

REGULAR COUNCIL MEETING

August 6, 2024

CITY HALL

121 S. MERIDIAN

Mayor Truman called the regular council meeting to order at 7:00 p.m. with the following members present: Ron Colbert, Robert Wilson, Clint Bass, Ben Anderson, Gina Gregory, and Matt Stamm.

Members Absent: Dale Kerstetter, Chris Evans

Staff Present: Barry Arbuckle, City Attorney
Rodney Eggleston, Public Works Director
Matt Vogt, Police Captain
Neal Owings, Parks and Public Buildings Director
Clint Miller, Finance Director
Kyle Fiedler, Community Development Director
Gage Scheer, City Engineer
Kristi Carrithers, City Clerk
Brent Clark, City Administrator

Press present: The Ark Valley News

APPROVAL OF AGENDA

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

ADMINISTRATION AGENDA –

Gregory moved to approve the minutes of the July 16, 2024, regular City Council meeting as presented, seconded by Bass. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

Ryan Baty, Sedgwick County Commissioner addressed Council regarding the 2025 Sedgwick County Budget. He explained the overall budget goals and stated that a second public hearing and budget adoption will be held on August 21st. Stamm inquired about the consolidation of departments with City of Wichita. Baty explained that many services are duplicated, and he is open to some unification, he would be opposed to fully combining departments. Urged anyone who has questions about the budget and the process to contact him.

Mayor Truman proclaimed August 8th to be Purple Heart Day in honor of our veterans that have received this distinction.

PUBLIC FORUM – NONE

APPOINTMENTS – NONE

OLD BUSINESS – NONE

NEW BUSINESS-

A. WAIVER REQUEST FOR RIO BELLA ADDITION

Eric Glover, Rio Bella Development requested waivers to the Rio Bella Development. The requested waiver include: 1. A waiver from the use of curb and gutter roadways with underground storm water sewer, instead, using the open ditch, asphalt paved roadway. 2. A waiver from the requirement of placing a sidewalk through this development. 3. A waiver to allow the use of on-site alternative sanitary sewer systems in lieu of the extension of public sanitary sewer.

Mayor Truman spoke as an individual that resides in Windmill Valley and he is not in favor of ditches instead of sidewalks. He also voiced concerns regarding weeds and lack of maintenance in the Ceterra subdivision. Council discussed water lines to the development, but that sewer would be cost prohibitive at this time. The lots are large enough for septic systems. Ditch maintenance would be the HOA/homeowner responsibility. Stamm requested that an optional lane for walkers or bikers be considered as there would not be sidewalks.

Wilson moved to approve request for waiver of subdivision regulations for Rio Bella addition. Motion seconded by Stamm. Vote yea: unanimous. Motion carried.

B. APPROVAL OF FUND AGREEMENT-CITY OF VALLEY CENTER, VALLEY CENTER RECREATION COMMISSION AND CENTRAL KANSAS COMMUNITY FOUNDATION

City Administrator Clark presented a Fund Agreement between the City of Valley Center, Valley Center Recreation Commission and Central Kansas Community Foundation. This fund agreement authorizes CKCF to establish a fund to receive and administer funds for the Valley Center Recreation and Aquatics Center Campaign Fund. This agreement would allow contributions to be tax exempt. Gregory questioned whether the school district should be included in the agreement. Clark explained that while the Rec Commission is under the school for funding (similar to the Public Library/City) it is a separate entity with a separate budget and staff.

Stamm moved to approve funding agreement with Central Kansas Community Foundation and authorize Mayor or City Administrator to sign. Motion seconded by Wilson. Vote Yea: unanimous Motion carried.

C. AGREEMENT WITH SEDGWICK COUNTY FOR HARVEST PLACE DRAINAGE IMPROVEMENTS

City Administrator Clark was excited to present an agreement with Sedgwick County for Harvest Place Drainage Improvements. He reminded council that this area has had drainage issues for decades. This agreement with share construction costs 50/50 with the county. Estimated construction costs are \$2,314,855.40. Clark thanked the county for working with Valley Center with this project and many others in recent years.

Anderson moved to approve agreement with Sedgwick County for Harvest Place Drainage Improvements and authorize Mayor or City Administrator to sign. Motion seconded by Wilson. Vote Yea: unanimous Motion carried.

D. ORDINANCE 1408-24; RE-ZONE 825 W 77TH ST N

City Administrator Clark presented Ordinance No. 1408-24, which rezones property located at 825 W, 77th St. N. from A-1 (Agricultural District) to RR-1(Suburban Residential District) for 1st reading. The Valley Center Planning and Zoning Board recommended approval at the July 23, 2024, meeting.

Wilson moved to approve of Ordinance 1408-24 for 1st reading. Motion seconded by Colbert. Vote Yea: unanimous Motion carried

E. WATER TREATMENT PLANT PHASE 1 AMENDMENT- BURNS AND MCDONNELL

City Administrator Clark presented for approval an amendment for preliminary design build agreement dated November 15, 2022, with Burns and McDonnell. This amendment relates to provisions from the Kansas State Revolving Loan Fund- KDHE. There are no monetary changes in the amendment, only wording as required by KDHE.

Bass moved to approve the amendment for the water treatment plant phase 1 and authorize Mayor or City Administrator to sign. Motion seconded by Stamm. Vote Yea: Unanimous. Motion carried.

F. RESOLUTION 756-24; DECLARATION OF WATER EMERGENCY – CITY OF VALLEY CENTER

Public Works Director Eggleston requested approval of Resolution to declare a water emergency in Valley Center. Due to low water levels at Cheney Reservoir, The City of Wichita moved to stage 2, limiting outdoor watering to once a week. As Valley Center purchases treated water from Wichita, we also fall under the restrictions. Eggleston stated that the water pumped from our wells would be sufficient for our residents if we had our water treatment plant operational. This is exactly why the Valley Center is building water treatment plant, to service our residents. The restrictions will be in effect for 2 months or until its determined that the restrictions can be lifted. It will delay fall lawn and tree planting. The splash pads also have closed for the season as they use fresh water, not re-circulated water.

Stamm moved to adopt Resolution 756-24 declaring a water emergency in the City of Valley Center, seconded by Anderson. Vote Yea: unanimous Motion carried.

G. REQUEST FOR ORDINANCE 17.06-01 WAIVER

City Administrator Clark stated that a request from Edith Santiago was received to waive the two-week limit on recreational vehicles. They are finishing upgrades to a newly purchased home. Request of six weeks to finish repairs was made.

Anderson moved to approve waiver of Ordinance 17.06-01 for Edith Santiago for a period not to exceed six weeks beginning August 6, 2024. Motion seconded by Bass. Vote Yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – AUGUST 6, 2024
- B. DELINQUENT ACCOUNT REPORT – MAY 2024
- C. PLANNING AND ZONING BOARD MINUTES – JULY 23, 2024
- D. VALLEY CENTER PUBLIC LIBRARY 2ND QUARTER REPORT

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

STAFF REPORTS

PUBLIC WORKS DIRECTOR EGGLESTON

The north Meridian project is very close to completion. Plans for a ribbon cutting and re-opening on August 16th are being made. Wilson inquired about markings along N Meridian. Eggleston stated that center lines and crosswalk markings will be made. Stamm recognized Pearson Construction for their work on the project. He felt they have done an excellent job.

The work on south Meridian is progressing.

The Goff Street drainage project will begin soon.

Announced that the brush pile and tree dump is scheduled to reopen on Friday. Reduced hours from 8:00am-5:00pm Friday and Saturday will be in place.

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

City Administrator Clark introduced Kyle Fiedler as the Community Development Director. He began with the city, August 5, 2024. Fiedler addressed Council, telling them of his experience with Sedgwick County and City Administrator of North Newton.

GOVERNING BODY REPORTS –

COUNCILMEMBER COLBERT

Thanked Mayor Truman for recognizing and Proclaiming a Purple Heart Day.

Colbert also stated how impressed he is with developments in the north side of Valley Center.

COUNCILMEMBER GREGORY

Expressed some concern regarding individuals stating their address during public comment. City Clerk is contacting the Kansas League of Municipalities regarding the practice.

Stamm moved to adjourn, second by Bass. Vote Yea: Unanimous.

ADJOURN -

The meeting adjourned at 8:23 PM.

Kristi Carrithers, City Clerk