

REGULAR COUNCIL MEETING
March 19, 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, Ben Anderson, Gina Gregory, Dale Kerstetter, and Matt Stamm.

Members Absent: Chris Evans

Staff Present: Lloyd Newman, Public Safety Director
Neal Owings, Parks and Public Building Director
Rodney Eggleston, Public Works Director
Ryan Shrack, Community Development Director
Gage Scheer, City Engineer
Barry Arbuckle, City Attorney
Kristi Carrithers, City Clerk/HR Director
Desirae Womack, City Treasurer

Press present: Ark Valley News

APPROVAL OF AGENDA

Anderson made a motion to amend the agenda to move Consent Agenda, Item I, Contract Extension to New Business, Item I. Kerstetter seconded the motion. Vote: Aye Unanimous Gregory moved to approve the agenda as amended, seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

ADMINISTRATION AGENDA –

MARCH 5, 2024, CITY COUNCIL MINUTES-

Gregory moved to approve the minutes of the March 5, 2024, City Council meeting as presented, seconded by Stamm. Vote Aye: Unanimous Motion Carried.

PRESENTATIONS/PROCLAMATIONS – None

PUBLIC FORUM – None

APPOINTMENTS – None

OLD BUSINESS – None

NEW BUSINESS-

A. LIONS CLUB CAR SHOW EVENT & ROAD CLOSURE REQUEST:

Keith Harimon with the Valley Center Lions Club thanked Council for their support. He stated that this fall's car show will be the 18th annual show and reminded Council the funds raised support local projects. Wilson moved to approve the closure of Main Street, South Ash and Park Street on September 13, 2024, for the annual car show 6pm. Motion seconded by Anderson. Vote Aye: unanimous. Motion carried.

B. PBS KANSAS – CITY PARTNERSHIP:

Victor Hogstrom, President, PBS-Kansas requested city partnership in an amount of \$5002.00. He shared several of the videos produced featuring the City of Valley Center. Kerstetter asked staff for the 2024 budgeted amount for city donations and promotions. Stamm requested that contract date be corrected.

Colbert moved to approve City partnership contribution to PBS Kansas in the amount of \$5,002.00. Seconded by Wilson. Vote Aye: Colbert, Wilson, Bass, Anderson, Gregory and Stamm. Opposed: Kerstetter. Motion Carried.

C. KANSAS COLLEGIATE BASEBALL ASSOCIATION FUNDING REQUEST:

Sheldon Howell addressed Council to report on both the 2023 season and the upcoming 2024 baseball season. The Mud-daubers are anticipating a schedule of 42-45 games played in June and July. The team will again host a camp for local boys and girls. Community support and involvement is very important to the players. Howell reported that two local players are returning this season and possibly a third local player will be on the 28-30 player roster. Administrator Clark reported on the budgeted items and amounts for 2024 and stated that funding could be increased by \$200.00.

Kerstetter moved to approve contribution to the Kansas Collegiate League for the Mud-daubers team in the amount of \$2200.00. Stamm seconded the motion. Vote Aye: unanimous. Motion carried.

D. AWARD BID FOR PRAIRIE LAKES, PHASE IV PROJECT:

Jake Vasa, SEH presented bid tabulations for the Prairie Lakes Phase IV project. He stated that they were very competitive and close, but the lowest qualified bid was from McCullough Construction. Plans are for an entrance off of Seneca Street. The final bid is for concrete instead of asphalt. Funds for the approximate difference of \$100,000.00 for concrete will be paid by the city with the project expense paid by special assessments. Discussion was held regarding the life expectancy of concrete vs asphalt. Stamm moved to accept and award bid from McCullough Construction for Prairie Lakes Phase IV in the amount of \$1,277,594.90. Motion seconded by Wilson. Vote Aye: unanimous. Motion carried.

E. APPROVAL OF PROFESSIONAL SERVICES AGREEMENT:

Jake Vasa presented a professional services agreement with the City of Valley Center for construction administration, on-site inspections and material testing for the Prairie Lakes, Phase IV project. Funding will be included in special assessments.

Wilson moved to approve agreement with SEH for construction administration, on-site inspections and material testing in an amount not to exceed \$130,000.00 and authorize Mayor or City Administrator to sign. Motion seconded by Anderson. Vote Aye: unanimous. Motion carried.

F. RESOLUTION 749-24; SALE OF G.O. BONDS, SERIES 2024-1

Clayton Kelley, Piper Sandler presented Resolution 749-24 which authorizes the offering for sale of General Obligation bonds, series 2024-1. He estimates that rates for 20-year financing will be in the 3.75% range. Bids are due on April 16, 2024.

Stamm moved to adopt Resolution 749-24 authorizing the offering for sale of General Obligation Bonds, Series 2024-1, of the City of Valley Center, KS. Seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

G. 2024 COMPREHENSIVE PLAN PRESENTATIONS

Community Development Director Shrack stated that two firms will be presenting their plans for a new 2024 Comprehensive Plan. Foster Design Associates and S.E.H will each have 20 minutes to discuss their firm and their plan.

Debra Foster with Foster Design Associates explained they are a small local company that has been developing comprehensive plans in the surrounding area for the last 30 years. Their firm works closely with the steering committee to develop the plan.

Jake Vasa with SEH discussed the vast resources available. They have prepared over 50 plans in 12 years, specifically for small to medium-sized cities. Although they haven't done any in Kansas at this time, the team works very well remotely using Teams.

Shrack requested Council members return score sheets to him by Friday. He plans to then negotiate the cost and present contract for approval at the April 2nd meeting as well as recommend appointment of steering committee.

H. AWARD ROADWAY SERVICES 2024 CONTRACT

Public Works Director Eggleston presented the bid tabulations received from 2 companies for the 2024 Roadway Services. As both bids were over budget, he explained changes negotiated to remain within the 2024 budget and recommend approval of Agreement with Pearson Construction. Wilson inquired if this would put the city far behind schedule on slurry seal. Bass inquired about the quality of work. Clark and Eggleston both stated the quality of the base under is critical to the final work. Our city strives to make sure the base is top quality.

Kerstetter moved to award the negotiated proposal for the 2024 Roadway Upgrade Services of the selected street segments to Pearson Construction in the amount of \$480,628.00. Motion was seconded by Stamm. Vote Aye: unanimous. Motion carried.

I. CONTRACT EXTENSION CUT RATE LAWN CARE- (MOVED FROM CONSENT AGENDA)

Anderson explained that he requested this be moved from the consent agenda to be able to discuss the reasons for contract mowing in the City. Owings stated that with previous issues with hiring qualified, dependable seasonal employees having contract for mowing is a better option both financially and personnel wise. It was noted that some of the dates listed on the contract need to be updated to reflect the current year.

Anderson moved to approve the contract extension to Cut Rate Lawn Care for the 2024 mowing season. Motion seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – MARCH 19, 2024
- B. TREASURER'S REPORT – FEBRUARY 2024
- C. CHECK RECONCILIATION – JANUARY 2024
- D. CHECK RECONCILIATION – FEBRUARY 2024
- E. REVENUE AND EXPENSE REPORT – FEBRUARY 2024
- F. ECONOMIC DEVELOPMENT BOARD MINUTES – MARCH 6, 2024
- G. RSVP CONTRACT WITH SEDGWICK COUNTY
- H. CONTRACT EXTENSION DRAGONFLY LAWN AND TREE CARE
- I. CONTRACT EXTENSION CUT RATE LAWN CARE-(MOVED TO NEW BUSINESS)
- J. SPECIAL USE PERMIT MCLAUGHLIN PARK – L&H HOMES-MARCH 30, 2024
- K. SPECIAL USE PERMIT LIONS PARK-PATHWAY CHURCH- MARCH 30, 2024
- L. MAIN STREET VALLEY CENTER 2024 AWARD APPROVAL

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Thanked the volunteers who worked the Valley Center Home Show booth this year.

PUBLIC WORKS DIRECTOR EGGLESTON

Reported that only 2 live valve installs were needed on Meridian. He also stated that due to the north bound traffic on Meridian shifting to the west side of the street the stoplight at 5th and Meridian is having issues with the turn arrow not working. He hopes to be able to just turn off the cameras and have them on a timer. Wilson inquired why the city valves were not able to be shut off along Meridian which necessitated the

need for the live value installs. Eggleston explained the old valves are over 30 years old and sediments have gotten in the line so that they cannot be shut off completely.

CITY CLERK/HR DIRECTOR CARRITHERS

Stated that a conditional offer has been extended for the Utility Billing Specialist.

CITY ADMINISTRATOR CLARK

Gave an update regarding the progress in the TIF district. Work on the development is progressing rapidly. It was held up getting all the approvals from the CORE. 13-14 permits for Prairie Lakes Phase 3 have been issued. Phase 4 approved earlier will open up additional 42-45 lots. Negotiations are underway for the 170 lots on the north end of the TIF district in the Trails End development.

GOVERNING BODY REPORTS-

MAYOR TRUMAN

Volunteered and worked in the booth at the Home Show and was encouraged by the interest in Valley Center by both developers and citizens.

COUNCILMEMBER COLBERT

Stated that the State legislature is talking about (RHID) a Rural Housing Incentive Development program which is similar to a TIF.

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

ADJOURN -

The meeting adjourned at 9:03 PM.

Kristi Carrithers, City Clerk/HR Director