part of this new development.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

Yes

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. The standard public notice was published in *The Ark Valley News* and notices were sent out to surrounding property owners. Three responses have been received to date and all were opposed to this rezoning request.
- Other public comments in support or opposition will not be known until the public hearing.

16. *Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

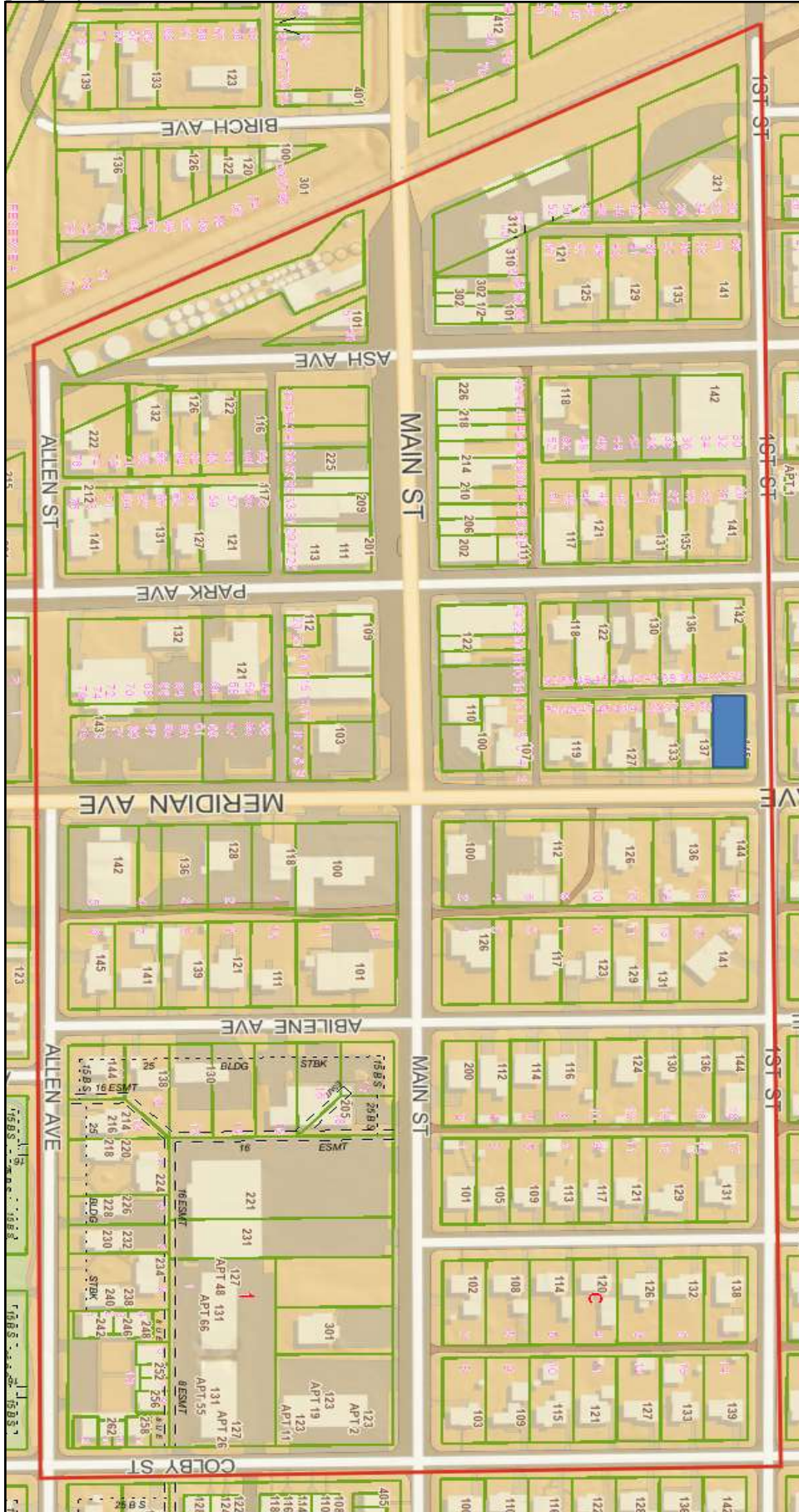
17. *By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

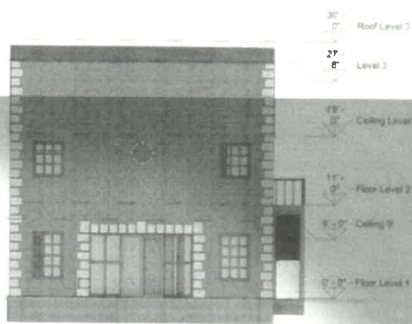
No

City staff recommends approval of this rezoning application.

Downtown Overlay District Map

- Downtown Overlay District outlined in red
- Applicant's property shaded in blue





PROPOSAL

REZONING

Prepared For :
City of Valley center

City Manager and City Commissioners

121 S. Meridian
Valley Center, KS 67147

introduction

This brochure is meant to help Valley Center understand of our rezoning proposal for 145 N. Meridian. We want to show you the benefits of rezoning and how it will be a plus for the community in the downtown area.

We want to give you our proposed designs of the type of buildings and decor you can expect to be built if rezoning is approved. Valley Center is a growing community, more businesses in your downtown area, means more growth, more development and more taxes.

The real benefit to Valley Center citizens is that it's one more business to go too that they don't have to go to Wichita for.

us

I am a practicing attorney in Wichita and have Garcia Law Office. I work with my son who is also a lawyer and we serve Wichita and the surrounding area including Valley Center in various types of legal matters.

Garcia Lw Office has three employees including my wife Laura. Laura also manages several real estate properties we have.

GARCIA LAW OFFICE

1851 N. BROADWAY
WICHITA, KANSAS 67214

A photograph of a man and a woman smiling at each other in what appears to be a workshop or garage. The man is on the left, wearing a blue denim shirt, and the woman is on the right, wearing a blue denim shirt. They are both looking at each other and smiling. The background is slightly blurred, showing shelves with various items. A large red diagonal shape is overlaid on the bottom right of the image.

Laura and I purchased 145 N. Meridian with the idea it would make a great location for a law office. We invested over \$20,000 removing the fire damaged house and tree along with slightly overgrowth on the property. Currently, we are the proud owners of a vacant lot with ideas of developing the land.

Our intent for rezoning is to have a mixed use property. The main floor will be for light commercial business. The second floor will be a two bedroom modern residential.

145 N. Meridian is part of the Downtown Overlay District

17.04.14 D-O Downtown Neighborhood Overlay District

A. Purpose. The Downtown Neighborhood Overlay District is intended to do the following:

1. Preserve, enhance and promote the character of the Downtown Neighborhood as prescribed in the Central Business District Neighborhood Plan.

2. Recognize the special architectural character and proposed land use mix of the downtown neighborhood.

3. Protect private property values and public investments.

B. Compliance. Property developed within the Downtown Neighborhood Overlay District shall comply with the Downtown Design Criteria provisions of this District Overlay (see appendix), the underlying zoning districts, and Site Plan regulations (17.12). In case of conflict between the provisions in this District and those of the underlying zoning districts, the provisions in this District shall prevail.

C. Boundary. The boundaries of the Downtown Neighborhood Overlay District apply to all property within the following geographic boundaries:

1. West Boundary - Burlington Northern Santa Fe Railroad Tracks
2. North Boundary - First (1st) Street
3. East Boundary - Colby Avenue
4. South Boundary - Allen Street

An exception to this boundary which is not within the District is 100 S. Meridian, legally

described as Beg. NW corner SW 1/4 E 182 Ft. S 167 Ft. W 182 Ft. N 167 Ft. To Beg., Exc. N 20 Ft and Exc. W 32 Ft. for Street, Sec 31-25-1E.

G. Lot Size Requirements.

1. Minimum lot area: None.
2. Minimum lot width: 20 feet.
3. Minimum lot depth: 50 feet.

H. Bulk Regulations.

1. Maximum structure height: 45 feet.

2. Yard requirements:

3. Minimum front yard: None

4. Minimum side yard: None, but if one is provided, it shall not be less than 5 feet.

5. Minimum rear yard: None, but if one is provided, it shall not be less than 5 feet.

6. Maximum lot coverage: A building, structure or use may occupy all that portion of the lot not otherwise required for the yard regulations.

GARCIA LAW OFFICE

1851 N. BROADWAY
WICHITA, KANSAS 67214

Rezoning to light commercial fits in with the current downtown overlay.

- 145 N. Meridian is in the downtown core of Valley Center.
- Located in the 100 block of north Meridian is Emprise Bank and another business across the street.
- Directly behind us on Park Avenue in the 100 block is Ark Valley Animal Hospital and Utechtt Aero Inc., Valley Center Recreation and what used to be Valley Center cleaners.
- The natural progression of Meridian will probably be to the north of Main street



WHAT DESIGN IS PLANNED FOR REZONING 145 N. MERIDIAN.

MIXED USE IS THE PLAN.

WHAT IS A MIXED USE DESIGN?

- The lower level is light commercial business. It can and may be used as a law office.
- The second floor is a two bedroom residential.

HOW WILL THE MERIDIAN FRONTAGE LOOK?

- The Meridian side will be brick and/or stone enhanced facing Meridian.
- Brick or Stone facing will continue cover both the 1st and 2nd floors so from Meridian it will not look like the 2nd floor is a residence.
- The residential access and driveway will be off 1st street toward the rear of the residence.

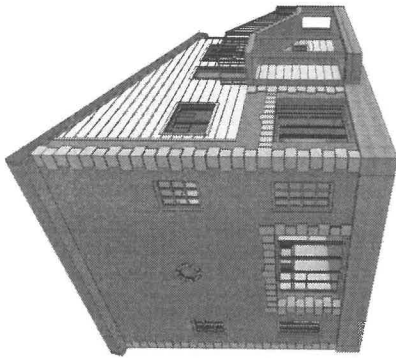
WHAT DESIGNS ARE BEING CONSIDERED

PROPOSED MIXED BUSINESS DESIGN

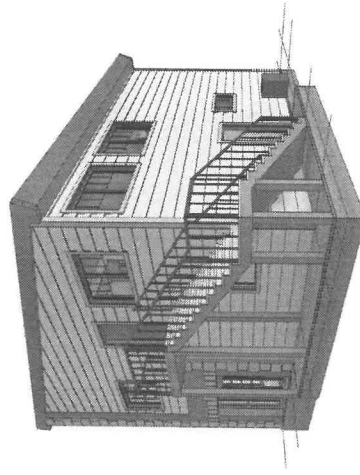


GARCIA LAW OFFICE

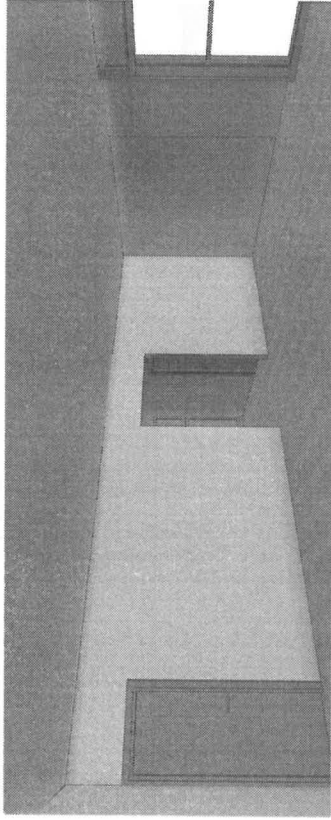
1851 N. BROADWAY
WICHITA, KANSAS 67214



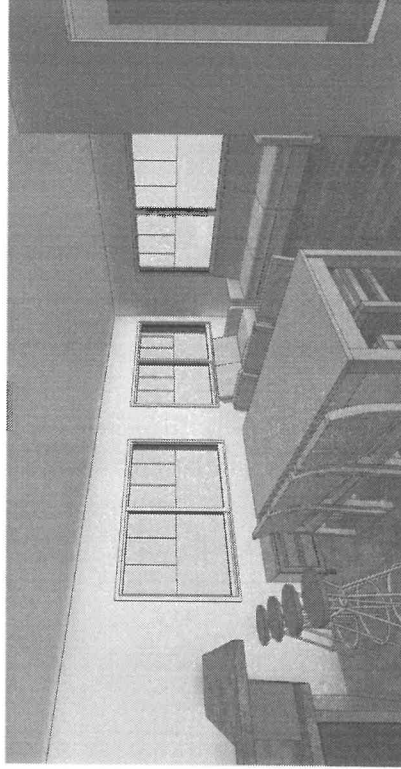
North-East Trade Access View



West-North residence access view



View interior 2



view Living

Vincent Garcia

Commercial Building - Residential

No.	Description	Date

Vistas

Project number	0001	A_ 0.7	Scale
Date	September 2022		
Drawn by	Leonardo Araque		
Checked by	Vincent Garcia		

ORDINANCE NO. 1387-23

**AN ORDINANCE CHANGING THE ZONING DISTRICT
CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY
OF VALLEY CENTER, KANSAS, UNDER THE AUTHORITY GRANTED
BY THE ZONING REGULATIONS OF THE CITY.**

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE
CITY OF VALLEY CENTER, KANSAS:

SECTION 1. Having received a recommendation from the Valley Center City Planning and Zoning Board on Case No. RZ-2023-03, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the amended Zoning Regulations of the City as approved by Ordinance No. 1279-14, the zoning district classification of the property legally described herein is changed as follows:

Change of zoning district classification from R-1B (Single-Family Residential District) to C-1 (Central Business District).

Legal Description: LOTS 29-31 MERIDIAN AVE. CITY OF VALLEY CENTER

Legal Address: 145 N. Meridian Avenue, Valley Center, KS 67147

SECTION 2. Upon the taking effect of this Ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said map(s) is hereby reincorporated as a part of the Zoning Regulations as amended.

SECTION 3. This ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

PASSED by the Governing Body and signed by the Mayor of the City of Valley Center, Kansas, on this 18th day of April, 2023.

First Reading: April 4, 2023
Second Reading: April 18, 2023

(SEAL)

/s/ _____
Louis Cicirello, Mayor

ATTEST:

/s/ _____
Kristi Carrithers, City Clerk

NEW BUSINESS
RECOMMENDED ACTION

C. ORDINANCE 1387-23; RE-ZONE PROPERTY AT 145 N.
MERIDIAN:

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends adoption of Ordinance 1387-23 to re-zone 145 N Meridian from R-1B to C-1 for 1st reading.

D. APPROVAL OF LAND PURCHASE AGREEMENT WITH LOUIS ROBELLI:

City Administrator Clark will present a purchase agreement for land located to the north of the Middle School to construct the new Recreation and Aquatic Complex utilizing sales tax revenues. The property is roughly 31.843 acres and will be replated once the final acreage for the complex is identified. The purchase price is \$19,000.00 per acre or \$605,017.00. Attached you will find the lot split as well as the overall proposed site plan for the new facility

- Purchase Agreement
- Site Plan
- Lot split

Real Estate Purchase Contract

This Agreement, Made and entered in this 4th day of April, 2023.

by and between Louis J Robelli party of the First Part, hereinafter referred to as “Seller”, whether one or more, and City of Valley Center party of the Second Part, hereinafter referred to as “Buyer,” whether one or more.

WITNESSETH: That for an in consideration of the mutual promises, covenants and payments hereinafter set out, the parties hereto do hereby contract to and with each other, as follows:

1. The Seller does hereby agree to sell and convey to the Buyer by a good and sufficient warranty deed the following described real property, situated in Sedgwick County, State of Kansas, to wit:

Address and Legal Description: Parcel 1 – 31.843 acres. See Exhibit A.

2. The Buyer hereby agrees to purchase, and to pay to the Seller, as consideration for the conveyance to Buyer of the above-described property, the sum of \$605,017.00 or \$19,000 per acres in manner following to-wit: Cash

3. The Seller, at his option, agrees to furnish to the Buyer, either a complete abstract of title certified to date, or a title insurance company’s commitment to insure, to the above described real property, showing a merchantable title vested in the Seller, Subject to: Title

Evidence shall be sent to for examination by the Buyer as promptly and expeditiously as possible, and it is understood and agreed that the Seller shall have a reasonable time after said Title Evidence has been examined in which to correct any defects in title.

4. A duly executed copy of the Purchase Agreement shall be delivered to the parties hereto.
5. The Buyer agrees to and does hereby deposit with Louis Robelli the sum of \$ 0.00 Dollars, in the form of a n/a . Earnest money as a guarantee that the terms and conditions of this contract shall be fulfilled by the Buyer, said deposit to be applied on the purchase price upon acceptance of title by the Buyer and delivery of deed by the Seller. In the event the Buyer shall fail to fulfill the obligations hereunder, the Seller may, at Seller’s option, cancel this agreement, and thereupon the aforementioned deposit Shall become the property of the Seller and Seller’s Agent, not as a penalty but as liquidated damages. Provided, however that, in the event the Seller is unable to furnish merchantable title, the earnest money deposit shall be returned to the Buyer, and this Agreement shall be null and void and no further force and effect.

6. It is further agreed by and between the parties hereto that all rentals, insurance (if policies acceptable to Buyer) and interest, if any shall be adjusted and prorated as of Tax Year 2023. Taxes shall be prorated for calendar year on the basis of taxes levied, or for prior year.

7. The Seller further agrees to convey the above-described premises with all the improvements located thereon and deliver possession of the same in the same condition, as they are now, reasonable wear and tear excepted.

8. It is understood and agreed between the parties that the time is of the essence of this contract, this transaction shall be consummated on or before: July 31st, 2023

9. Possession to be given to Buyer on: at Closing

10. In the Event an Owners title insurance policy is furnished, the total costs of the commitment to insure and the title insurance policy will be paid 50% by Seller and 50% by Buyer.

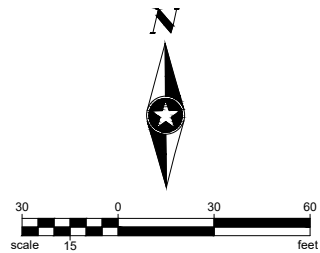
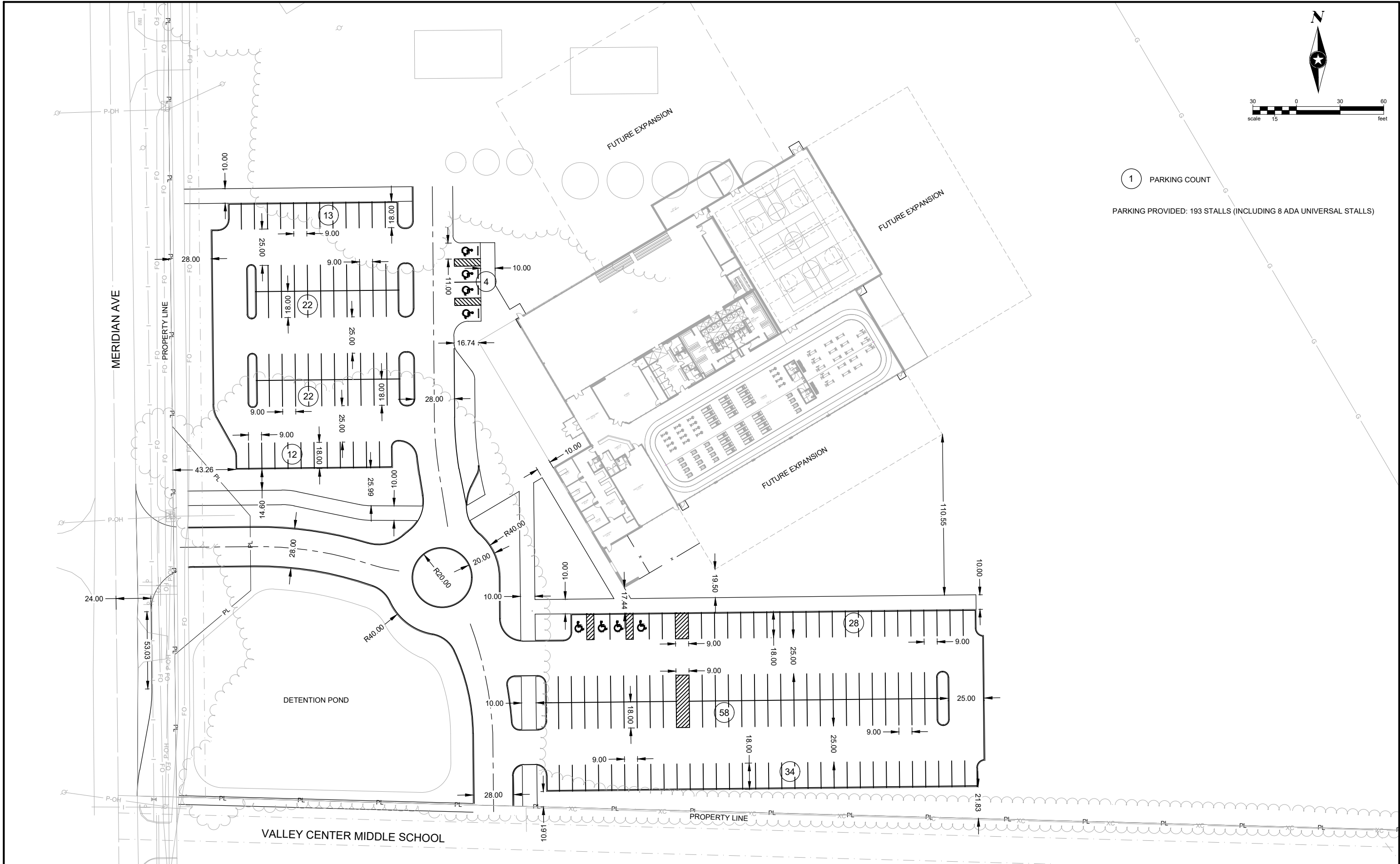
11. Closing fee will be paid 50% by Seller and 50% by Buyer.

12. The undersigned parties acknowledge receipt of the Disclosures.

WITNESS OUR SIGNATURES HERETO the day and year first above written, with an executed copy of this Purchase Agreement to be delivered to the parties hereto:

Executed this day of , 20	Executed this day of , 20
Buyer Signature Social Security Number	Seller Signature Social Security Number
Buyer Signature Social Security Number	Seller Signature Social Security Number
Contact Number(s)	(316)755-7310 Contact Number(s)
Email Address	bclark@valleycenterks.org Email Address

Save: 3/22/2023 9:38 AM dburns Plot: 3/22/2023 9:39 AM X:\UZ\VALCT\170526\5-final-dsgn\5-1-drawings\10-Civil\cad\dwg\sheet\VA_170526_SP.dwg



1 PARKING COUNT

PARKING PROVIDED: 193 STALLS (INCLUDING 8 ADA UNIVERSAL STALLS)

CERTIFICATE OF LOT SPLIT APPROVAL

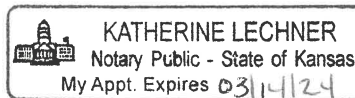
STATE OF KANSAS)
) ss
CITY OF VALLEY CENTER)

I hereby certify that this lot split of Louis Robelli, has been examined by the City of Valley Center Planning and Zoning Board and found to comply with the Subdivision Regulations of The City of Valley Center, as amended by Ordinance 1246-12 on September 4, 2012, and published on September 6, 2012, and is hereby approved for recording.

Date Signed MARCH 1, 2023


, Community Development Director, City of Valley Center, KS
Ryan W. Shrack

STATE OF KANSAS)
) ss
COUNTY OF SEDGWICK)



This instrument was acknowledged before me on March 1st, 2023 (date),

by Ryan W. Shrack, Community Development Director of the City of Valley Center, Kansas.


Notary Public

Print Name Katherine Lechner

My commission expires:

03/14/24

NEW BUSINESS
RECOMMENDED ACTION

D. APPROVAL OF LAND PURCHASE AGREEMENT WITH LOUIS ROBELLI:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends approval to purchase said Parcel 1 from Louis J Robelli for \$605,017.00 and authorize the Mayor or City Administrator to sign all documents associated

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – APRIL 4, 2023**
- B. DELINQUENT ACCOUNT REPORT–JANUARY 2023**
- C. PUBLIC POWER COMMITTEE MINUTES – FEBRUARY 23. 2023**

RECOMMENDED ACTION:

Staff recommends motion to approve the Consent Agenda as presented.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE:

Below is the proposed Appropriation Ordinance for April 4, 2023, as prepared by City Staff.

April 4, 2023, Appropriation

Total	\$ 714,685.15
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VENDOR SET: 02 City of Valley Center

BANK: APBK INTRUST CHECKING

DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0147	TRAFFIC CONTROL SERVICES, INC.							
I-202303149963	TRAFFIC CONTROL SERVICES, INC.	R	3/17/2023	4,041.35		055021		4,041.35
0179	INTERLINGUAL INTERPRETING SERV							
I-202303139960	INTERLINGUAL INTERPRETING SERV	R	3/17/2023	77.50		055022		77.50
0656	DRAGONFLY LAWN & TREE CARE LLC							
I-202303169974	DRAGONFLY LAWN & TREE CARE LLC	R	3/17/2023	2,460.00		055023		2,460.00
0824	GALLS, LLC							
I-202303169972	GALLS, LLC	R	3/17/2023	506.89		055024		506.89
0984	LAFE T WILLIAMS & ASSOCIATES,							
I-202303149962	LAFE T WILLIAMS & ASSOCIATES,	R	3/17/2023	377.00		055025		377.00
1137	WASTE CONNECTIONS OF KANSAS, I							
I-202303139959	WASTE CONNECTIONS OF KANSAS, I	R	3/17/2023	44,583.26		055026		44,583.26
1234	FLEET FUELS LLC							
I-202303169973	FLEET FUELS LLC	R	3/17/2023	1,950.20		055027		1,950.20
1288	DONNELLY-MILLS & HOBSON, LLC							
I-202303139961	DONNELLY-MILLS & HOBSON, LLC	R	3/17/2023	300.00		055028		300.00
0270	INTRUST CARD CENTER							
I-202303149971	INTRUST CARD CENTER	R	3/17/2023	12,564.36		055030		12,564.36
0032	AFLAC							
I-AF 202303079953	SUPPLEMENTAL INSURANCE	R	3/24/2023	52.52		055031		
I-AF 202303219992	SUPPLEMENTAL INSURANCE	R	3/24/2023	52.52		055031		
I-AFC202303079953	SUPPLEMENTAL INSURANCE	R	3/24/2023	51.89		055031		
I-AFC202303219992	SUPPLEMENTAL INSURANCE	R	3/24/2023	51.89		055031		
I-AFD202303079953	SUPPLEMENTAL INSURANCE	R	3/24/2023	15.22		055031		
I-AFD202303219992	SUPPLEMENTAL INSURANCE	R	3/24/2023	96.33		055031		
I-AFL202303079953	SUPPLEMENTAL LIFE INSURANCE	R	3/24/2023	60.10		055031		
I-AFL202303219992	SUPPLEMENTAL LIFE INSURANCE	R	3/24/2023	60.10		055031		
I-AFO202303079953	SUPPLEMENTAL INSURANCE	R	3/24/2023	29.12		055031		
I-AFO202303219992	SUPPLEMENTAL INSURANCE	R	3/24/2023	29.12		055031		498.81
0445	DELTA DENTAL OF KANSAS, INC.							
I-DDS202303079953	DENTAL INSURANCE	R	3/24/2023	258.31		055032		
I-DDS202303219992	DENTAL INSURANCE	R	3/24/2023	224.77		055032		
I-DEC202303079953	DENTAL INSURANCE	R	3/24/2023	303.75		055032		
I-DEC202303219992	DENTAL INSURANCE	R	3/24/2023	236.25		055032		
I-DES202303079953	DENTAL INSURANCE	R	3/24/2023	239.61		055032		
I-DES202303219992	DENTAL INSURANCE	R	3/24/2023	239.61		055032		
I-DFM202303079953	DENTAL INSURANCE	R	3/24/2023	745.94		055032		
I-DFM202303219992	DENTAL INSURANCE	R	3/24/2023	860.70		055032		3,108.94

VENDOR SET: 02 City of Valley Center

BANK: APBK INTRUST CHECKING

DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0566	SURENCY LIFE AND HEALTH							
I-VEC202303079953	VISION INSURANCE	R	3/24/2023	7.93		055033		
I-VEC202303219992	VISION INSURANCE	R	3/24/2023	7.93		055033		
I-VMC202303079953	VISION INSURANCE	R	3/24/2023	78.12		055033		
I-VMC202303219992	VISION INSURANCE	R	3/24/2023	78.12		055033		
I-VME202303079953	VISION INSURANCE	R	3/24/2023	57.96		055033		
I-VME202303219992	VISION INSURANCE	R	3/24/2023	57.96		055033		
I-VMF202303079953	VISION INSURANCE	R	3/24/2023	83.65		055033		
I-VMF202303219992	VISION INSURANCE	R	3/24/2023	168.70		055033		
I-VMS202303079953	VISION INSURANCE	R	3/24/2023	50.60		055033		
I-VMS202303219992	VISION INSURANCE	R	3/24/2023	50.60		055033		641.57
0059	CITY OF WICHITA							
I-202303209976	CITY OF WICHITA	R	3/24/2023	3,528.00		055034		3,528.00
0061	VALLEY CENTER PUBLIC LIBRARY							
I-202303209986	VALLEY CENTER PUBLIC LIBRARY	R	3/24/2023	49.44		055035		49.44
0091	MIES CONSTRUCTION INC							
I-202303229998	MIES CONSTRUCTION INC	R	3/24/2023	272,526.54		055036		272,526.54
0092	TYLER TECHNOLOGIES INC							
I-202303209982	TYLER TECHNOLOGIES INC	R	3/24/2023	3,275.00		055037		3,275.00
0113	VALLEY PRINT LOGISTICS							
I-202303209985	VALLEY PRINT LOGISTICS	R	3/24/2023	80.00		055038		80.00
0147	TRAFFIC CONTROL SERVICES, INC.							
I-202303209991	TRAFFIC CONTROL SERVICES, INC.	R	3/24/2023	5,758.46		055039		5,758.46
0150	AT&T MOBILITY							
I-202303209981	AT&T MOBILITY	R	3/24/2023	783.56		055040		783.56
0550	BANNON TRUCKING, LLC							
I-202303209980	BANNON TRUCKING, LLC	R	3/24/2023	898.66		055041		898.66
0623	CORE & MAIN							
I-202303209990	CORE & MAIN	R	3/24/2023	27,505.46		055042		27,505.46
0625	ENVIRONMENTAL SYSTEMS RESEARCH							
I-202303209978	ENVIRONMENTAL SYSTEMS RESEARCH	R	3/24/2023	506.30		055043		506.30
0817	H.M.S. LLC							
I-202303209987	H.M.S. LLC	R	3/24/2023	1,208.76		055044		1,208.76

VENDOR SET: 02 City of Valley Center
BANK: APBK INTRUST CHECKING
DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0861	SHERWIN-WILLIAMS							
I-202303209979	SHERWIN-WILLIAMS	R	3/24/2023	57.27		055045		57.27
1004	IMAGINE IT, INC.							
I-202303209989	IMAGINE IT, INC.	R	3/24/2023	7,248.00		055046		7,248.00
1094	EMC INSURANCE COMPANIES							
I-202303209983	EMC INSURANCE COMPANIES	R	3/24/2023	1,043.00		055047		1,043.00
1162	CUT RATES LAWN CARE LLC							
I-202303229996	CUT RATES LAWN CARE LLC	R	3/24/2023	1,250.00		055048		1,250.00
1236	SHORT ELLIOT HENDRICKSON, INC.							
I-202303229995	SHORT ELLIOT HENDRICKSON, INC.	R	3/24/2023	34,435.82		055049		34,435.82
1244	APEX EXCAVATING, LLC							
I-202303229994	APEX EXCAVATING, LLC	R	3/24/2023	224,555.83		055050		224,555.83
1258	WILDCAT CONSTRUCTION CO., INC							
I-202303229997	WILDCAT CONSTRUCTION CO., INC	R	3/24/2023	372,082.17		055051		372,082.17

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	30	1,027,902.15	0.00	1,027,902.15
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 02 BANK: APBK TOTALS:	30	1,027,902.15	0.00	1,027,902.15

VENDOR SET: 03 City of Valley Center

BANK: APBK INTRUST CHECKING

DATE RANGE: 0/00/0000 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0141	PAUL WEBER							
I-202303169975	PAUL WEBER	R	3/17/2023	139.99		055029		139.99
0120	WADE GAYLORD							
I-202303209984	WADE GAYLORD	R	3/24/2023	59.98		055052		59.98
0145	SERENITY DONHAM							
I-202303209977	SERENITY DONHAM	R	3/24/2023	172.92		055053		172.92

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	3	372.89	0.00	372.89
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 03 BANK: APBK TOTALS:	3	372.89	0.00	372.89
BANK: APBK TOTALS:	33	1,028,275.04	0.00	1,028,275.04
REPORT TOTALS:	33	1,028,275.04	0.00	1,028,275.04

SELECTION CRITERIA

VENDOR SET: * - All

VENDOR: ALL

BANK CODES: All

FUNDS: All

CHECK SELECTION

CHECK RANGE: 055021 THRU 055054

DATE RANGE: 0/00/0000 THRU 99/99/9999

CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99

INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: NO

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: NO

PRINT STATUS: * - All

CONSENT AGENDA

B. DELINQUENT ACCOUNT REPORT – JANUARY 2023:

ZONE: ALL

STAT: Disconnect, Final, Inactive

START DATES: 0/00/0000 THRU 99/99/9999

LAST BILL DATES: 1/01/2023 THRU 1/31/2023

FINAL DATES: 1/01/2023 THRU 1/31/2023

CONTRACTS: NO

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
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**** BOOK # :0001      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00

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03-0081-03	CLARK, ANTHONY	11/07/2022 F	656.51	191.19	113.75	961.45
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**** BOOK # :0003	TOTAL ACCOUNTS:	1	0.00	656.51	191.19	113.75	0.00	961.45
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04-0078-16	MARKS, JUSTEN	12/27/2022 F	86.15	101.92	188.07
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**** BOOK # :0004      TOTAL ACCOUNTS:      1      0.00      86.15      101.92      0.00      0.00      188.07

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**** BOOK # :0005      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00
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**** BOOK # :0006      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00

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**** BOOK # :0008      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00

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09-0003-08	MCNEIL, DREW	1/12/2023 F	100.93	100.93
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09-0098-04	BECK, ALYSSA	1/25/2023 F	102.68	102.68
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**** BOOK # :0009	TOTAL ACCOUNTS:	2	0.00	203.61	0.00	0.00	0.00	203.61
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**** BOOK # :0015      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00

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**** BOOK # :0018      TOTAL ACCOUNTS:      0      0.00      0.00      0.00      0.00      0.00      0.00

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ZONE: ALL
STAT: Disconnect, Final, Inactive
START DATES: 0/00/0000 THRU 99/99/9999
LAST BILL DATES: 1/01/2023 THRU 1/31/2023
FINAL DATES: 1/01/2023 THRU 1/31/2023

ACCOUNT NO#	----- NAME -----	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
20-0080-02	FRANZEN, HEATHER	12/16/2022	F		131.41	180.09	146.83		458.33
20-0114-03	MASSEY, MORGANA	1/05/2023	F		188.21	157.42			345.63
20-0119-03	STOVER, AUBRY	12/16/2022	F		77.38	114.18	130.68	4.54	326.78
20-0240-02	LYNCH, MICHAEL	12/01/2022	F		110.38	89.24			199.62

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**** BOOK # :0020 TOTAL ACCOUNTS: 4 0.00 507.38 540.93 277.51 4.54 1330.36
=====

=====
80-0387-01 TROUTMAN, DELORES 12/07/2022 F 8.00 8.00
=====

=====
**** BOOK # :0080 TOTAL ACCOUNTS: 1 0.00 8.00 0.00 0.00 0.00 8.00
=====

=====
REPORT TOTALS TOTAL ACCOUNTS: 9 0.00 1461.65 834.04 391.26 4.54 2691.49
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===== R E P O R T T O T A L S =====

==== R E V E N U E C O D E T O T A L S =====

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	0.00	805.86	399.02	195.06	1.85	1401.79
200-SEWER	0.00	403.59	268.13	106.95	1.64	780.31
300-PROT	0.00	1.25	0.76	0.42	0.00	2.43
400-RECONNECT FEE	0.00	7.17	9.82	8.01	0.00	25.00
600-STORMWATER UTILITY FEE	0.00	68.93	35.68	14.37	0.22	119.20
610-SOLID WASTE	0.00	70.96	59.47	29.99	0.50	160.92
611-WATER / MISC	0.00	62.83	18.29	10.88	0.00	92.00
850-PENALTY	0.00	41.06	42.87	25.58	0.33	109.84
TOTALS	0.00	1461.65	834.04	391.26	4.54	2691.49

TOTAL REVENUE CODES: 2,691.49
TOTAL ACCOUNT BALANCE: 2,691.49
DIFFERENCE: 0.00

===== R E P O R T T O T A L S =====

==== B O O K C O D E T O T A L S =====

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	0.00	0.00	0.00	0.00	0.00	0.00
03-BOOK 03	0.00	656.51	191.19	113.75	0.00	961.45
04-BOOK 04	0.00	86.15	101.92	0.00	0.00	188.07
05-BOOK 05	0.00	0.00	0.00	0.00	0.00	0.00
06-BOOK 06	0.00	0.00	0.00	0.00	0.00	0.00
08-BOOK 08	0.00	0.00	0.00	0.00	0.00	0.00
09-BOOK 09	0.00	203.61	0.00	0.00	0.00	203.61
15-BOOK 15	0.00	0.00	0.00	0.00	0.00	0.00
18-BOOK 18	0.00	0.00	0.00	0.00	0.00	0.00
20-BOOK 20	0.00	507.38	540.93	277.51	4.54	1330.36
80-STORMWATER YEARLY	0.00	8.00	0.00	0.00	0.00	8.00
TOTALS	0.00	1461.65	834.04	391.26	4.54	2691.49

ERRORS: 000

SELECTION CRITERIA

REPORT OPTIONS

ZONE: * - All
ACCOUNT STATUS: DISCONNECT, FINAL, INACTIVE
CUSTOMER CLASS: ALL
COMMENT CODES: All

BALANCE SELECTION

SELECTION: ALL
RANGE: 9999999.99CR THRU 9999999.99
AGES TO TEST: ALL
INCLUDE ZERO BALANCES: Include Accts w/Revenue Code balances

DATE SELECTION

CUSTOMER DATES: YES
START DATE: 0/00/0000 THRU 99/99/9999
LAST BILL DATE: 1/01/2023 THRU 1/31/2023
FINAL DATE: 1/01/2023 THRU 1/31/2023

TRANSACTION DETAIL

PRINT TRANSACTION DETAIL: NO
OLDEST TRANSACTION DATE: 99/99/9999

PRINT OPTION

TOTALS ONLY: NO
CONTRACTS: NO
PRINT SEQUENCE: ACCOUNT NUMBER
COMMENT CODES: None
*** END OF REPORT ***

CONSENT AGENDA

C. PUBLIC POWER COMMITTEE MINUTES – FEBRUARY 23, 2023:

Public Power Steering Committee
February 23rd, 2023
Via Microsoft Teams
121 S. Meridian

Via Microsoft Teams Meeting, City Administrator Brent Clark called the meeting to order at 6:04 p.m. with the following members present: Randy Jackson, Travis Bryant, Stacy Lacy, Cory Gibson, Rodney Eggleston, City Attorney Barry Arbuckle, Council Member Clint Bass, and Council Member Gina Gregory.

Members Absent: Joe Dessenberger, Jarrod West, Brice Turner, Brian Shelton, Barry Smith, and Council Member Chris Evans.

APPROVAL OF AGENDA

Eggleston moved to approve the agenda as presented, seconded by Lacy. Vote yea: unanimous. Motion carried.

APPROVAL OF THE MINUTES

Lacy moved to approve the minutes of the April 25th, 2022 and October 6th, 2022, committee meeting as presented, seconded by Gregory. Vote yea: unanimous. Motion carried.

NEW BUSINESS-

A. NewGen Strategies & Solutions Updates:

City Administrator Clark turned it over to Scott Burnham from NewGen Strategies & Solutions, LLC. to provide an overview of the feasibility study update. Burnham and his team that included Tom Ghidossi and David Cox from Exponential Engineering, and John Coyle from Duncan & Allen, LLP., discussed the overall findings of the feasibility study including the overall approach, the engineering assessment, the financial analysis, and the legal considerations. The committee asked questions pertaining to the configuration of the potential service territory, and the financial pros and cons. The committee indicated the study was well done and needed additional time to further review prior to making any recommendations to City Council. The group discussed the next steps if the decision was made to continue to explore municipalization. No action was taken, discussion only.

B. General Discussion

City Administrator Clark introduced the time for general discussion. The committee wanted to further review the findings prior to taking any action. Clark said there is no rush and we could try to meet during the week of March 13th. The goal will be to bring a recommendation to the City Council in April. No action was taken, discussion only.

Lacy moved to adjourn, seconded by Gregory. Vote Yea: Unanimous.

ADJOURN - Meeting adjourned at 7:36 PM.

/s/ Brent Clark, City Administrator

STAFF REPORTS

A. Community Development Director Shrack

B. Parks & Public Buildings Director Owings

C. Public Safety Director Newman

D. Public Works Director Eggleston

E. Engineering Updates

A. Scheer-PEC

B. Vasa-SEH

F. City Attorney Arbuckle

G. Asst. City Administrator of Finance Smith

H. City Administrator Clark

MEMO



TO: City of Valley Center

DATE: April 4, 2023

ATTENTION: Mayor Cicirello and Members of Council

PROJECT NO.: 35-237013-000-2502

FROM: Gage Scheer, P.E.

PROJECT: Valley Center – City Engineer

REFERENCE: Project Status Update

COPIES TO: Brent Clark, Rodney Eggleston, Barry Smith

Please advise immediately of any misconceptions or omissions you believe to be contained herein.

Shown below is a list of current PEC projects with status updates:

Current Projects:

1. Ford (77th) Street from Bridge to Broadway with Seneca Realignment (200557-000)

- A. Project Details:
 - 1. Concrete option selected (Wildcat Construction).
 - 2. Construction started September 12, 2022.
 - 3. Completion Summer 2023.
 - 4. Traffic Control = Full closure, local access only.

2. Meridian from 69th Street to Railroad Paving Improvements (197013-004)

- A. Final Check Plans submitted.
- B. Project Details:
 - 1. Evaluating Builders FirstSource north drive relocation and enclosing ditch adjacent to Bank. PEC to provide concept exhibit and estimate.
 - 2. Bid Date = Fall 2023 (Currently tied with North Meridian).
 - 3. Estimated Construction Duration = 450 Calendar Days (Currently tied with North Meridian).
 - 4. City Council has selected to remove and replace pavement as is instead of widening for future quiet zone needs. PEC is coordinating with BNSF.
 - 5. Traffic Control = Two lane two way. Roadway closed to thru traffic during construction of Roundabout.

3. Meridian from Main Street to 5th Street Paving Improvements (197013-006)

- A. Project is currently combined in the WAMPO TIP with the “Meridian – 69th Street to Railroad” as a single project.
- B. Final Check Plans submitted.
- C. Project Details:
 - 1. Meeting held June 14th, to discuss streetscaping options. City has requested to add lighting along the street within their budget for the project. Discussion of other streetscaping items to be considered separately.
 - 2. Bid Date and Construction Duration = See South Meridian.
 - 3. Traffic Control = One lane one-way northbound traffic.

4. Water Master Plan and Model

- A. Project Details:
 - 1. Gathering data from City Staff. Start reviewing data and processing for study/model..

Warranty Projects

- 1. Water Tower Rehabilitation (187013-004) – Cunningham – September 6, 2024.
- 2. Ford Street Waterline Improvements (217013-003) - Wildcat Construction - November 11, 2024.

GOVERNING BODY REPORTS

A. Mayor Cicirello

B. Councilmember Stamm

C. Councilmember Evans

D. Councilmember Bass

E. Councilmember Anderson

F. Councilmember Gregory

G. Councilmember Kerstetter

H. Councilmember Wilson

I. Councilmember Colbert

ADJOURN