



## CITY COUNCIL AGENDA

**March 5, 2024**

***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 4**
- 6. ADMINISTRATION AGENDA p 5**
  - A. City Council Meeting Minutes – February 20, 2024
- 7. PRESENTATIONS / PROCLAMATIONS p 11**
  - A. Community Partnership Updates (Chamber of Commerce and MSVC)
- 8. PUBLIC FORUM (*Citizen input and requests*) p 11**
- 9. APPOINTMENTS p 11**
- 10. OLD BUSINESS p 12**
  - A. Resolution 748-24; Update of City Boundary Map p 12
- 11. NEW BUSINESS p 23**
  - A. Public comment of special assessments. p 23
  - B. Ordinance 1403-24; Levy of special assessments p 24
  - C. Review/selection of vendor for 2024 Mowing/debris abatement service p 31
  - D. Approval of live insertion of three water valves at 2<sup>nd</sup> and Meridian p 33
  - E. KDOT Right-of-Way Forms- moved from Consent Agenda for discussion
- 12. CONSENT AGENDA p 21**
  - A. Appropriation Ordinance – February 20, 2024 p 38
  - B. Delinquent Account Report – December 2023 p 46
  - C. Lions Park Usage Request – March 30, 2024, Valley Center Public Library p 52
  - D. Lions Park Usage Request – March 31, 2024, LifePoint Church p 56
  - E. Alcohol Waver Request– May 18, 2024 K. Hayer p 61
  - F. KDOT Right-of-way Forms p 63-moved to New Business
- 13. STAFF REPORTS p 70**
- 14. GOVERNING BODY REPORTS p 78**

## 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](mailto:cityclerk@valleycenterks.org) or by phone at (316)755-7310.*

*For additional information on any item on the agenda, please visit [www.valleycenterks.org](http://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 February 20, 2024, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING  
February 20, 2024  
CITY HALL  
121 S. MERIDIAN

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

Members Absent: Ben Anderson

Staff Present: Lloyd Newman, Public Safety Director  
Neal Owings, Parks and Public Building Director  
Rodney Eggleston, Public Works Director  
Gage Scheer, City Engineer  
Barry Arbuckle, City Attorney  
Kristi Carrithers, City Clerk  
Desirae Womack, City Treasurer  
Brent Clark, City Administrator

Press present: Ark Valley News

**APPROVAL OF AGENDA**

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

**ADMINISTRATION AGENDA –**

**FEBRUARY 6, 2024, CITY COUNCIL MINUTES-**

Kerstetter moved to approve the minutes of the February 6, 2024, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous Motion Carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS –**

**OUTDOOR SPACES AND PUBLIC PROPERTIES BOARD**

Mayor Truman recommended approval of names submitted to serve on Outdoor Spaces and Public Properties Board. Kerstetter moved to approve the appointments of Ray Ortega, Andy Quandt and Jordan Wright to serve a 2-year term expiring January 2025. Motion seconded by Stamm. Vote Aye: unanimous. Motion carried

**OLD BUSINESS –**

A. **ORDINANCE 1402-24: REZONING PROPERTY SOUTH OF 130 N. POPLAR CT:**

City Administrator requested final approval of the rezoning of property located just south of 130 N. Poplar Ct.

Wilson made a motion to adopt Ordinance 1402-24 for 2<sup>nd</sup> reading. Motion seconded by Colbert. Vote Aye: Colbert, Wilson, Bass, Gregory, Evans and Stamm. Vote Nay: Kerstetter. Motion carried.

**NEW BUSINESS-****A. RESOLUTION 748-24; UPDATE OF CITY BOUNDARY MAP:**

City Engineer Scheer presented Resolution 748-24 which updates city boundaries. Sedgwick County requested updates due to recent annexations. Kerstetter questioned whether this Resolution covered the ditch property along Meridian from 69<sup>th</sup> St to the south bridge. As neither Scheer nor Administrator Clark were certain they recommended that Council table this item until clarification can be made. Stamm moved to table decision regarding Resolution 748-24. Motion seconded by Kerstetter. Mayor Turman requested that it be placed on the March 5<sup>th</sup> regular city council meeting agenda for further discussion. Vote Aye: unanimous. Motion carried.

**B. APPROVAL OF ORGANIZATION CHART REVISIONS:**

City Administrator Clark presented for approval revisions to the City of Valley Center Organization Chart. He explained that the Asst. City Administrator position was created by Kristine Polian and with the resignation of Barry Smith a review of the organization chart is needed. Clark recommended Revisions include changing Asst. City Administrator to Finance Director position and City Clerk to City Clerk/Human Resource. The City Clerk would oversee the Court Clerk and Senior Services Coordinator position. Clark stated that the current budget allows for this transition. Kerstetter inquired who would be second in command. Clark stated that there is a letter of authorization on file if something happened to him, although if it were to become long term or permanent, Council would be involved.

Stamm moved to approve changes to the City Organizational Chart. Seconded by Evans. Vote Aye: Unanimous. Motion Carried.

**C. DESIGNATION OF ACCOUNT SIGNERS-EMPRISE, HALSTEAD AND INTRUST BANK:**

Administrator Clark requested formal designation of new signers to banks following Smith's resignation. He requested official action to authorize the following persons to sign checks.

Brent Clark – City Administrator

Desirae Womack – City Treasurer

James (Jet) Truman – Mayor

Ben Anderson – Council President

Bass moved to approve Brent Clark, Desirae Womack, Mayor Jet Truman and Ben Anderson as authorized signers on City of Valley Center checking accounts and removed Barry Smith as signer on all accounts. Motion seconded by Wilson. Vote Aye: All. Motion carried.

**D. APPROVAL OF AGREEMENT WITH PEC FOR SENECA ST. CONCEPT AND DRAINAGE ANALYSIS:**

City Engineer Scheer presented for approval an agreement with PEC. This project shall consist of conceptual engineering services and associated drainage analysis for the anticipated roadway improvements along Seneca Street from Ford Street (77th Street) to 5th Street (85th Street). Further discussion was held regarding TIF funding, FEMA approval, benefits of 3 lanes and wider sidewalks. Kerstetter moved to approve the agreement with PEC for drainage analysis and conceptual design services for Seneca Str in an amount of \$78,500.00 and authorize Mayor to sign. Motion seconded by Gregory. Vote Aye: unanimous. Motion carried.

**E. APPROVAL OF RFP – 2024 ROADWAY UPGRADE:**

Public Works Director Eggleston presented the RFP (request for proposals) for 2024 Roadway Upgrade. This will include asphalt mill & overlay, slurry seal, concrete curb and gutter and paint stripping. He included in agenda maps of the proposed areas scheduled for work in 2024. He explained the differences between Mill and Overlay, slurry seal and asphalt and base work. The upgrades proposed balance new

road surfaces and preserving recent re-surfacing with slurry seals. Kerstetter questioned the relatively short timeframe for the bidding process. Clark explained that this is the time of year when contractors are bidding on projects so that they can get their work lined up for the year. Colbert inquired about work on roads in his ward. Wilson requested that projected road upgrades be posted on the city webpage. Clark reminded Council that although future street projects are planned, those plans can change if the city can partner with County projects to take advantage of cost sharing.

Wilson moved to approve the RFP for 2024 Roadway upgrades and authorize staff to collect proposals and present selected bidder at a future City Council meeting. Motion seconded by Bass. Vote Aye: unanimous. Motion carried.

## **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – FEBRUARY 20, 2024
- B. TREASURER’S REPORT – FEBRUARY 2024
- C. CHECK RECONCILIATION – FEBRUARY 2024
- D. REVENUE AND EXPENSE REPORT – FEBRUARY 2024
- E. ECONOMIC DEVELOPMENT BOARD MINUTES – FEBRUARY 7, 2024
- F. OUTDOOR SPACES BOARD MINUTES – FEBRUARY 8, 2024

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

## **STAFF REPORTS**

### PUBLIC WORKS DIRECTOR EGGLESTON

Gave an update of the Meridian Street project. The water main line is in the ground to 2<sup>nd</sup> Ave. As they cut across Meridian Ave. water will need to shut off to 2 blocks of service. Staff is finalizing plans to ensure that water shut offs are completed without loss of pressure and only take approximately 8 hours.

### CITY CLERK CARRITHERS

Thanked Council for approval of Organization Chart revisions to create new position of City Clerk/HR Director. Reminded Council of LKM City Leaders Academy: Foundational Program scheduled for April 12-13<sup>th</sup>. If anyone is interested in attending, she can take care of registration.

### CITY ADMINISTRATOR CLARK

Reminded everyone to look at the website to stay up to date with projects, and information.

## **GOVERNING BODY REPORTS-**

### MAYOR TRUMAN

Recognized Sgt. Jason Easley, who received the FBI-LEEDA Trilogy Award.

### COUNCILMEMBER COLBERT

Asked Council to review HB 2599 regarding Open Records.

### COUNCILMEMBER KERSTETTER

Inquired about Kansas Gas work at 5<sup>th</sup> and Emporia, which is impacting access for students in that area. Eggleston explained that Kansas Gas is installing new lines, but being very careful as there are numerous water, sewer and electric lines to work around.

Kerstetter also requested an update on the TIF project at the next meeting.

Stamm moved to adjourn, second by Kerstetter. Vote Aye: Unanimous.

## **ADJOURN -**

**The meeting adjourned at 7:52 PM.**

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**Kristi Carrithers, City Clerk/HR Director**

**ADMINISTRATION AGENDA**  
**RECOMMENDED ACTION**

**A. MINUTES:**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve the minutes of the February 20, 2024, Regular Council Meeting as presented/ amended.**

**PRESENTATIONS / PROCLAMATIONS**

Community Partnership Updates (Chamber of Commerce and MSVC)

**PUBLIC FORUM**

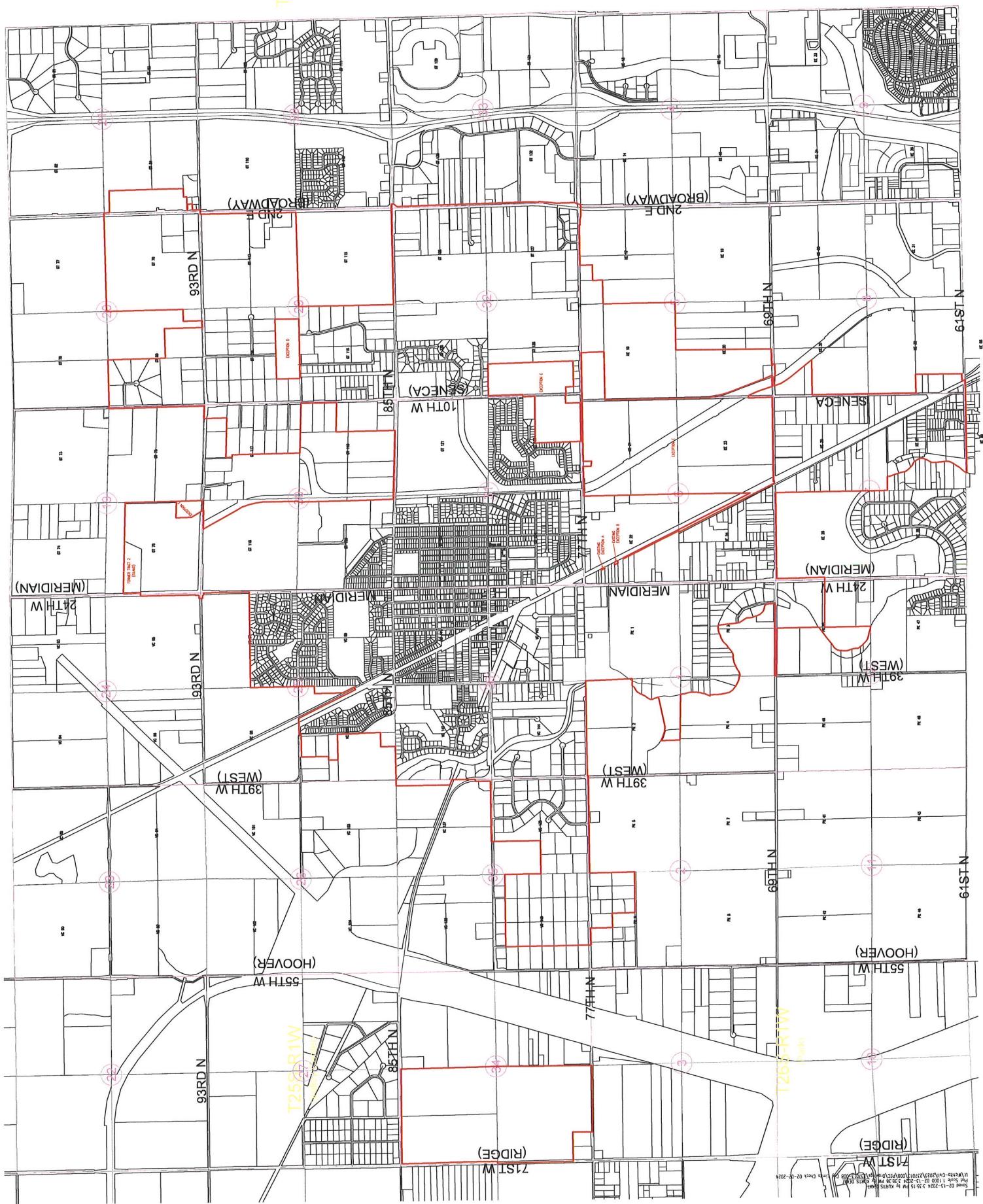
**APPOINTMENTS**

## **OLD BUSINESS**

### **A. RESOLUTION 748-24; APPROVAL OF UPDATED CITY BOUNDARY MAP**

Resolution 748-24 will update official city boundaries resulting from annexations approved prior to December 31, 2023. Staff recommends that future updates to Valley Center boundaries are approved each year by Resolution to submit to Sedgwick County.

- Map of City's updated boundary
- Resolution 748-24



**RESOLUTION NO. 748-24****A RESOLUTION ESTABLISHING AND DEFINING THE BOUNDARIES OF THE CITY OF VALLEY CENTER, KANSAS:**

**NOW THEREFORE BE IT RESOLVED**, by the Governing Body of the City of Valley Center, Kansas, pursuant to K.S.A., Section 12-517, the boundaries of the City of Valley Center, Kansas, are hereby defined so as to include the following described territory.

**TRACT 1**

Beginning at the northeast corner of the Southwest Quarter of Section 25, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M. Sedgwick County, Kansas; thence south along the east line of said Southwest Quarter a distance of 447.55 feet; thence west, parallel to the north line of said Southwest Quarter, a distance of 200 feet; thence south, parallel to the east line of said Southwest Quarter to the easterly right-of-way line of Interurban Drive; thence southeasterly along said easterly right-of-way line of Interurban Drive, a distance of 349.80 feet; thence southwesterly at a right angle to said easterly right-of-way, a distance of 80.0 feet to a point on the westerly right-of-way line of said Interurban Drive; thence northwesterly along the westerly right-of-way line of Interurban Drive to the north line of the Southwest Quarter of Section 25; thence west along the north line of the Southwest Quarter to the west line of the east half of the Southwest Quarter; thence south along said west line a distance of 50 feet to the southerly right-of-way line of 89<sup>th</sup> Street North; thence west along said southerly right-of-way line of 89<sup>th</sup> Street North to the northwest corner of Eighty-Nine Addition; thence south along the westerly line of said Eighty-Nine Addition to the southwest corner of said Eighty-Nine Addition; thence west a distance of 98.08 feet; thence south a distance of 254.57 feet; thence east a distance of 690 feet to the westerly right-of-way line of Kessler Street; thence south along said westerly right-of-way line and westerly line extended of Kessler Street to a point 402.17 feet north of the south line of Section 25; thence west parallel with the south line of Section 25 a distance of 385 feet; thence south a distance of 401.78 feet to the north line of Section 36, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M.; thence west along the north line of Section 36 to the northeast corner of the Northeast Quarter of Section 35, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M.; thence west a distance of 149.19 feet; thence south a distance of 1430.02 feet to the northerly line of the railroad right-of-way; thence southeasterly along said northerly right-of-way line a distance of 160.31 feet to the west line of the Northwest Quarter of Section 36, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M.; thence south along said west line to a point 454 feet north of the south line of the Northwest Quarter of Section 36; thence west parallel with the south line of the Northeast Quarter of Section 35, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M. a distance of 30 feet to the westerly right-of-way line of 39<sup>th</sup> Street West; thence south along said westerly right-of-way line to a point 30 feet north of the south line of the Northeast Quarter, Section 35, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M., said point also being the northerly right-of-way line of 81<sup>st</sup> Street North; thence west along the northerly right-of-way line of 81<sup>st</sup> Street North to a point 250 feet west and 80 feet north of the northwest corner of Lot 1, Block 5, Ranchos Del Rio 2<sup>nd</sup> Addition to Sedgwick County, Kansas; thence south, a distance of 30 feet

to the north line of the Southeast Quarter of Section 35; thence south a distance of 50 feet to the south right-of-way line of 81<sup>st</sup> Street North; thence continuing south a distance of 1270 feet; thence west to the east line of the Southwest Quarter of Section 35; thence north along the easterly line of the Southwest Quarter to a point 330.34 feet south of the north line of said Southwest Quarter; thence west, a distance of 1946.95 feet; thence south to a point 30 feet north of the south line of the Southwest Quarter of Section 35; thence continuing south to the north line of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the 6<sup>th</sup> P.M.; thence continuing south a distance of 30 feet to the southerly right-of-way line of 77<sup>th</sup> Street North; thence east along said southerly right-of-way line of 77<sup>th</sup> Street North to a point 1509.63 feet east of the east line of the Northwest Quarter of Section 2; thence south a distance of 598.56 feet; thence east a distance of 375.24 feet; thence south a distance of 629.36 feet; thence east to the west line of the Northeast Quarter of Section 2; thence north along said west line of the Northeast Quarter to a point 30 feet south of the north line of the Northeast Quarter; thence east along the south right-of-way line of 77<sup>th</sup> Street North to the west line of the Northwest Quarter of Section 1, Township 26 South, Range 1 West of the 6<sup>th</sup> P.M.; thence continuing east a distance of 30 feet to the easterly right-of-way line of West Street; thence north, a distance of 30 feet to the north line of the Northwest Quarter of Section 1; thence east along the north line of said Northwest Quarter to the east line of the Northwest Quarter of Section 1; thence south along the east line of the Northwest Quarter to the north line of the south half of said Northwest Quarter; thence west along the north line of the south half of said Northwest Quarter to the centerline of the Little Arkansas River; thence southwesterly along the centerline of the Little Arkansas River to a point approx. 465 feet west and approximately 660 feet north of the southeast corner of the Northwest Quarter of Section 1; thence westerly along slough to a point approximately 510 feet north and approximately 1725 feet west of the southeast corner of Northwest Quarter of Section 1; thence south to the north line of the Southwest Quarter of Section 1; thence east along the north line of the Southwest Quarter to the centerline of the Little Arkansas River; thence south along the centerline of the Little Arkansas River to a point approximately 1330 feet south and 440 feet west of the northeast corner of the Southwest Quarter; thence southeasterly to a point approximately 1510 feet south and 270 feet west of said northeast corner; thence continuing southeasterly along the centerline of the Little Arkansas River to a point approximately 1610 feet south of said northeast corner of the Southwest Quarter; thence northeasterly along the centerline of the Little Arkansas River to a point approximately 1440 feet south and 620 feet east of the northwest corner of the Southeast Quarter of Section 1; thence northeasterly along the centerline of the Little Arkansas River to the northerly corner of Wildwood Addition to Sedgwick County, Kansas; thence southeasterly along the westerly line of said Wildwood Addition to the westerly right-of-way line of Chaparral Avenue; thence southeasterly along the westerly right-of-way line of Chaparral Avenue to the north right-of-way line of 69<sup>th</sup> Street North; thence west along the north right-of-way line of 69<sup>th</sup> Street North to the west line of the Southeast Quarter of Section 1; thence south, a distance of 30 feet to the north line of the Northeast Quarter of Section 12, Township 26 South, Range 1 West of the 6<sup>th</sup> P.M.; thence continuing south a distance of 30 feet to the south right-of-way line of 69<sup>th</sup> Street North; thence east along the south right-of-way line of 69<sup>th</sup> Street North, a distance of 1281.85 feet; thence south a distance of 1162.74 feet to the centerline of the Little Arkansas River; thence southwesterly along said centerline of the Little Arkansas River; thence southeasterly along said centerline of the Little Arkansas River to the south line of the Northeast Quarter of said Section 12; thence east along said south line to the east line of the west half of said Northeast Quarter; thence north along said east line a distance of 1294.16 feet; thence east a distance of 1256.78 feet to the west right-of-way

line of Meridian Avenue, said point being 60 feet west of the east line of the Northeast Quarter of Section 12; thence east to the west line of the Northwest Quarter of Section 7, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing east a distance of 65 feet to the easterly right-of-way line of Meridian Avenue; thence north along the easterly right-of-way line of Meridian Avenue to a point 30 feet south of the north line of the Northwest Quarter of Section 7; thence east along the south right-of-way line of 69<sup>th</sup> Street North to the west line of the Northeast Quarter of Section 7; thence south along the west line of the Northeast Quarter to the north line of the Southeast Quarter of Section 7; thence continuing south a distance of 320.6 feet; thence east to the northwest corner of Lot A of Fairfield Addition; thence southerly along the westerly lot lines of Lots A, B, C, D, E to the north right-of-way line of 61<sup>st</sup> Street North, said point also being the southwest corner of Lot F, Fairfield Addition; thence south, a distance of 30 feet to the north line of Section 18, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing south a distance of 30 feet to the south right-of-way line of 61<sup>st</sup> Street North; thence east along the south right-of-way line of 61<sup>st</sup> Street North to the west line of the Northwest Quarter of Section 17, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing east along the south right-of-way line of 61<sup>st</sup> Street North to the easterly right-of-way line of the Burlington Northern Railroad; thence northwesterly to the south line of the Southwest Quarter of Section 8, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing northwesterly along the easterly right-of-way line of the Burlington Northern Railroad to a point 60 feet north of the south line of the Southwest Quarter; thence east, parallel to the south line of the Southwest Quarter to a point 546.8 feet east of the west line of the Southwest Quarter; thence north, parallel to the west line of the Southwest Quarter to the north line of the south half of the Southwest Quarter; thence west along the north line of the south half to the east right-of-way line of Seneca Street; thence north along the east right-of-way line of Seneca Street to the south line of the Northwest Quarter of Section 8; thence continuing north along the east right-of-way line of Seneca Street to a point 1078 feet south of the north line of the Northwest Quarter; thence east, a distance of approximately 960.26 feet to the westerly right-of-way line of the Wichita-Valley Center Flood Control; thence northwesterly along the westerly right-of-way of the Wichita-Valley Center Flood Control to the south right-of-way line of 69<sup>th</sup> Street North, said point being 30 feet south of the north line of the Northwest Quarter of Section 8; thence east along the south right-of-way line of 69<sup>th</sup> Street North to the easterly right-of-way line of the Wichita-Valley Center Flood Control right-of-way; thence southeasterly along said easterly right-of-way line to the southerly right-of-way line of 69<sup>th</sup> Street North, thence northeasterly along said southerly right-of-way line of 69<sup>th</sup> Street North to a point approximately 40 feet south and approximately 858 feet east of the northwest corner of the Northwest Quarter of Section 8, thence north to the south line of the Southwest Quarter of Section 5, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence west along the south line of said Southwest Quarter of Section 5 to a point approximately 853.5 feet east of the southwest corner of said Southwest Quarter of Section 5; thence north a distance of 30 feet to the northerly right-of-way line of 69<sup>th</sup> Street North; thence east on the north right-of-way line of 69<sup>th</sup> Street North to the east line of the W 1/2, SW 1/4 Section 5; thence north along said east line to the south line of NW 1/4 Section 5; thence east on said south line to the east line of said NW 1/4; thence north along said east line to a point 654 feet south of the south right-of-way line of 77<sup>th</sup> Street North; thence continuing north on the east line NW 1/4, said line also being the west line of NE 1/4; thence east parallel with the north line of said Northeast Quarter a distance of approximately 660 feet; thence north a distance of approximately 280 feet; thence east parallel with the north line of said Northeast Quarter a distance of 420 feet; thence north a distance of 350 feet to the south right-of-way line of 77<sup>th</sup> Street North; thence east continuing along said southerly

right-of-way line to a point 250 feet west of the east line of the Northeast Quarter of Section 5; thence southeasterly along said southerly right-of-way of 77<sup>th</sup> Street North to a point 150 feet west of the east line of the Northeast Quarter and 75 feet south of the north line of the Northeast Quarter of Section 5; thence east along the south right-of-way line of 77<sup>th</sup> Street North to the westerly right-of-way line of "Old U.S. 81 Highway"; thence continuing east along the south right-of-way line of 77<sup>th</sup> Street North extended to the west line of the Northwest Quarter of Section 4, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing east to the easterly right-of-way line of "Old U.S. 81 Highway"; thence northeasterly to the south line of the Southeast Quarter of Section 32, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing northeasterly to the east line of the Southeast Quarter of Section 32, said point being 105.54 feet north of the southeast corner of said Southeast Quarter, said east line of the Southeast Quarter also being the easterly right-of-way line of "Old U.S. 81 Highway"; thence north along the easterly right-of-way line of the "Old U.S. 81 Highway" (said easterly right-of-way established by Condemnation Case 92066) to the south line of the Northwest Quarter of Section 33, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing north along said easterly right-of-way line of "Old U.S. 81 Highway" to a point approximately 128.5 feet south of and 60 feet east of the northeast corner of the Northwest Quarter of Section 33; thence northeasterly along a right-of-way (recorded in Deed Book 1514, Page 204) to a point approximately 40 feet south of and 136 feet east of the northwest corner of the Northwest Quarter of Section 33; thence north, a distance of 40 feet to the south line of the Southwest Quarter of Section 28, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing north, a distance of 30 feet; thence west, parallel to the south line of the Southwest Quarter to the east line of the Southeast Quarter of Section 29, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing west along the north right-of-way line of 85<sup>th</sup> Street North to the east line of the Southwest Quarter of Section 29; thence north along said east line of the Southwest Quarter to the south line of the Northeast Quarter of Section 29; thence east to the westerly right-of-way line of "Old U.S. 81 Highway"; thence north along said westerly right-of-way line of "Old U.S. 81 Highway" to the north line of the Northeast Quarter of Section 29; thence east along the north line of the Northeast Quarter of Section 29 to the southwest corner of the Southwest Quarter of Section 21, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence east along the south line of said Southwest Quarter, a distance of 60 feet to the easterly right-of-way line of "Old U.S. 81 Highway"; thence north along said easterly right-of-way line of "Old U.S. 81 Highway" a distance of 208.7 feet; thence east a distance of 169.4 feet; thence north a distance of 138 feet; thence west to the easterly right-of-way line of "Old U.S. 81 Highway"; thence north along said easterly right-of-way line of "Old U.S. 81 Highway" a distance of 12 feet; thence east a distance of 370 feet; thence north parallel with the west line of the Southwest Quarter a distance of 90 feet; thence east parallel with the south line of the Southwest Quarter a distance of 235 feet; thence north parallel with the west line of the Southwest Quarter a distance of 873.03 feet to the south line of the north half of the Southwest Quarter of Section 21; thence continuing north, a distance of 1180 feet; thence west parallel with the south line of the north half of the Southwest Quarter a distance of 605.01 feet to the easterly right-of-way line of "Old U.S. 81 Highway"; thence north along the easterly right-of-way line of "Old U.S. 81 Highway" a distance of 144.51 feet to the north line of the Southwest Quarter of Section 21; thence west along the north line of said Southwest Quarter a distance of 60 feet to the northeast corner of the Southeast Quarter of Section 20, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing west along the north line of said Southeast Quarter, a distance of 60 feet to the westerly right-of-way line of "Old U.S. 81 Highway"; thence continuing west along the north line of said Southeast Quarter to the northeast corner of the

Southwest Quarter of Section 20; thence south along the east line of the Southwest Quarter of Section 20 to a point 540 feet north of the south line of the Southwest Quarter; thence west a distance of 330 feet; thence south a distance of 510 feet to the northerly right-of-way line of 93<sup>rd</sup> Street North; thence west along said northerly right-of-way line of 93<sup>rd</sup> Street North to a point 818 feet east of the west line of the east half of the Southwest Quarter; thence north, a distance of 1035.4 feet; thence west a distance of 818 feet to the east line of the west half of the Southwest Quarter; thence north along said east line to the north line of the Southwest Quarter of Section 20, said point being the northeast corner of Meadowlake Acres Addition; thence west along the north line of said Southwest Quarter to the northwest corner of said Meadowlake Acres Addition, said point also being the easterly right-of-way line of Seneca Street; thence continuing west a distance of 50 feet to the east line of the Southeast Quarter of Section 19, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing west a distance of 30 feet to the westerly right-of-way line of Seneca Street; thence south along the westerly right-of-way line of Seneca Street to the northerly right-of-way line of 93<sup>rd</sup> Street North, said point being 30 feet north of the south line of the Southeast Quarter of Section 19; thence west along said northerly right-of-way of 93<sup>rd</sup> Street North a distance of approximately 364.8 feet; thence south a distance of 30 feet to the north line of the Northeast Quarter of Section 30, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing south a distance of 50 feet to the southerly right-of-way line of 93<sup>rd</sup> Street North; thence continuing south a distance of 570 feet; thence west a distance of 1094.25 feet; thence south a distance of 175 feet; thence east a distance of 69 feet; thence south to the north line of the Southeast Quarter of Section 30; thence east along said north line of the Southeast Quarter to the westerly right-of-way line of Seneca Street, said point being 30 feet west of the east line of said Southeast Quarter of Section 30; thence south along the westerly right-of-way line of Seneca Street a distance of 992.28 feet; thence west a distance of 804.84 feet; thence south to the north right-of-way line of 85<sup>th</sup> Street North; thence west along the northerly right-of-way line of 85<sup>th</sup> Street North to the easterly right-of-way line of Wichita-Valley Center Flood Control; thence continuing west, a distance of 100.08 feet to the east line of the Southwest Quarter of Section 30; thence continuing west, a distance of 95.08 feet to the westerly right-of-way line of the Wichita-Valley Center Flood Control; thence north along the westerly right-of-way line of the Wichita-Valley Center Flood Control to the north line of the Southwest Quarter of Section 30; thence north and northwesterly along westerly right-of-way line of Wichita – Valley Center Flood Control to the south right-of-way line of 93<sup>rd</sup> Street North; thence east on said south right-of-way line to a point on the east line of annexation as described in Ordinance 1300-16 (Tract 2); thence northwesterly to a point on south line SW ¼ Section 19, Township 25 South, Range 1 East, said point being 280 feet west of the southeast corner SW ¼ said Section 19; thence east along said south line to the southeast corner of SW ¼ Section 19; thence north along east line of said SW ¼ to the south line of the north 30 acres of said SW 1/4; thence west along said south line to the northeast corner of Valley Center Cemetery Addition; thence continuing west along north line of said Valley Center Cemetery Addition to the east right-of-way line of Meridian Avenue; thence south along said east right-of-way line to the southwest corner of Valley Center Cemetery Addition; thence west to the west right-of-way line of Meridian; thence bearing South 00°00'00" East, parallel with and 50.00 feet West of the East line of said Southeast Quarter, a distance of 1,503.43 feet; Thence Bearing South 89°47'18" West, parallel with the South line of said Southeast Quarter, a distance of 10.00 feet; Thence Bearing South 00°00'00" East, parallel with and 60.00 feet West of the East line of said Southeast Quarter, a distance of 85.00 feet; Thence Bearing South 44°53'38" West, a distance of 21.25 feet; Thence Bearing South 89°47'18" West, parallel with and 50.00 feet North of the South line of said Southeast

Quarter, a distance of 75.00 feet; Thence Bearing South  $00^{\circ}00'00''$  East, a distance of 50.00 feet to a point on the South line of said Southeast Quarter, said point being 150.00 feet West of the Southeast corner of said Southeast Quarter; Thence Bearing South  $89^{\circ}47'18''$  West, along the South line of said Southeast Quarter, also being the North line of the Northeast Quarter of Section 25, Township 25 South, Range 1 West of the 6th P.M., a distance of 0.21 feet; Thence Bearing South  $00^{\circ}12'42''$  East, a distance of 50.00 feet; Thence bearing North  $89^{\circ}47'18''$  East, parallel with and 50.00 feet South of the North line of said Northeast Quarter, a distance of 75.00 feet; Thence Bearing South  $45^{\circ}05'34''$  East, a distance of 35.28 feet; Thence Bearing South  $89^{\circ}58'27''$  East, a distance of 50.00 feet to a point on the East line of said Northeast Quarter, thence south along east line of NE  $\frac{1}{4}$  Section 25 to the northeast corner of SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  said Section 25; thence west along the north line of the south half of the Northeast Quarter of Section 25, Township 25 South, Range 1 West of the 6th P.M. to a point on the east line of the Northwest Quarter of Section 25, Township 25 South, Range 1 West of the 6th P.M.; thence south to the northeast corner of the Southwest Quarter of Section 25, said point being the point of beginning.

## TRACT 2

Beginning at the southeast corner of SW  $\frac{1}{4}$ , Section 34, Township 25 south, Range 1 West of 6<sup>th</sup> Principal Meridian, Sedgwick County Kansas; thence west along south line of said SW  $\frac{1}{4}$  to a point 800 feet east of SW corner of said SW  $\frac{1}{4}$  thence north 545 feet; thence west 800 feet to the west line of said SW  $\frac{1}{4}$ ; thence north to northwest corner said SW  $\frac{1}{4}$ , said point also being the SW corner of Northwest  $\frac{1}{4}$  said Section 34; thence east to east right-of-way line of Ridge Road; thence north on said east right-of-way line to the south right-of-way line of 85<sup>th</sup> Street North; thence east along said south right-of-way line to the east line of said NW  $\frac{1}{4}$ ; thence south along east line said NW  $\frac{1}{4}$  to SE corner of said NW  $\frac{1}{4}$ , said point also being the NE corner of SW  $\frac{1}{4}$ ; thence south along east line of SW  $\frac{1}{4}$  to point of beginning.

Except the Exceptions described as follows:

- A. Commencing at the northwest corner of the Northwest Quarter, Section 6, Township 26 South, Range 1 East of the 6th P.M.; thence east along the north line of said Northwest Quarter to the westerly right-of-way line of the A.T. & S.F. Railroad; thence southeasterly along said westerly right-of-way line to a point 472.19 feet south of the north line of said Northwest Quarter; said point being the point of beginning; thence west, parallel to and 472.19 feet south of said north line, to a point 33 feet southwesterly of said westerly right-of-way line; thence southeasterly, parallel to and 33 feet southwesterly of said westerly right-of-way line to a point 576.19 feet south of the north line of said Northwest Quarter; thence east, parallel to and 576.19 feet south of the north line to the westerly right-of-way line of the A.T. & S.F. Railroad; thence northwesterly along said westerly right-of-way to the point of beginning.
- B. Commencing at the northwest corner of the Northwest Quarter, Section 6, Township 26 South, Range 1 East of the 6th P.M.; thence east along the north line of said Northwest Quarter to the westerly right-of-way line of the A.T. & S.F. Railroad; thence southeasterly along said westerly right-of-way line to a point 851.45 feet south of the north line of said Northwest Quarter, said point being the point of beginning; thence west parallel to and 851.45 feet south of said north line, to a point on the westerly line of the vacated AVI right-of-way; thence southeasterly along said right-of-way line to a point that is 948.4 feet south of the north line of the Northwest Quarter; thence east parallel to said north line to the easterly line of the vacated AVI right-of-way; thence northwesterly along the easterly right-of-way to the point of beginning.

- C. Commencing at a point 1318.62 feet east of the west line of the Southeast Quarter of Section 31, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.; thence north, a distance of 30 feet to the north right-of-way line of 77<sup>th</sup> Street North, said point being the Point of Beginning; thence continuing north along the west line of the east half of the Southeast Quarter to the south line of the north half of the Southeast Quarter; thence east along the south line of said north half to the west line of SW ¼, Section 32, Township 26 south, Range 1 East; thence north along said west line, a distance of 330 feet;; thence continuing east, a distance of 30 feet to the easterly right-of-way line of Seneca Street; thence north, parallel to the west line of the Southwest Quarter to the north line of the Southwest Quarter; thence east along said north line of the Southwest Quarter to a point 917.13 feet east of the northwest corner of the Southwest Quarter; thence south, parallel with the east line of the west half of the Southwest Quarter to a point 208.71 feet north of the south line of the Southwest Quarter; thence west, parallel to the south line of the Southwest Quarter a distance of 708.42 feet; thence north, parallel with the west line of the Southwest Quarter, a distance of 208.71 feet; thence west, a distance of 178.71 feet to the east right-of-way line of Seneca Street; thence continuing west a distance of 30 feet to the east line of the Southeast Quarter of Section 31, Township 25 South, Range 1 East of the 6<sup>th</sup> P.M.: thence continuing west, a distance of 30 feet to the west right-of-way line of Seneca Street; thence north along the westerly right-of-way line of Seneca Street to a point 430 feet north of the south line of the Southeast Quarter; thence west a distance of 238 feet; thence south, a distance of 400 feet to the northerly right-of-way line of 77<sup>th</sup> Street North; thence west along said right-of-way line to the Point of Beginning.
- D. Commencing at a point 1361.01 feet south and 331.79 feet west of the northeast corner of the Northwest Quarter of Section 29, Township 25 South, Range 1 West of the 6<sup>th</sup> P.M.; thence south, a distance of 627.81 feet to the north line of the south half of the south half, thence west along the south line of said Northwest Quarter a distance of approximately 11 feet to the Point of Beginning; thence south to the south line of the Northwest Quarter of Section 29; thence west along the south line of said Northwest Quarter to a point 658.5 feet east of the southwest corner of said Northwest Quarter; thence north to the north line of the south half of the south half of the Northwest Quarter; thence east along said north line to the Point of Beginning.
- E. Beginning at a point on the south right-of-way line of 77<sup>th</sup> Street North and on the east line of the west ½, NW ¼, Section 5, Township 26 South, Range 1 East, 6<sup>th</sup> P.M., Sedgwick County, Kansas; thence south along said east line a distance of 654 feet; thence west to the west line of said NW ¼; thence south to the southwest corner said NW ¼; thence east to the east right-of-way line of Seneca; thence south along said east right-of-way line to the north line of Wichita – Valley Center Flood Control; thence southeasterly along easterly line of Wichita - Valley Center Flood Control to the north right-of-way line of 69<sup>th</sup> Street North; thence west along the northerly right-of-way line of 69<sup>th</sup> Street North to the westerly right-of-way line of the Wichita-Valley Center Flood Control; thence northwesterly along said westerly right-of-way line of Wichita-Valley Center Flood Control to the easterly right-of-way line of Seneca Street; thence west a distance of 30 feet to the east line of the Southeast Quarter of Section 6, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing west a distance of 30 feet to the westerly right-of-way line of Seneca Street; thence south along said westerly right-of-way of Seneca Street to the northerly right-of-way line of 69<sup>th</sup> Street North; thence west along the north right-of-way line of 69<sup>th</sup> Street North to the westerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad; thence southeasterly along the westerly right-of-way line of the Atchison, Topeka and Santa Fe Railroad to the south line of the Southeast Quarter; thence west along the south line of the Southeast Quarter to the easterly right-of-way line of Interurban Drive; thence northwesterly along said east right-of-way line of Interurban Drive to the south line of the Northwest Quarter, Section 6; thence east along the south line of the Northwest Quarter to the centerline of the vacated 66 foot AVI right-of-way;

thence northwesterly along said centerline to a point that is 1089 feet south of the north line of the Northwest Quarter; thence east, parallel to said north line to the westerly right-of-way line of the A.T. & S.F. Railroad; thence southeasterly along the westerly right-of-way of said A.T. & S.F. Railroad to the north line of the Southwest Quarter; thence southeasterly along said westerly right-of-way line to a point on the east line of the Southwest Quarter of Section 6; thence north along said east line to the northeast corner of the Southwest Quarter; thence continuing north, along the east line of the Northwest Quarter of Section 6 to the south right-of-way line of 77<sup>th</sup> Street North; thence east along said south right-of-way line a distance of approximately 823.47 feet; thence south 211.06 feet; thence east 139.75 feet; thence north 230.95 feet to said south right-of-way line; thence east along the south right-of-way line of 77<sup>th</sup> Street North to the west line of the Northwest Quarter of Section 5, Township 26 South, Range 1 East of the 6<sup>th</sup> P.M.; thence continuing east along the south right-of-way line of 77<sup>th</sup> Street North to the point of beginning.

F. That part of Government Lot 1 in Southwest Quarter of Southwest Quarter of section 19 described as follows: Beginning at the Southeast Corner of said Southwest Quarter; thence north along the East line of said Southwest Quarter, 732.02 feet; thence west parallel with the South line of said Southwest Quarter, 450 feet; thence south parallel with the East line of said Southwest Quarter, 430.27 feet; thence southeasterly 351.81 feet, more or less, to a point on the South line of said Southwest Quarter, said point being 280 feet west of the Southeast corner of said Southwest Quarter; thence east 280 feet to the point of beginning.

**PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this fifth day of March 2024.**

{SEAL}

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James E. Truman, Mayor

ATTEST:

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Kristi Carrithers, City Clerk

**OLD BUSINESS**  
**RECOMMENDED ACTION**

**A. RESOLUTION 748-24; APPROVAL OF UPDATED CITY BOUNDARY MAP**

Should Council choose to proceed,

**RECOMMENDED ACTION:**

Staff recommends motion to adopt Resolution 748-24, describing City of Valley Center Boundaries

## **NEW BUSINESS**

### **A. PUBLIC HEARING FOR PROPOSED ASSESSMENTS:**

Mayor Truman will open public hearing for the purpose of receiving written or oral objections and considering proposed assessments for the costs of certain internal improvements previously authorized by the governing body of the city. Following comments Mayor will close public hearing.

**NEW BUSINESS**

**B. ORDINANCE 1403-24; LEVY SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVMENTS:**

Clayton Kelley with Gilmore and Bell will explain the final process to levy special assessments of property to pay for costs of internal improvements. These improvements to Arbor Valley and Cedar Ridge developments were previously authorized by Resolution No. 704-21, 717-22 and 718-22.

- Ordinance 1403-24
- Notice of Assessment

Gilmore & Bell, P.C.  
02/26/2024

(Published in *The Ark Valley News* on March 7, 2024)

**ORDINANCE NO. 1403-24**

**AN ORDINANCE LEVYING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS IN THE CITY OF VALLEY CENTER, KANSAS, AS PREVIOUSLY AUTHORIZED BY RESOLUTION NOS. 704-21, 705-21, 717-22 AND 718-22 OF THE CITY; AND PROVIDING FOR THE COLLECTION OF SUCH SPECIAL ASSESSMENTS.**

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**WHEREAS**, the governing body of the City of Valley Center, Kansas (the “City”) has previously authorized certain internal improvements (the “Improvements”) to be constructed pursuant to K.S.A. 12-6a01 *et seq.* (the “Act”); and

**WHEREAS**, the governing body has conducted a public hearing in accordance with the Act and desires to levy assessments on certain property benefited by the construction of the Improvements.

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

**Section 1. Levy of Assessments.** For the purpose of paying the costs of the following described Improvements:

**Project No. 1 – Cedar Ridge Estates – Paving Improvements**

**Resolution No. 704-21**

Construct asphalt pavement and gravel shoulders measuring 24’ wide asphalt mat with 3’ shoulders on either side of the road along **Cedar Hill Boulevard-Cedar Hill Circle** from the east line of Seneca to and including the cul-de-sac; and **Cedar Hill Court** from the east line of Cedar Hill Boulevard to and including the cul-de-sac, all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

**Project No. 2 - Cedar Ridge Estates – Water Improvements**

**Resolution No. 705-21**

Water distribution improvements 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.

**Project No. 3 – Arbor Valley Phase 1 – Paving Improvements**

**Resolution No. 717-22**

Construct asphalt pavement and gravel shoulders measuring 24’ wide asphalt mat with 3’ shoulders on either side of the road along **Arbor Valley Way** from the north line of Ford Street to and including **Ofelia Street**; and including **Sycamore Drive** to Oak Street all in accordance with City standards and plans and specifications prepared or approved by the City Engineer.

## Project No. 4 – Arbor Valley Phase 1 – Water Improvements

### **Resolution No. 718-22**

Water distribution improvements 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.

there are hereby levied and assessed the amounts (with such clerical or administrative amendments thereto as may be approved by the City Attorney) against the property described on ***Exhibit A*** attached hereto.

**Section 2. Payment of Assessments.** The amounts so levied and assessed in ***Section 1*** hereof shall be due and payable from and after the date of publication of this Ordinance. Such amounts may be paid in whole or in part by March 22, 2024.

**Section 3. Notification.** The City Clerk shall notify the owners of the properties described in ***Exhibit A*** attached hereto (insofar as known to the City Clerk) of the amounts of their respective assessments. The notice shall also state that unless such assessments are paid by March 22, 2024, bonds will be issued therefor, and the amount of such assessment will be collected in installments with interest.

**Section 4. Certification.** Any amount of special assessments not paid within the time prescribed in ***Section 2*** hereof shall be certified by the City Clerk to the Clerk of Sedgwick County, Kansas, in the same manner and at the same time as other taxes are certified and will be collected in 20 annual installments, together with interest on such amounts at a rate not exceeding the maximum rate therefor as prescribed by the Act. Interest on the assessed amount remaining unpaid between the effective date of this Ordinance and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

**Section 5. Effective Date.** This Ordinance shall take effect and be in force from and after its passage, approval and publication of the Ordinance or a summary thereof once in the official City newspaper.

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**PASSED** by the governing body of the City on March 5, 2024 and **APPROVED AND SIGNED** by the Mayor.

(SEAL)

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Mayor

ATTEST:

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City Clerk

**CERTIFICATE**

I hereby certify that the foregoing is a true and correct copy of the original Ordinance; that the Ordinance was passed on March 5, 2024; that the record of the final vote on its passage is found on page \_\_\_\_ of journal \_\_\_\_; and that the Ordinance or a summary thereof was published in ***The Ark Valley News*** on March 7, 2024.

DATED: March 14, 2024.

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City Clerk

**EXHIBIT A**  
**CITY OF VALLEY CENTER, KANSAS**

**CEDAR RIDGE ESTATES – PAVING IMPROVEMENTS**  
**RESOLUTION NO. 704-21**  
**STATEMENT OF FINAL COSTS**

CONSTRUCTION/ENGINEERING/DESIGN	\$900,302.06
TEMP NOTE COSTS OF ISSUANCE	10,930.86
TEMP NOTE INTEREST	45,503.45
TEMP NOTE INTEREST EARNINGS	-20,143.21
BOND COSTS OF ISSUANCE AND ROUNDING	19,807.22
<b><i>TOTAL</i></b>	<b><i>\$956,400.38</i></b>

**CEDAR RIDGE ESTATES – WATER IMPROVEMENTS**  
**RESOLUTION NO. 705-21**  
**STATEMENT OF FINAL COSTS**

CONSTRUCTION/ENGINEERING/DESIGN	\$309,325.40
TEMP NOTE COSTS OF ISSUANCE	3,755.62
TEMP NOTE INTEREST	15,634.05
TEMP NOTE INTEREST EARNINGS	-6,920.80
BOND COSTS OF ISSUANCE AND ROUNDING	6,805.35
<b><i>TOTAL</i></b>	<b><i>\$328,599.62</i></b>

**ARBOR VALLEY PHASE 1 – PAVING IMPROVEMENTS**  
**RESOLUTION NO. 717-22**  
**STATEMENT OF FINAL COSTS**

CONSTRUCTION/ENGINEERING/DESIGN	\$1,219,248.11
TEMP NOTE COSTS OF ISSUANCE	13,011.51
TEMP NOTE INTEREST	53,719.97
TEMP NOTE INTEREST EARNINGS	-16,917.40
BOND COSTS OF ISSUANCE AND ROUNDING	25,829.54
<b><i>TOTAL</i></b>	<b><i>\$1,294,891.73</i></b>

**ARBOR VALLEY PHASE 1 – WATER IMPROVEMENTS**  
**RESOLUTION NO. 718-22**  
**STATEMENT OF FINAL COSTS**

CONSTRUCTION/ENGINEERING/DESIGN	\$301,408.53
TEMP NOTE COSTS OF ISSUANCE	3,216.56
TEMP NOTE INTEREST	13,280.03
TEMP NOTE INTEREST EARNINGS	-4,182.13
BOND COSTS OF ISSUANCE AND ROUNDING	6,385.28
<b><i>TOTAL</i></b>	<b><i>\$320,108.27</i></b>

**NOTICE OF ASSESSMENT**

City at Large  
0  
0

March 7, 2024  
Valley Center, Kansas

## Property Owner:

You are hereby notified, as owner of record of the property described on ***Schedule I*** attached hereto, that pursuant to Ordinance No. 1403-24 (the "Ordinance") of the City of Valley Center, Kansas (the "City") there has been assessed against the property the costs of certain internal improvements previously authorized by the governing body of the City (the "Improvements"). The description of the Improvements, the resolution number authorizing the same and the amount of assessment are set forth on ***Schedule I*** attached hereto.

You may pay this assessment in whole or in part to the City Treasurer of the City by March 22, 2024; and if the amount is not paid within the time period, bonds will be issued therefor, and the balance of such assessment will be collected in 20 annual installments, together with interest on such amounts remaining unpaid at a rate not exceeding the maximum rate therefor as prescribed by K.S.A. 12-6a01 *et seq.* Interest accruing between the date set forth above and the date the first installment is payable, but not less than the amount of interest due during the coming year on any outstanding bonds issued to finance the Improvements, shall be added to the first installment. The interest for one year on all unpaid installments shall be added to each subsequent installment until paid.

Kristi Carrithers, City Clerk

**SCHEDULE I****Arbor Valley Phase 1 - Paving Improvements****Resolution No. 717-22**

Description of Property	Amount of Assessment
CITY AT LARGE	\$414,365.35

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**B. ORDINANCE 1403-24; LEVY SPECIAL ASSESSMENTS ON CERTAIN PROPERTY TO PAY THE COSTS OF INTERNAL IMPROVEMENTS:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommends Council waive first reading of Ordinance 1403-24 and approve Ordinance 1403-24 to levy special assessments to pay the costs of internal improvements.**

**NEW BUSINESS**

**C. REVIEW/SELECTION OF VENDOR FOR 2024 MOWING/DEBRIS ABATEMENT SERVICES:**

Building Inspector/Code Enforcement Officer Bill Andrews will present the bid tab based on proposals received in response to the approved RFP. Bids were opened on Friday, March 1. Bid tabs will be available for review prior to the March 5<sup>th</sup> City Council meeting.

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**C. REVIEW/SELECTION OF VENDOR FOR 2024 MOWING/DEBRIS ABATEMENT SERVICES:**

Should Council choose to proceed,

**RECOMMENDED ACTION:**

Staff recommends approval of \_\_\_\_\_ bid for 2024 mowing/debris abatement services.

**NEW BUSINESS**

**D. APPROVAL OF LIVE INSERTION OF THREE WATER VALVES AT  
2<sup>ND</sup> AND MERIDIAN:**

Public Works Director Eggleston will present bid from Pearson Construction and request approval of the three in-line valves to be installed at the intersection of Meridian and 2<sup>nd</sup> Ave,

- Staff Memo
- Pearson Construction Bid



**March 5, 2024**

**To: Mayor Truman & Members of Council**  
**From: Rodney Eggleston – Public Works Director**  
**Subject: Approval for the live insertion of three water valves at 2<sup>nd</sup> & Meridian**

## **BACKGROUND**

---

As part of the North Meridian Road project, the main waterline from 5<sup>th</sup> street to 2<sup>nd</sup> street needed replaced because it is currently under the roadway scheduled for replacement. Part of this replacement includes connecting to the current section of the water main running from 2<sup>nd</sup> street south to Main Street. Water needs to be shut down at 2<sup>nd</sup> and Meridian for this connection to take place. Staff have exercised over 20 valves without gaining certainty that the water will be stopped.

## **PROPOSAL**

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City staff is proposing the approval to have 3 valves live inserted strategically to enable the isolation of this connection area.

## **FINANCIAL CONSIDERATION**

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This purchase will need to be taken from the water reserve fund.

## **SUMMARY**

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City staff are requesting approval for the attached quote from Pearson Construction. Price for the insertion of 3 in-line valves included in the attached quote not to exceed \$60,000.00.

Sincerely,

Rodney Eggleston  
Public Works Director



2901 N. Mead  
Wichita, KS 67219  
p: (316) 263-3100  
f: (316) 263-3071  
[www.pearsonconstructionllc.com](http://www.pearsonconstructionllc.com)

<b>To:</b> City of Valley Center	<b>Contact:</b> Rod Eggleston
<b>Address:</b> 116 S. Park Valley Center, KS 67147	<b>Phone:</b> <b>Fax:</b>
<b>Project Name:</b> Valve Insertions - 2nd & Meridian	<b>Bid Number:</b>
<b>Project Location:</b>	<b>Bid Date:</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	12" Valve Insertion on PVC C900	1.00	EACH	\$22,500.00	\$22,500.00
02	10" Valve Insertion on Ductile	2.00	EACH	\$18,750.00	\$37,500.00

**Total Bid Price:** **\$60,000.00**

**Notes:**

- The above price does not include Performance and Payment Bonds. Add 1.00 % if required.
- Sales tax excluded
- Includes all Labor, materials, equipment to install insertion valves on the existing water line.
- All pavement patching will be completed per bid items of KDOT Meridian Improvements project
- Includes Hydra-Stop Insta-Valve Valve inserts, Non-AIS Standard materials
- Valves are open LEFT
- Includes 1 ea Mobilization to the project to complete valves, additional Mobs will be \$2,000/ea
- Includes standard 15 minute pressure test of all tapping sleeves and line stop fittings.
- Manufacturers of the Valve Inserts do not guarantee 100% shutdown rates, therefore we cannot guarantee 100% shutdown.
- Valves are not designed to be pressure tested against.
- Warranty provides is per the valve manufacturers standard for materials installed.

**Payment Terms:**

Payment: Net 20 Days

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and are hereby accepted.	<b>CONFIRMED:</b> <b>Pearson Construction, LLC</b>
<b>Buyer:</b> _____	<b>Authorized Signature:</b> _____
<b>Signature:</b> _____	<b>Estimator:</b> _____

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**D. APPROVAL OF LIVE INSERTION OF THREE WATER VALVES AT  
2<sup>ND</sup> AND MERIDIAN:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommend approval of purchase of three in-line valves from Pearson Construction in an amount not to exceed \$60,000.00.**

## **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – MARCH 5, 2024
- B. DELINQUENT ACCOUNT REPORT – DECEMBER 2023
- C. LIONS PARK USAGE REQUEST – MARCH 30, 2024 – VALLEY CENTER PUBLIC LIBRARY
- D. LIONS PARK USAGE REQUEST – MARCH 31, 2024 – LIFE POINT CHURCH
- E. ALCOHOL WAIVER REQUEST – MAY 18, 2024 – K HAYER
- F. KDOT RIGHT OF WAY FORMS

### **RECOMMENDED ACTION:**

**Staff recommends motion to approve the Consent Agenda as presented.**

## **CONSENT AGENDA**

## **A. APPROPRIATION ORDINANCE:**

Below is the proposed Appropriation Ordinance for March 5, 2024, as prepared by City Staff.

**March 5, 2024, Appropriation**

**Total** \$ 364,102.08

VENDOR SET: 02 City of Valley Center

March 5, 2024 City Council Agenda Page 39

BANK: \* ALL BANKS

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

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1363	BUILDING CONTROLS & SERVICES, BUILDING CONTROLS & SERVVOIDED	V	2/16/2024			056327		476.50CR

\* \* \* T O T A L S \* \*

	NO	INVOICE	AMOUNT	DISCOUNTS	CHECK	AMOUNT
REGULAR CHECKS:	0		0.00	0.00		0.00
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:	1	VOID DEBITS	0.00			
		VOID CREDITS	476.50CR	476.50CR		0.00

TOTAL ERRORS: 0

	NO	INVOICE	AMOUNT	DISCOUNTS	CHECK	AMOUNT
VENDOR SET: 02						
BANK: *						
TOTALS:	1		476.50CR	0.00		0.00
BANK: *						
TOTALS:	1		476.50CR	0.00		0.00

VENDOR SET: 02 City of Valley Center

BANK: APBK INTRUST CHECKING

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

March 5, 2024 City Council Agenda Page 40

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0080	KDHE-BUREAU OF WATER							
	I-202402131368	KDHE-BUREAU OF WATER	R	2/16/2024	104,323.57	056309		104,323.57
0092	TYLER TECHNOLOGIES INC							
	I-202402131362	TYLER TECHNOLOGIES INC	R	2/16/2024	58,988.01	056310		58,988.01
0129	JCI INDUSTRIES INC							
	I-202402131365	JCI INDUSTRIES INC	R	2/16/2024	8,500.00	056311		8,500.00
0183	KANSAS ONE-CALL SYSTEM, INC							
	I-202402151381	KANSAS ONE-CALL SYSTEM, INC	R	2/16/2024	282.00	056312		282.00
0196	P E C (PROFESSIONAL ENGINEERIN							
	I-202402141371	P E C (PROFESSIONAL ENGINEERIN	R	2/16/2024	1,028.95	056313		1,028.95
0224	SUMNERONE, INC.							
	I-202402141373	SUMNERONE, INC.	R	2/16/2024	435.00	056314		435.00
0249	APAC - KANSAS INC							
	I-202402141377	APAC - KANSAS INC	R	2/16/2024	2,723.00	056315		2,723.00
0437	USA BLUEBOOK							
	I-202402131366	USA BLUEBOOK	R	2/16/2024	234.94	056316		234.94
0498	BRYAN'S HEATING & AIR CONDITIO							
	I-202402131367	BRYAN'S HEATING & AIR CONDITIO	R	2/16/2024	1,210.00	056317		1,210.00
0569	AQUA PRODUCTS K.C							
	I-202402131363	AQUA PRODUCTS K.C	R	2/16/2024	1,068.92	056318		1,068.92
0578	PHILIP L. WEISER, J.D.							
	I-202402141376	PHILIP L. WEISER, J.D.	R	2/16/2024	150.00	056319		150.00
0623	CORE & MAIN							
	I-202402141378	CORE & MAIN	R	2/16/2024	3,567.79	056320		3,567.79
0824	GALLS, LLC							
	I-202402141380	GALLS, LLC	R	2/16/2024	1,259.67	056321		1,259.67
1078	FLEXIBLE BENEFIT SERVICE CORPO							
	I-202402141379	FLEXIBLE BENEFIT SERVICE CORPO	R	2/16/2024	561.25	056322		561.25
1137	WASTE CONNECTIONS OF KANSAS, I							
	I-202402131364	WASTE CONNECTIONS OF KANSAS, I	R	2/16/2024	45,124.93	056323		45,124.93

VENDOR SET: 02 City of Valley Center

BANK: APBK INTRUST CHECKING

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

March 5, 2024 City Council Agenda Page 41

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1226	THE TAP OF KANSAS							
	I-202402131361	THE TAP OF KANSAS	R	2/16/2024	576.50	056324		576.50
1270	SCHAEFER ARCHITECTURE, INC.							
	I-202402131370	SCHAEFER ARCHITECTURE, INC.	R	2/16/2024	86,716.61	056325		86,716.61
1278	MERIDIAN STREET ART GLASS							
	I-202402141372	MERIDIAN STREET GLASS	R	2/16/2024	70.00	056326		70.00
1363	BUILDING CONTROLS & SERVICES,							
	I-202402141375	BUILDING CONTROLS & SERVICES,	V	2/16/2024	476.50	056327		476.50
1363	BUILDING CONTROLS & SERVICES,							
	M-CHECK	BUILDING CONTROLS & SERVVOIDED	V	2/16/2024		056327		476.50CR
1370	AT&T MOBILITY-CC							
	I-202402141374	AT&T MOBILITY-CC	R	2/16/2024	441.65	056328		441.65
0032	AFLAC							
	I-AF 202402061327	SUPPLEMENTAL INSURANCE	R	2/23/2024	99.71	056329		
	I-AF 202402201389	SUPPLEMENTAL INSURANCE	R	2/23/2024	99.71	056329		
	I-AFC202402061327	SUPPLEMENTAL INSURANCE	R	2/23/2024	51.89	056329		
	I-AFC202402201389	SUPPLEMENTAL INSURANCE	R	2/23/2024	51.89	056329		
	I-afd202402061327	SUPPLEMENTAL INSURANCE	R	2/23/2024	55.77	056329		
	I-afd202402201389	SUPPLEMENTAL INSURANCE	R	2/23/2024	55.77	056329		
	I-afl202402061327	SUPPLEMENTAL LIFE INSURANCE	R	2/23/2024	60.10	056329		
	I-afl202402201389	SUPPLEMENTAL LIFE INSURANCE	R	2/23/2024	60.10	056329		
	I-afo202402061327	SUPPLEMENTAL INSURANCE	R	2/23/2024	45.89	056329		
	I-afo202402201389	SUPPLEMENTAL INSURANCE	R	2/23/2024	45.90	056329		626.73
0445	DELTA DENTAL OF KANSAS, INC.							
	I-dds202402061327	DENTAL INSURANCE	R	2/23/2024	177.50	056330		
	I-dds202402201389	DENTAL INSURANCE	R	2/23/2024	159.75	056330		
	I-dec202402061327	DENTAL INSURANCE	R	2/23/2024	249.20	056330		
	I-dec202402201389	DENTAL INSURANCE	R	2/23/2024	249.20	056330		
	I-des202402061327	DENTAL INSURANCE	R	2/23/2024	281.12	056330		
	I-des202402201389	DENTAL INSURANCE	R	2/23/2024	281.12	056330		
	I-dfm202402061327	DENTAL INSURANCE	R	2/23/2024	942.56	056330		
	I-dfm202402201389	DENTAL INSURANCE	R	2/23/2024	889.85	056330		3,230.30
0566	SURENCY LIFE AND HEALTH							
	I-vec202402061327	VISION INSURANCE	R	2/23/2024	7.93	056331		
	I-vec202402201389	VISION INSURANCE	R	2/23/2024	7.93	056331		
	I-vmc202402061327	VISION INSURANCE	R	2/23/2024	86.80	056331		
	I-vmc202402201389	VISION INSURANCE	R	2/23/2024	86.80	056331		
	I-vme202402061327	VISION INSURANCE	R	2/23/2024	38.64	056331		
	I-vme202402201389	VISION INSURANCE	R	2/23/2024	33.81	056331		
	I-vmf202402061327	VISION INSURANCE	R	2/23/2024	236.18	056331		

VENDOR SET: 02 City of Valley Center

BANK: APBK INTRUST CHECKING

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

March 5, 2024 City Council Agenda Page 42

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
I-VMF202402201389	VISION INSURANCE	R	2/23/2024	236.18		056331		
I-VMS202402061327	VISION INSURANCE	R	2/23/2024	70.84		056331		
I-VMS202402201389	VISION INSURANCE	R	2/23/2024	26.23		056331		831.34
0270	INTRUST CARD CENTER							
I-202402161382	INTRUST CARD CENTER	R	2/23/2024	18,897.58		056332		18,897.58
0150	AT&T MOBILITY							
I-202402201386	AT&T MOBILITY	R	2/23/2024	1,204.05		056333		1,204.05
0156	BEALL & MITCHELL, LLC							
I-202402201384	BEALL & MITCHELL, LLC	R	2/23/2024	1,812.50		056334		1,812.50
0623	CORE & MAIN							
I-202402221401	CORE & MAIN	R	2/23/2024	889.05		056335		889.05
0656	DRAGONFLY LAWN & TREE CARE LLC							
I-202402221399	DRAGONFLY LAWN & TREE CARE LLC	R	2/23/2024	2,523.14		056336		2,523.14
0728	DITCH WITCH UNDERCON							
I-202402211393	DITCH WITCH UNDERCON	R	2/23/2024	58.93		056337		58.93
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-202402221402	MERIDIAN ANALYTICAL LABS, LLC	R	2/23/2024	685.00		056338		685.00
0824	GALLS, LLC							
I-202402221400	GALLS, LLC	R	2/23/2024	334.48		056339		334.48
1004	IMAGINE IT, INC.							
I-202402201383	IMAGINE IT, INC.	R	2/23/2024	6,751.19		056340		6,751.19
1063	TAPCO							
I-202402211391	TAPCO	R	2/23/2024	1,250.00		056341		1,250.00
1105	CK POWER							
I-202402201387	CK POWER	R	2/23/2024	3,589.08		056342		3,589.08
1126	EQUIPMENTSHARE.COM, INC.							
I-202402211394	EQUIPMENTSHARE.COM, INC.	R	2/23/2024	1,750.02		056343		1,750.02
1234	FLEET FUELS LLC							
I-202402211392	FLEET FUELS LLC	R	2/23/2024	1,449.38		056344		1,449.38

VENDOR SET: 02 City of Valley Center

March 5, 2024 City Council Agenda Page 43

BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1348	THE RADAR SHOP INC.							
	I-202402211390	THE RADAR SHOP INC.	R	2/23/2024	200.00	056345		200.00

1363	BUILDING CONTROLS & SERVICES,							
	I-202402201388	BUILDING CONTROLS & SERVICES,	R	2/23/2024	476.40	056346		476.40

* * T O T A L S * *		NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:		37	364,298.46	0.00	363,821.96
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	476.50CR	476.50CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 02 BANK: APBK TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	37	363,821.96	0.00	363,821.96

VENDOR SET: 03 City of Valley Center

March 5, 2024 City Council Agenda Page 44

BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
0079	RYAN SHRACK							
I-202402201385	RYAN SHRACK	R	2/23/2024	280.12		056347		280.12

\* \* \* T O T A L S \* \*

	NO	INVOICE	AMOUNT	DISCOUNTS	CHECK	AMOUNT
REGULAR CHECKS:	1		280.12	0.00		280.12
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		0.00

TOTAL ERRORS: 0

	NO	INVOICE	AMOUNT	DISCOUNTS	CHECK	AMOUNT
VENDOR SET: 03	1		280.12	0.00		280.12
BANK: APBK	TOTALS:	38	364,102.08	0.00		364,102.08
REPORT TOTALS:	38		364,102.08	0.00		364,102.08

## SELECTION CRITERIA

VENDOR SET: \* - All  
VENDOR: ALL  
BANK CODES: All  
FUNDS: All

---

## CHECK SELECTION

CHECK RANGE: 056309 THRU 056347  
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 – DECEMBER 2023:**

## A C C O U N T A G I N G R E P O R T

PAGE: 1  
CONTRACTS: NO

ZONE: ALL  
STAT: Disconnect, Final, Inactive  
START DATES: 0/00/0000 THRU 99/99/9999  
LAST BILL DATES: 0/00/0000 THRU 99/99/9999  
FINAL DATES: 12/01/2023 THRU 12/31/2023

## ACCOUNT AGING REPORT

PAGE:

CONTRACTS:

NO

ALL

ZONE: ALL

STAT: Disconnect, Final, Inactive

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

LAST BILL DATES:12/01/2023 THRU 12/31/2023

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

ACCOUNT NO# ----- NAME ----- LAST PAY ST --CURRENT-- +1 MONTHS +2 MONTHS +3 MONTHS +4 MONTHS --BALANCE--

\*\*\*\*\* BOOK # :0012 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00

\*\*\*\*\* BOOK # :0017 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00

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

20-0098-06 STONE, GILLIAN 12/28/2023 F 56.02 56.02  
20-0212-02 HOLMES, CHLOE 10/25/2023 F 49.71 141.77 155.04 346.52  
[REDACTED] [REDACTED]

\*\*\*\*\* BOOK # :0020 TOTAL ACCOUNTS: 3 30.43CR 105.73 141.77 155.04 0.00 372.11

\*\*REPORT TOTALS\*\* TOTAL ACCOUNTS: 10 30.43CR 657.60 917.57 936.75 242.49 2723.98

## ===== REPORT TOTALS =====

## ===== REVENUE CODE TOTALS =====

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	0.00	213.76	295.21	316.93	80.79	906.69
200-SEWER	0.00	262.34	333.43	330.55	70.86	997.18
300-PROT	0.00	0.34	0.59	0.80	0.27	2.00
400-RECONNECT FEE	0.00	19.78	61.73	73.57	27.92	183.00
410-INSUFFICIENT FEE	0.00	30.00	0.00	0.00	0.00	30.00
600-STORMWATER UTILITY FEE	0.00	84.30	86.34	46.66	6.70	224.00
610-SOLID WASTE	0.00	28.28	73.86	83.02	15.26	200.42
611-WATER / MISC	0.00	0.65	2.56	3.39	1.40	8.00
700-STATE TAX RATE	0.00	2.70	2.74	0.00	0.00	5.44
850-PENALTY	0.00	15.45	61.11	81.83	39.29	197.68
999-Refunds	30.43CR	0.00	0.00	0.00	0.00	30.43CR
<b>TOTALS</b>	<b>30.43CR</b>	<b>657.60</b>	<b>917.57</b>	<b>936.75</b>	<b>242.49</b>	<b>2723.98</b>

TOTAL REVENUE CODES:

TOTAL ACCOUNT BALANCE:

DIFFERENCE:

## ===== REPORT TOTALS =====

## ===== BOOK CODE TOTALS =====

BOOK:	---CURRENT---	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	0.00	123.04	255.34	265.51	0.00	643.89
03-BOOK 03	0.00	76.50	0.00	0.00	0.00	76.50
05-BOOK 05	0.00	127.68	0.00	0.00	0.00	127.68
06-BOOK 06	0.00	8.00	227.16	390.74	242.49	868.39
07-BOOK 07	0.00	125.95	127.69	0.00	0.00	253.64
08-BOOK 08	0.00	90.70	165.61	125.46	0.00	381.77
09-BOOK 09	0.00	0.00	0.00	0.00	0.00	0.00
10-BOOK 10	0.00	0.00	0.00	0.00	0.00	0.00
11-BOOK 11	0.00	0.00	0.00	0.00	0.00	0.00
12-BOOK 12	0.00	0.00	0.00	0.00	0.00	0.00
17-BOOK 17	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	30.43CR	105.73	141.77	155.04	0.00	372.11
TOTALS	30.43CR	657.60	917.57	936.75	242.49	2723.98

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: 12/01/2023 THRU 12/31/2023  
FINAL DATE: 0/00/0000 THRU 99/99/9999

## 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. LIONS PARK USAGE REQUEST – MARCH 30, 2024 VALLEY  
CENTER PUBLIC LIBRARY:**

# Special Use Request of City Parks

---

Special Use of City Parks is granted by the City of Valley Center Governing Body. The following is required for community celebrations, carnivals, music festivals, political rallies, fundraisers, or similar public events.

The following information is required for the review/approval process:

Certificate of liability insurance must be included with the Special Use Request. It must add/name the City of Valley Center as third party insured in the minimum amount of \$1,000,000.

All information must be returned to the Parks & Public Buildings Department no less than 3 weeks in advance of the requested event date. Once received, staff will review and add the special use request to the next City Council meeting agenda for approval.

City Park Regulations are posted at each park (and provided with packet information). Please ensure that regulations are enforced with all parties involved with the planning and setup of the event.

---

## Special Use Request Information:

---

1. List the purpose of your event and all planned activities. (Site use and set up must be approved and coordinated by the Department of Parks & Public Buildings). Attach separate sheets as needed.

Spring Party and Egg Hunt with Lions Club Book Carnival - games, crafts, easter egg hunt, book giveaway

1.A Attach additional information if needed

*Field not completed.*

2. Include a map or description of the park area requested and include a list

Community Center (except for Sunflower Room), parking lot, lawn west and north of building, back patio

of park facilities you will use.

2.A Attach map if applicable *Field not completed.*

Event Date 3/30/2024

Event Set Up Time 8:00 AM

Event Hours 1:00 PM - 3:00 PM

Event Clean Up Time 4:00 PM

Description of Clean Up Procedure Staff and volunteers will pick up trash, and clean up areas just as we do every year

Sponsoring Organizations Valley Center Public Library and Lions Club Valley Center

Certificate of Liability Insurance [Insurance.docx](#)

## Applicant Information

First Name Terry

Last Name Foster

Address1 314 E Clay

City Valley Center

State KS

Zip 67147

Park Regulations. I have read, acknowledged, and understand all City of Valley Center Park Regulations provided below.

This request is not a reservation to hold or occupy any park structure or facility other than what is identified and approved by the governing body for in the special use request.

Our insurance is through the City and we are located in Lions Park. It is our understanding no further insurance is needed.

**CONSENT AGENDA**

**D. LIONS PARK USAGE REQUEST – MARCH 31, 2024 LIFEPOINT  
CHURCH:**

# Special Use Request of City Parks

---

Special Use of City Parks is granted by the City of Valley Center Governing Body. The following is required for community celebrations, carnivals, music festivals, political rallies, fundraisers, or similar public events.

The following information is required for the review/approval process:

Certificate of liability insurance must be included with the Special Use Request. It must add/name the City of Valley Center as third party insured in the minimum amount of \$1,000,000.

All information must be returned to the Parks & Public Buildings Department no less than 3 weeks in advance of the requested event date. Once received, staff will review and add the special use request to the next City Council meeting agenda for approval.

City Park Regulations are posted at each park (and provided with packet information). Please ensure that regulations are enforced with all parties involved with the planning and setup of the event.

---

## Special Use Request Information:

---

1. List the purpose of your event and all planned activities. (Site use and set up must be approved and coordinated by the Department of Parks & Public Buildings). Attach separate sheets as needed.

Easter activities for Lifepoint Church kids. We will use the area just west of the community building for pre-schoolers to gather ball pit balls. The elementary kids will gather ball pit balls from the north side of the field between the community center and dog park. On the south side by the sidewalk we will set up a balloon arch, a table with candy for the kids, and some carnival games. The kids will use the balls they gather in the fields to play the carnival games. We're not planning on staking anything other than the balloon arch in the ground (right next to the sidewalk by the library). We also would not need power other utilities.

1.A Attach additional information if needed

*Field not completed.*

---

2. Include a map or description of the park area requested and include a list of park facilities you will use.

I can't find that file at the moment, I'll look for it and aim to email it to Neal ASAP

2.A Attach map if applicable *Field not completed.*

Event Date 3/31/2024

Event Set Up Time 8:00 AM

Event Hours 9:50 AM - 10:30 AM

Event Clean Up Time 10:45 AM

Description of Clean Up Procedure We will clean up everything we bring over from the church by 10:45

Sponsoring Organizations Lifepoint Church

Certificate of Liability Insurance [COI\\_0437745\\_25-710524\\_CityofValleyCenter-202411133053.pdf](COI_0437745_25-710524_CityofValleyCenter-202411133053.pdf)

## Applicant Information

First Name Nathaniel

Last Name Thurman

Address1 400 S Abilene

City Valley Center

State Kansas

Zip 67147

Park Regulations. I have read, acknowledged, and understand all City of Valley Center Park Regulations provided below.



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
02/26/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Church Mutual Insurance Company, S.I.	
Church Mutual Insurance Company, S.I. 3000 Schuster Lane P.O. Box 357 Merrill		PHONE (A/C, No. Ext): 1-800-554-2642	FAX (A/C, No): 855-264-2329
		E-MAIL ADDRESS: customerservice@churchmutual.com	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Church Mutual Insurance Company, S.I. 18767	
INSURED		INSURER B:	
LIFEPOINT CHURCH A FELLOWSHIP OF THE ASSEMBLIES 400 S ABILENE AVE VALLEY CENTER KS 67147-2149		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:  
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	N	N	0437745 25-710524	02/01/2024	02/01/2025	EACH OCCURRENCE	\$ 2,000,000
	DAMAGE TO RENTED PREMISES (Ea occurrence)						\$ 2,000,000	
	MED EXP (Any one person)						\$ 15,000	
	PERSONAL & ADV INJURY						\$ 2,000,000	
	GENERAL AGGREGATE						\$ 5,000,000	
	PRODUCTS - COMP/OP AGG						\$ 2,000,000	
GEN'L AGGREGATE LIMIT APPLIES PER: POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:	\$							
AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$	
UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						BODILY INJURY (Per person)	\$	
DED <input type="checkbox"/> RETENTION \$						BODILY INJURY (Per accident)	\$	
PROPERTY DAMAGE (Per accident)	\$							
	\$							
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE	OTH- ER	
E.L. EACH ACCIDENT	\$							
E.L. DISEASE - EA EMPLOYEE	\$							
E.L. DISEASE - POLICY LIMIT	\$							

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Easter Celebration March 31, 2024

## CERTIFICATE HOLDER

## CANCELLATION

City of Valley Center 121 S Meridian Ave  Valley Center	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
	AUTHORIZED REPRESENTATIVE	
KS 67147		

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**CONSENT AGENDA**

**E. ALCOHOL WAIVER REQUEST – MAY 18, 2024 K HAYER:**



**Request for Special Permit  
for the Consumption of Alcohol on City Owned Property**

NAME:	<u>Kuljinder K. Hayar</u>		
ADDRESS:	<u>6075 N. Air cap Dr.</u>		
CITY:	<u>Park city</u>	STATE:	<u>KS</u>
PHONE NUMBER:	<u>316-579-9301</u>		
TYPE OF FUNCTION:	<u>Graduation Party</u>		
DATE OF FUNCTION:	<u>May 18</u>	TIME:	<u>5:30 PM</u>
			<u>10:00 PM</u>
		TO:	
	NAME OF ORGANIZATION (IF APPLICABLE):		

1. There is a \$25.00 non-refundable application fee.
2. An additional \$150.00 damage/cleaning deposit is required. The applicant is responsible for damage to facilities or grounds by any person in attendance.
3. The applicant is responsible to assure that no one under the age of 21 will be served or consume alcohol.
4. The consumption of alcohol will be limited to the areas reserved and adjoining patio. Alcohol is not to be consumed in the park grounds.
5. The applicant assumes responsibility for any person whose conduct is objectionable, disorderly, or disruptive, and shall further be financially responsible of any loss, damage, or injury to person or property during the function. The City of Valley Center reserves the right to remove any persons for any reason.
6. The use of alcoholic beverages on city owned property shall be in conformance with Kansas State laws and the Code of the City of Valley Center.
7. Applicants granted a permit will be required to provide the City with a certificate of liability insurance in the amount of \$1,000,000.00 with the City of Valley Center additionally insured.

I understand and assume all responsibility and liability and agree to all rules and regulations provided by the City of Valley Center for the rental of said facility.

SIGNATURE:

K. Hayar

DATE:

3/26/24

Attach a copy of the facility reservation form and the signed Policy Use Agreement.

**CONSENT AGENDA**

**F. KDOT RIGHT OF WAY FORMS:**



**March 5, 2024**

**To: Mayor Truman & Members of Council**  
**From: Rodney Eggleston – Public Works Director**  
**Subject: Approval of Just Compensation form & Offer to purchase letter**

## **BACKGROUND**

---

We recently had an audit of the procedures followed during the acquisition of Right-Of-Way for the Meridians project. It was brought to our attention that the following forms should have been utilized. There are no expenditures being approved. The purchases are already complete. You are simply approving the forms.

## **PROPOSAL**

---

Staff is requesting the approval of the attached Just Compensation Form and Offer to Purchase letter to maintain compliance with KDOT for this road project.

## **SUMMARY**

---

The attached forms need to be signed by the mayor.

Sincerely,

Rodney Eggleston  
Public Works Director

PROJECT: 87 N-0711-01

DATE: 5/11/23

COUNTY: Sedgwick

TRACT NO: 28, 29

LOCATION: 432 N. Meridian Valley Center, Kansas 67147

Dear Bryan & Leah Underhill,

The City of Valley Center has approved a program for the construction and improvements of the above-mentioned project. To accomplish the anticipated improvements, it will be necessary to acquire certain real property as indicated on the engineering plan and more particularly described in the instruments which will be presented to you for signature(s), if you are receptive to the offer.

Based upon the fair market value of such real property, as determined by established procedures, the City of Valley Center is offering you the sum of eighty-nine dollars and seventy-five cents (\$89.75) for your real property, which has been determined to be just compensation for your property, or the portion thereof to be acquired.

**The amount quoted includes the following items:**

Real property to be acquired as right of way: 45.0 Sq Ft

Buildings acquired with right of way: None

Other easements, if any: Temporary 305.0 Sq Ft

The above offer will not be altered unless additional value information or evidence is presented or otherwise becomes known to the City of Valley Center. In such a case, it will then be necessary to have an administrative review to determine if the offer should be changed. Should our offer not be acceptable to you, our only alternative under established procedure is to proceed under the laws of eminent domain (sometimes known as "condemnation" procedure).

In the event of either negotiation or condemnation, the landowner will be paid in the full amount of the negotiated settlement, or the amount of just compensation allowed by the court appraisers, prior to the time the City of Valley Center will require the landowner to vacate the property.

The fifteen items set forth in K.S.A. 26-513 (listed below), if applicable to your property, were considered in ascertaining the amount of compensation and damages. Other factors may also have been considered. They were not considered as separate items of damages but were considered only as they affect the total compensation and damages established by our appraiser.

1. The most advantageous use to which the property is reasonably adaptable.
1. Access to the property remaining.
2. Appearance of the property remaining, if appearance is an element of value in connection with any use for which the property is reasonably adaptable.
3. Productivity, convenience, use of the property taken, or use of the property remaining.
4. View, ventilation, and light, to the extent that they are beneficial attributes to the use of which the remaining property is devoted or to which it is reasonably adaptable.
2. Severance or division of a tract, whether the severance is initial or is in aggravation of a previous severance; changes of grade and loss or impairment of access by means of underpass or overpass incidental to changing the character or design of an existing improvement being considered as in aggravation of a previous severance, if in connection with the taking of additional land and needed to make the change in the improvement.
3. Loss of trees and shrubbery to the extent that they affect the value of the land taken, and to the extent that their loss impairs the value of the land remaining.
4. Cost of new fences or loss of fences and the cost of replacing them with fences of like quality, to the extent that their loss impairs the value of the land remaining.
5. Destruction of a legal nonconforming use.
6. Damages to property abutting on a right of way due to change in grade where accompanied by a taking of land.
7. Proximity of new improvements remaining on condemnee's land.
8. Loss of or damage to growing crops.
9. That the property could be or had been adapted to a use which was profitably carried out.
10. Cost of new drains and loss of drains and the cost of replacing them with drains of like quality, to the extent that such loss affects the value of the property remaining.
11. Cost of new private roads or passageways or loss of private roads or passageways and the cost of replacing them with private roads or passageways of like quality, to the extent that such loss affects the value of the property remaining.

Value of entire property of interest "before" taking	\$ <u>89.75</u>	_____
Value of entire property of interest "after" taking	\$ <u>89.75</u>	_____
Value of the right of way to be acquired:	\$ <u>13.50</u>	_____
<hr/>		
Value of the temporary easement to be acquired:	\$ <u>76.25</u>	_____
<hr/>		
Right of way and easement minimum compensation adjustment:	\$ <u>89.75</u>	_____

**TOTAL COMPENSATION**

AND MEASURE OF DAMAGES: \$ 89.75 \_\_\_\_\_

The City of Valley Center

BY: \_\_\_\_\_

Acquiring Agent

## ***Form G - Estimate of Just Compensation***

It is determined that an appraisal is not required because the valuation problem is uncomplicated, and the fair market value of the acquisition area is estimated at \$10,000 or less.

COUNTY: Sedgwick PROJECT NO: 87 N-0711-01 TR NO: 28, 29  
 OWNER: Underhill, Bryan K & Leah B  
 ADDRESS: 432 N. Meridian  
 CITY/ST: Valley Center, Ks  
 PHONE: 316-295-7206

Insp Date: Insp'd With: Date Acq'n Booklet Furnished: 5-11-2023

### **COMPARABLE SALES**

Sale No.	Sale Date	Location (S-T-R)	Sale Price	Area	Unit Value
----------	-----------	------------------	------------	------	------------

### **NOTES:**

### **PROJECT REQUIREMENTS:**

Item	Area	Unit	Value
28	45	sq. ft. .30	sq. ft. 13.50
29	305	sq. ft. .25	sq. ft. 76.25

### **OTHER ACQUISITION ITEMS:**

**COST TO CURE ITEMS:**

---

**ESTIMATED TOTAL COMPENSATION                    \$89.75**

## **STAFF REPORTS**

- A. Community Development Director Shrack**
- B. Parks & Public Buildings Director Owings**
- C. Public Safety Director Newman**
- D. Public Works Director Eggleston**
- E. City Engineer- Scheer**
- F. City Attorney Arbuckle**
- G. City Clerk/HR Director Carrithers**
- H. City Administrator Clark**

## Public Works Status Report

### Streets:

The streets department continues to work on issues on an as needed basis.

- Staff has been busy with tree removal at Ford & Seneca and assisting the Parks with tree removal at the aquatics center.
- We are still evaluating applicants for our open Streets position. We have had 2 interviews.

### Sewer:

- We had a sewer main backup on Monday night the 26<sup>th</sup> along the Fieldstone/Goff area. We were able to get the line cleared and they found a manhole filled with tree roots. Some of these roots caused the backup. Staff returned the next day and removed a great deal of roots from the manhole in question. There was one resident that had a backup in their basement. We submitted a bypass report to KDHE explaining the occurrence.

### All:

- Meridians Project: Watermain installation is complete but for the tie-in at 2<sup>nd</sup> & Meridian. Staff worked for several days exercising valves on the old watermain along 2<sup>nd</sup> street trying to get it shut down and never gained confidence in getting flow stopped. That is why we have come to you with the proposal for three inline hot-tapped valves to stop the flow of water for this tie-in to happen safely. Pictures attached.











**MEMO****TO:** City of Valley Center**DATE:** March 05, 2024**ATTENTION:** Mayor Truman 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

**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. **Meridian from 69th Street to Railroad Paving Improvements (197013-004)**
  - A. Pearson Construction selected a contractor.
  - B. Project Details:
    1. Construction to start Summer 2024.
    2. Traffic Control = Two lanes two way. Roadway closed to thru traffic during construction of Roundabout.
2. **Meridian from Main Street to 5th Street Paving Improvements (197013-006)**
  - A. Project is combined in the WAMPO TIP with the "Meridian – 69<sup>th</sup> Street to Railroad" as a single project.
  - B. Project Details:
    1. Construction Duration = Complete Fall 2024.
    2. Traffic Control = One lane one-way northbound traffic.
3. **Water Master Plan and Model**
  - A. Project Details:
    1. Report finalized after City review. PEC to present at future council meeting.
4. **North Seneca Drainage Study and Concept**
  - A. Project Details:
    1. Working towards a preliminary concept to submit to City Staff.

**Warranty Projects**

1. Water Tower Rehabilitation (187013-004) – Cunningham – September 6, 2024.
2. Ford Street Waterline Improvements (217013-003) - Wildcat Construction - November 11, 2024.
3. Ford Street Reconstruction (200557-000) – Wildcat Construction – July 11, 2025.

## **GOVERNING BODY REPORTS**

- A. Mayor Truman**
- B. Councilmember Colbert**
- C. Councilmember Wilson**
- D. Councilmember Bass**
- E. Councilmember Anderson**
- F. Councilmember Gregory**
- G. Councilmember Kerstetter**
- H. Councilmember Evans**
- I. Councilmember Stamm**

**ADJOURN**