

REGULAR COUNCIL MEETING  
October 3, 2023  
CITY HALL  
121 S. MERIDIAN

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

Members Absent: Ben Anderson

Staff Present: Ryan Shrack, Community Development Director  
Lloyd Newman, Public Safety Director  
Rodney Eggleston, Public Works Director  
Neal Owings, Parks and Public Buildings Director  
Barry Arbuckle, City Attorney  
Barry Smith, Assistant City Administrator  
Brent Clark, City Administrator  
Kristi Carrithers, City Clerk

Press present: Ark Valley News and KSN

**APPROVAL OF AGENDA**

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

**ADMINISTRATION AGENDA –**

**SEPTEMBER 19, 2023, CITY COUNCIL MINUTES-**

Wilson moved to approve the minutes of the September 19, 2023, City Council meeting as presented, seconded by Kerstetter. Vote yea: Unanimous Motion Carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS – None**

**OLD BUSINESS –**

**A. ORDINANCE 1396-23; ISLAND ANNEXATION**

City Administrator Clark presented Ordinance 1396-23 for 2<sup>nd</sup> reading. Kerstetter verified that the landowner's had requested the annexation. Bass also verified that approval is only for annexation and not for any change in zoning.

Deana Bushell. 8032 N. 63<sup>rd</sup> St. W again spoke in opposition of the annexation.

Chris McElgunn, 301 N. Main St. St. 1600, Wichita, Ks addressed Council as attorney representing landowners adjacent to properties. He stated there will be an appeal filed by the end of the week. Mr. McElgunn raised the issue of setting a precedent on an island annexation with this land being totally disconnected from the City.

Kelly Park, 8005 N Hoover, addressed Council regarding the appearance of "sneaky politics" He stated that his concern isn't about the land usage, but rather the effect it could have on existing wells. He stated that several years ago a property at 53<sup>rd</sup> and Ridge lost water from their well. Mr. Park also raised a concern about installation of turning lanes into the property.

Kerstetter verified that this property is located within Valley Center's area of influence. Wilson moved to approve for 2<sup>nd</sup> reading, Ordinance 1396-23, island annexing approximately 146.39 acres at the northeast corner of Ridge and 77th St. Seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

#### **B. ORDINANCE 1397-23: ISLAND ANNEXATION**

City Administrator Clark presented Ordinance 1397-23 for final approval. This Ordinance will annex two tracts of land, approximately 160 acres southeast of corner of Ridge and 85<sup>th</sup>.

Kerstetter moved to approve for 2<sup>nd</sup> reading, Ordinance 1397-23, island annexing approximately 160 acres at the southeast corner of Ridge and 85<sup>th</sup> St. Seconded by Stamm. Vote Yea: unanimous. Motion carried.

#### **NEW BUSINESS-**

##### **A. EXECUTIVE SESSION: PRELIMINARY DISCUSSION CONCERNING THE ACQUISITION OF REAL PROPERTY**

Bass moved for Council to recess into executive session for preliminary discussion concerning the acquisition of real property. This will include the Mayor, Council, City Attorney and City Administrator. The open meeting will resume in the City Council Chamber in ten minutes, seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

Executive Session began at 7:25pm

Executive Session ended at 7:35pm

Bass stated that no official action was taken.

##### **B. CALL FOR SPECIAL MEETING**

City Administrator Clark explained that due to the 30-day publication notice requirement, a special meeting will be needed for the public hearing and approval of a Resolution regarding a proposed loan for the water treatment plant. The loan from Kansas Public Water Supply Loan Fund administered by the Kansas Department of Health and Environment pursuant to K.S.A. 65-163c et seq would not exceed \$19 million. The special meeting of the Governing Body will be held October 12, 2023, at 7:00 p.m., City Hall, 121 S. Meridian, Valley Center, Kansas.

#### **CONSENT AGENDA**

##### **A. APPROPRIATION ORDINANCE – OCTOBER 3, 2023**

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

#### **STAFF REPORTS**

##### **COMMUNITY DEVELOPMENT DIRECTOR SHRACK**

The Farmer's Market will be this Thursday evening. The Grass Roots Trio will be playing. Building Inspector, Bill Andrews is a member of this band.

Stated that Councilmember Gregory's appointment to Main Street Valley Center will be up for re-appointment at the December 5<sup>th</sup> meeting. She is willing to continue but if others are interested in serving, please contact Mr. Shrack.

##### **PUBLIC SAFETY DIRECTOR NEWMAN**

Reported that the new fire truck should be delivered tomorrow. They plan to have it for public viewing at the Farmer's Market. This will kick off Fire Prevention Week. Next Monday through Thursday the fire department will be hosting an open house each evening from 6:00-8:00pm.

Saturday will be the Faith and Blue event in partnership with Lifepoint Church at Lions Park from 11:00am to 2:00pm

##### **ASST CITY ADMINISTRATOR SMITH**

Smith presented a new feature added to the valleycenterks.org website. A property tax calculator has been created that allows property owners to change home values and the effect of increasing/decreasing mils does to property taxes.

**CITY ADMINISTRATOR CLARK**

He will be out of the office part of next week, so will not be attending the special called City Council meeting but will be back for the October 17<sup>th</sup> meeting.

**GOVERNING BODY REPORTS-**

**COUNCILMEMBER BASS**

Thanked Smith for the creation of the property tax calculator. Great tool.

**COUNCILMEMBER GREGORY**

Thanked City Administrator Clark for his work with elementary school kids.

**COUNCILMEMBER COLBERT**

Announced that November 2, 2023, will be a time for citizens to attend a tour of McConnell Air Force Base. A minimum of twenty-five people need to attend the tour. Please contact him if you are interested in going.

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

**ADJOURN -**

**The meeting adjourned at 7:50 PM.**

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**Kristi Carrithers, City Clerk**