

REGULAR COUNCIL MEETING  
January 16, 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, Ben Anderson, Gina Gregory, Dale Kerstetter, Chris Evans and Matt Stamm.

Members Absent: Clint Bass

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

Press present: Ark Valley News

**APPROVAL OF AGENDA**

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

**ADMINISTRATION AGENDA –**

**JANUARY 2, 2024, CITY COUNCIL MINUTES-**

Kerstetter moved to approve the minutes of the January 2, 2024, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous Motion Carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM –**

Michael Miller, 650 Scott St. addressed Council about responding to emails and other communication from citizens. He urged all council members to respond as it is their responsibility as elected officials.

Stacy Grandstaff, 609 W. 3<sup>rd</sup>. addressed Council regarding Ordinance addressing dogs in heat. She stated that she has had both male and female dogs. She stated that the scent of female dogs in heat attracts male dogs as well as coyotes. She supports spaying and neutering of all dogs, but reminded council that female dogs are in heat 2x a year whereas males are affected 365 days per year. She supports female dogs being confined during the time they are in heat.

**APPOINTMENTS – None**

**OLD BUSINESS –**

**A. ORDINANCE 1401-24; SPECIAL USE SE OF 85<sup>TH</sup> ST AND RIDGE ROAD**

Community Development Shrack presented for 2<sup>nd</sup> reading and final approval Ordinance 1401-24. This Ordinance for the special use application, which was approved at the December Planning and Zoning Board Meeting. Phil Meyer with Baughman Co. spoke as an agent for the applicant. He reminded Council this is an existing sand pit located just ½ mile west of the proposed site. Meyer also stated that he felt the concerns raised by concerned citizens have been addressed.

A large group opposed to the special use Ordinance were in attendance. They pleaded with Council to vote "No" on approval of special use for sand pit. The following individuals voiced their opposition based on traffic, water contamination, noise and dust, property values and drainage problems. Concerns were raised that if special use permit is approved it cannot be taken back.

Mona Freund, 3901 Palos Verdes Circle

Jon Freund, 3901 Palos Verdes Circle

Ruth Ann Herman, 8325 N Ridge Rd.

Glenda Carruth, 8321 N Ridge Rd.

Denise Spivey, 8050 N. 63<sup>rd</sup> St

Michael Miller, 650 Scott St.

Gary Lee, 5335 W. 81<sup>st</sup> N

Jerry Hawkins, 401 N Fiddlers Creek

Jennifer Lee, 5335 W. 81<sup>st</sup> N

Penney Simpson, 8355 N. Ridge Rd.

Jacqueline Villarreal, 7756 N. Ridge Rd

Chris McElgunn, 301N. Main St. Wichita, KS

Deana Bushell, 8020 N 63<sup>rd</sup>. St W

Council discussed equipment operation, noise levels, state permitting process and drainage concerns. Deanna Bushell asked about the status of petitions in opposition submitted. City Attorney Arbuckle stated that signatures submitted were approximately 4 acres short.

Gregory moved to adopt Ordinance 1401-24; special use for property located southeast of 85<sup>th</sup> St. and Ridge Road for 2<sup>nd</sup>. reading. Motion seconded by Kerstetter. Gregory thanked those attending the meeting for their comments. She has carefully read and considered the issues, but ultimately supports the ordinance. Vote Aye: Stamm, Anderson, Gregory, Kerstetter, Wilson and Colbert. Opposed: Evans. Motion carried.

At 8:51pm Anderson moved to recess the meeting for five minutes. Motion seconded by Wilson. Vote Aye: Unanimous. Motion Carried.

Anderson moved to reconvene the meeting at 8:56pm, Motion seconded by Kerstetter. Mayor Truman called the meeting back to order.

## **NEW BUSINESS-**

### **A. APPROVAL OF HARVEST PLACE FINAL PLAT:**

Community Development Director Shrack requested approval of the Harvest Place Final Plat. Shrack stated that the plat will create 204 residential lots and 6 commercial plots. Local Valley Center school children were encouraged to submit names for streets within the division.

Kerstetter made a motion based on Planning and Zoning Board approval to approve the final plat for Harvest Place. Motion seconded by Stamm. Vote Aye: unanimous Motion carried.

## **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JANUARY 16, 2024
- B. DELINQUENT ACCOUNT REPORT – OCTOBER 2023
- C. PLANNING AND ZONING BOARD MINUTES – DECEMBER 21, 2023
- D. ECONOMIC DEVELOPMENT BOARD MINUTES – JANUARY 3, 2024
- E. TREASURER'S REPORT – DECEMBER 2023
- F. REVENUE AND EXPENSE REPORT – DECEMBER 2023
- G. CHECK RECONCILIATION – DECEMBER 2023

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

## **STAFF REPORTS**

### **COMMUNITY DEVELOPMENT DIRECTOR SHRACK**

Invited everyone to the Main Street Valley Center annual meeting. It will be held at 6:00pm next Thursday, January 25<sup>th</sup> at LeVenue.

**PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS**

Dirt work for the welcome sign located at Ford and Broadway has started.

**CITY CLERK CARRITHERS**

Encouraged Mayor and City Councilmembers to attend the KOMA training from League of Kansas Municipalities. It will be a live webinar held February 8<sup>th</sup>.

**CITY ADMINISTRATOR CLARK**

Reported that tree removal is complete on Meridian. The sidewalks will be removed for the installation of water lines. Unfortunately, Meridian will be closed to one north bound lane beginning next week. The posted detour will be down Seneca.

**GOVERNING BODY REPORTS-**

**MAYOR TRUMAN**

Thanked Council for their careful consideration of the special use ordinance.

**COUNCILMEMBER GREGORY**

SCAC was postponed to this Saturday. Urged everyone to attend the Main Street Valley Center annual meeting.

**COUNCILMEMBER KERSTETTER**

Reported that he did carefully read citizens emails, however he did not reply.

**COUNCILMEMBER WILSON**

Stated that as a Council, they must look to the future and the growth, economy and quality of living for Valley Center. Wilson reminded everyone that changes happens, and this town will be better for it.

**COUNCILMEMBER COLBERT**

Agreed with Wilson's comments. Colbert that decisions are made daily, and the big picture must be considered.

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

**ADJOURN -**

**The meeting adjourned at 9:20 PM.**

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**Kristi Carrithers, City Clerk**