



CITY COUNCIL AGENDA

January 7, 2025

***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 – December 17, 2024
- 7. PRESENTATIONS / PROCLAMATIONS p 11**
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- 10. OLD BUSINESS p 12**
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- 11. NEW BUSINESS p 16**
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 - B. Approval of Water/Sewer Rates 2025 p 26
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- 12. CONSENT AGENDA p 38**
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 - B. Delinquent Account Report – October 2024 p 49
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- 13. STAFF REPORTS p 59**
- 14. GOVERNING BODY REPORTS p 60**
- 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 or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit 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 December 17, 2024, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING
December 17, 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, Clint Bass, Gina Gregory, Dale Kerstetter, Chris Evans and Matt Stamm.

Members Absent: Robert Wilson and Ben Anderson

Staff Present: Kyle Fiedler, Community Development Director
Rodney Eggleston, Public Works Director
Gage Scheer, City Engineer
Clint Miller, Finance Director
Barry Arbuckle, City Attorney
Kristi Carrithers, City Clerk/HR Director
Brent Clark, City Administrator

Press present: Ark Valley News

APPROVAL OF AGENDA

Gregory made a motion to approve the agenda as presented. Kerstetter seconded the motion. Vote: Aye Unanimous Motion carried.

ADMINISTRATION AGENDA –
DECEMBER 3, 2024, CITY COUNCIL MINUTES-

Stamm moved to approve the minutes of the December 3, 2024, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous. Motion Carried.

PRESENTATIONS/PROCLAMATIONS –

PUBLIC FORUM –

APPOINTMENTS –

OLD BUSINESS –

A. ORDINANCE 1413-24; INVESTMENT OF MONEYS

Finance Director Miller presented Ordinance 1413-24 which would repeal and replace Ordinances 342-61, 468-73 and 1091-05 as contained in Chapter 3.08 of the Valley Center Municipal Code for second reading.

Bass moved to approve Ordinance 1413-24 regarding investment of moneys for 2nd reading. Motion seconded by Stamm. Vote Aye: unanimous. Motion carried

NEW BUSINESS-

A. PUBLIC HEARING REGARDING DE-ANNEXATION OF PROPERTY

Mayor Truman opened the public hearing at 7:04pm. City Attorney Barry Arbuckle explained the process of De-Annexation of property from the City Limits of Valley Center. Notice of public hearing was published in the November 21, 2024, edition of the Ark Valley News. He asked property owner Nancy Anderson to speak and answer questions. Anderson, 8701 N Kessler stated that this 2.2 acres is adjacent to property currently owned by her. It has no access and she'd like to have it de-annexed so that the parcel is included in into one area. Kerstetter verified which part of the land shown on the map was included. Public hearing was closed at 7:11pm.

B. ORDINANCE 1414-24; DE-ANNEXATION OF PROPERTY

Bass moved to waive 1st reading of ordinance 1414-24, seconded by Stamm. Vote Yea: unanimous Motion carried.

Bass made a motion that following this public hearing on the petition to exclude this land, The Nancy Anderson Trust property, from the boundary of the city of Valley Center, Kansas, the governing body of the City of Valley Center, Kansas, finds and determines, from the evidence presented at this hearing, that legal notice of this matter has been given by publication as required on November 21, 2024, that no private rights will be injured or endangered by such proposed exclusion of this property from the Valley Center, Kansas, boundary, that the public will suffer no loss or inconvenience by such an exclusion, and in justice to the petitioner, this request for exclusion should and shall be granted and furthermore Ordinance No.1414-24 should be passed and enacted to effectuate these findings and this order of exclusion regarding this property. Motion seconded by Colbert. Vote Aye: unanimous. Motion carried.

C. ORDINANCE 1415-24; ANNEXATION OF RIGHT OF WAY-SEDGWICK COUNTY:

City Administrator Clark requested approval of Ordinance 1415-24. Portions of right of way along roads in Valley Center are still in Sedgwick County. This ordinance brings those fully into Valley Center. He also explained that a benefit along North Meridian would allow a change in speed limits. Councilmember Stamm stated that this is a routine review for Sedgwick County that occurs every five years or so. Stamm moved to waive 1st reading and give final approval of Ordinance 1415-24 to annex right of way properties from Sedgwick County. Motion seconded by Evans. Vote Yea: unanimous. Motion carried.

D. ORDINANCE 1416-24; NO PARKING ZONE:

Administrator Clark explained that this Ordinance is in response to requests from resident along North Wakefield and has support of the HOA. It establishes a no parking zone along one side of N. Wakefield. It would be located opposite the side of the street from the fire hydrants. Kerstetter stated he has a hard time telling residents they can't park in front of their homes. It was pointed out the HOA already has restrictions in place for overnight street parking.

Bass moved to approve for 1st reading Ordinance 1416-24 establishing a no parking zone on North Wakefield. Motion seconded by Stamm. Vote Yea: Colbert, Bass, Gregory, Evans and Stamm. Opposed: Kerstetter. Motion carried.

E. APPROVAL OF CHANGE ORDER #1 PRAIRIE LAKES PHASE IV

Samantha Ghareeb with SEH presented change order #1 for Prairie Lakes Phase IV. She explained this includes the additional culvert added. In addition, a deduction for the change from traditional concrete paving to RCC for the valley gutters, and a charge for additional crushed rock needed behind the curb. Total for this change order is \$14,786.70. Evans asked what roller compacted concrete is. She explained that dry concrete is laid and then water and pressure is laid on top.

Kerstetter made motion to approve change order #1 for the Prairie Lakes Phase IV in the amount of \$14,786.70 and authorize Mayor or City Administrator to sign. Motion seconded by Evans. Vote Yea: unanimous. Motion carried.

F. APPROVAL OF CHANGE ORDER #4 PRAIRIE LAKES DETENTION BASIN

Samantha Ghareeb with SEH presented Change Order #4 for the Prairie Lakes Detention Basin in the amount of \$21,075.00. This is for additional work associated with alleviating drainage areas that needed additional grading to reduce and mitigate the amount of standing water or areas of very flat grades to best keep positive drainage. Administrator Clark explained where this area is located within the TIF District. Stamm made a motion to approve change order #4 for the Prairie Lakes Detention Pond in the amount of \$21,075.00 and authorize Mayor or City Administrator to sign. Seconded by Evans. Vote Yea: unanimous. Motion carried.

G. APPROVAL OF FINAL PAY APP

Approval of the final pay app for the Prairie Lakes Detention Basin was requested. Evans moved to approve payment of final pay app for Prairie Lakes Regional Detention Basin and Erosion Control Improvements in the amount of \$97,909.40. Seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

H. RESOLUTION 722-24; G.A.A.P. WAIVER

Finance Director Miller requested approval of Resolution 722-24. As the city uses a modified accounting system, a G.A.A.P. waiver is needed each year.

Kerstetter moved to adopt Resolution 722-24 G.A.A.P. waiver. Motion seconded by Bass. Vote Yea: unanimous. Motion carried.

I. DESIGNATION OF ACCOUNT SIGNERS – INTRUST, HALSTEAD, EMPRISE, LEGACY AND FIDELITY BANKS

Finance Director Miller requested approval of new signers due to the resignation of City Treasurer Desirae Womack. New designated signers for checking accounts at Halstead Bank, Intrust Bank, Legacy Bank, Fidelity Bank and Emprise Bank will be Clint Miller, Brent Clark, James E. Truman and Ben Anderson.

Evans made motion to approve Clint Miller, Brent Clark, Mayor Jet Turman and Council President Ben Anderson as authorized signers on City of Valley Center checking accounts and remove Desirae Womack as signer on all accounts. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried.

J. ACCEPT PROPOSAL FOR FINANCIAL BANKING SERVICES

Finance Director Miller presented proposals regarding the RFP from Banks with locations in Sedgwick County. 13 proposals were received and reviewed with 3 ranked the highest. Miller gave a brief overview of the process of converting all the RFPs into a comparable apple to apples format. He stated that the audit committee recommends accepting the bid from Equity Bank. Gregory questioned whether the process would have to be repeated in 3 years. Miller stated that this doesn't commit the city to 3 years and we don't have to go out for bids in 3 years if the relationship is a good fit. He reminded Council that Intrust held our accounts for over 2 decades but in the end, it wasn't a good fit and investment of funds. Miller noted that 2 of the top choices use an IntraFi sweep asset protection method each night. Councilmember Evans stated that is a common practice.

Kerstetter moved to award the 3-year banking contract to Equity Bank. Seconded by Stamm. Vote Yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – DECEMBER 17, 2024
- B. OUTDOOR SPACES BOARD MINUTES – MAY 9, 2024
- C. ECONOMIC DEVELOPMENT BOARD MINUTES – DECEMBER 4, 2024
- D. RSVP AGREEMENT – SEDGWICK COUNTY SENIOR SERVICES

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

STAFF REPORTS

PUBLIC WORKS DIRECTOR EGGLESTON

Eggleston reported on projects within Valley Center. He anticipates that work over the railroad tracks on Meridian will be completed by Friday. The streetlights along North Meridian have arrived and are currently being installed. He did remind everyone that as they are on a circuit, they won't be able to be lite until all lights on the circuit are ready.

He proudly announced that Matthew Nicholson has achieved a level 4 water 4 certification. This is a huge accomplishment and will be a huge benefit in operation of water treatment plant.

CITY CLERK/HR DIRECTOR CARRITHERS

Thanked the committee and all those that attended the annual Christmas party. Wished everyone a very Merry Christmas.

FINANCE DIRECTOR MILLER

Reported that the transition from .org to .gov is progressing and should be complete by the end of the month. Also reported that interest earned from IntraFi accounts in November was \$77,987. Interest earned in December to date is \$44,277.

CITY ADMINISTRATOR CLARK

Thankful for another busy year. Had two new directors begin as well as new designation for HR Director. Looking forward to 2025.

GOVERNING BODY REPORTS-

MAYOR TRUMAN

Thanked the staff and residents for the support in 2024. He appreciates each one.

COUNCILMEMBERS

Wished everyone a Merry Christmas and Happy New Year

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

ADJOURN -

The meeting adjourned at 7:58 PM.

Kristi Carrithers, City Clerk/HR Director

ADMINISTRATION AGENDA
RECOMMENDED ACTION

A. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of the December 17, 2024, Regular Council Meeting as presented/ amended.

PRESENTATIONS / PROCLAMATIONS

PUBLIC FORUM

APPOINTMENTS

OLD BUSINESS

A. ORDINANCE 1416-24; ESTABLISHMENT OF NO PARKING ZONE ON WAKEFIELD AVE.:

City Administrator Clark and Public Safety Director Newman will present Ordinance 1416-24 for 2nd reading. This would amend no parking Ordinance to include North Wakefield Ave.

- Ordinance 1416-24

ORDINANCE NO. 1416-25

**AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS,
ESTABLISHING AN ADDITIONAL SPECIAL NO PARKING AREA
SECTION AND AMENDING VALLEY CENTER'S MUNICIPAL CODE,
CHAPTER 10.12 PARKING, AND AMENDING SECTION 10.12.040
SPECIAL NO PARKING AREAS BY ADDING AN ADDITIONAL NO
PARKING AREA TO NORTH WAKEFIELD AVENUE**

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

WHEREAS, the City of Valley Center hereby amends Chapter 10.12 – Parking, and also amends Section 10.12.040 – Special No Parking Areas in the City of Valley Center Municipal Code to read as follows:

Section 1. Section 10.12.040 – Special No Parking Areas

- A. It shall be unlawful for any person to park any vehicle or piece of equipment along the clearly marked and designated no parking areas within this section, and such a violator, upon conviction or upon entry of a plea of guilty or nolo contendere, shall be subject to a fine as established by the municipal judge.
- B. Establishing a no parking area along certain areas of East 3rd Street to include the following locations:
 - Southside of 654 East 3rd Street (Lot 6 Block A Valley Park 8th Add)
 - Northside of 655 East 3rd Street (Lot 45 Block 4 Valley Park 5th Add)
- C. Establishing a no parking area along certain areas of North Miles Avenue to include the following locations:
 - Westside of 330 North Miles Avenue (Lot 4 EXC THAT PT LY E OF E LI UTILITY ESMT Block 5 Valley Park 5th Add)
 - Eastside of 655 East 3rd Street (Lot 45 Block 4 Valley Park 5th Add)
- D. Establishing a no parking area along the entire easterly curblin of North Wakefield Avenue

Section 2. This ordinance shall be in full force and effect from and after its passage and after publication according to law.

PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 7th day of January 2025.

First Reading: December 17, 2024

Second Reading: January 7, 2025

{SEAL}

James E. Truman, Mayor

ATTEST:

Kristi Carrithers, City Clerk

OLD BUSINESS

RECOMMENDED ACTION

**A. ORDINANCE 1416-24; ESTABLISHMENT OF NO PARKING ZONE
ON WAKEFIELD AVE.:**

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 1416-24 establishing a no parking zone on North Wakefield Ave. for 2nd. reading.

NEW BUSINESS

**A. RESOLUTION 773-24; APPROVAL OF UPDATED CITY BOUNDARY
LEGAL DESCRIPTION:**

Resolution 773-25 will be presented. This updates city boundary legal description changes occurring in 2024.

- Resolution 773-25

RESOLUTION NO. 773-25**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 6th 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 89th Street North; thence west along said southerly right-of-way line of 89th 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 114.38 feet; thence south a distance of 401.78 feet to the north line of Section 36, Township 25 South, Range 1 West of the 6th 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 6th 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 6th 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 6th P.M. a distance of 30 feet to the westerly right-of-way line of 39th 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 6th P.M., said point also being the northerly right-of-way line of 81st Street North; thence west along the northerly right-of-way line of 81st Street North to a point 250 feet west and 80 feet north of the northwest corner of Lot 1, Block 5, Ranchos Del Rio 2nd 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 81st 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 6th P.M.; thence continuing south a distance of 30 feet to the southerly right-of-way line of 77th Street North; thence east along said southerly right-of-way line of 77th 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 77th Street North to the west line of the Northwest Quarter of Section 1, Township 26 South, Range 1 West of the 6th P.M.; thence south along the west line of said Northwest Quarter, said line also being the west line of Rio Bella Addition, to the southwest corner of said Rio Bella Addition, said point also being the southwest corner of Government Lot 4 in Section 1, Township 26 South, Range 1 West; thence east along the south line of said Rio Bella Addition, said line also being the south line of Government Lot 4 and Government Lot 3 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 69th Street North; thence west along the north right-of-way line of 69th 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 6th P.M.; thence continuing south a distance of 30 feet to the south right-of-way line of 69th Street North; thence east along the south right-of-way line of 69th 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 6th 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 69th 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 61st 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 6th P.M.; thence continuing south a distance of 30 feet to the south right-of-way line of 61st Street North; thence east along the south right-of-way line of 61st Street North to the west line of the Northwest Quarter of Section 17, Township 26 South, Range 1 East of the 6th P.M.; thence continuing east along the south right-of-way line of 61st 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 6th 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 69th 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 69th 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 69th Street North, thence northeasterly along said southerly right-of-way line of 69th 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 6th 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 69th Street North; thence east on the north right-of-way line of 69th Street North to the east line of the W ½, SW ¼ Section 5; thence north along said east line to the south line of NW ¼ Section 5; thence east on said south line to the east line of said NW ¼; thence north along said east line to a point 654 feet south of the south right-of-way line of 77th Street North; thence continuing north on the east line NW ¼, said line also being the west line of NE ¼; 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 77th 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 77th 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 77th 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 77th Street North extended to the west line of the Northwest Quarter of Section 4, Township 26 South, Range 1 East of the 6th 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 6th 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 6th 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 6th 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 6th P.M.; thence continuing west along the north right-of-way line of 85th 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 6th 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 6th 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 93rd Street North; thence west along said northerly right-of-way line of 93rd 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 6th 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 93rd 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 93rd 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 6th P.M.; thence continuing south a distance of 50 feet to the southerly right-of-way line of 93rd 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 85th Street North; thence west along the northerly right-of-way line of 85th 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 93rd 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°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°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°12'42" East, a distance of 50.00 feet; Thence bearing North 89°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°05'34" East, a distance of 35.28 feet; thence South parallel with the East line of said Northeast Quarter, a distance of 425.00 feet; thence East perpendicular to the East line of said Northeast Quarter, a distance of 10.00 feet; thence South parallel with the East line of said Northeast Quarter, to the South line of the North Half of said Northeast Quarter; 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 6th 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 85th 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 6th P.M.; thence north, a distance of 30 feet to the north right-of-way line of 77th 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 $\frac{1}{4}$, 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 6th 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 77th 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 6th 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 77th Street North and on the east line of the west $\frac{1}{2}$, NW $\frac{1}{4}$, Section 5, Township 26 South, Range 1 East, 6th 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 $\frac{1}{4}$; thence south to the southwest corner said NW $\frac{1}{4}$; 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 69th Street North; thence west along the northerly right-of-way line of 69th 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 6th 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 69th Street North; thence west along the north right-of-way line of 69th 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 77th Street North; thence East parallel with the North line of said Northeast Quarter, to a point 2557 feet West of the East line of said Northeast Quarter; thence South parallel with the East line of said Northeast Quarter, to a point 60 feet south of the North line of said Northeast Quarter; thence East parallel with the North line of said Northeast Quarter a distance of 402 feet, more or less, to a point 2155 feet West of the East line of said Northeast Quarter; thence North parallel with the East line of said Northeast Quarter, to a point 30 feet South of the North line of said Northeast Quarter; thence east parallel with the North line of said Northeast Quarter to a point approximately 823.47 feet East of the West line of said Northeast Quarter; 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 77th Street North to the west line of the Northwest Quarter of Section 5, Township 26 South, Range 1 East of the 6th P.M.; thence continuing east along the south right-of-way line of 77th 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 7th day of January 2025.

{SEAL}

James E. Truman, Mayor

ATTEST:

Kristi Carrithers, City Clerk

NEW BUSINESS

RECOMMENDED ACTION

**A. RESOLUTION 773-25; APPROVAL OF UPDATED CITY BOUNDARY
LEGAL DESCRIPTION:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends motion to adopt Resolution 773-25, describing City of Valley Center Boundaries.

NEW BUSINESS

B. 2025 WATER/SEWER RATE APPROVAL:

Finance Director Miller will present and request approval for 2025 City of Valley Center water/sewer rates. These are adjusted annually based on City of Wichita rate increases.

- Memo from Finance Director Miller



January 7, 2025

To: Jet Truman & Members of Council

From: Clint Miller – Finance Director

Subject: 2025 Water and Sewer Rates

BACKGROUND

Annually, City Council is presented with proposed user charge recommendations for water and sewer rates that are charged to our residents.

On December 10, 2019, the City of Wichita updated their annual wholesale volume rates to include a 6.25% increase. The increase is attributed to the new construction of a 120MGD water treatment plant.

On January 15, 2020, City Council voted to approve an overall increase of 4% to Valley Center water rates and absorb the remaining increase from the City of Wichita.

On December 8, 2020, the City of Wichita increased annual wholesale volume rates by 6.5%.

On January 5, 2021, City Council was presented 2 options for future water rates. The City Council chose to move forward with Option B which reduced all 5/8" and 3/4" meter base charges to \$30.00, while freezing all other base charges along with reducing all tier 1 water rates to \$5.00 while maintaining the 4% annual increase to tier 2 and tier 3 water rates. Option B was presented as a viable option for the next several years if the City of Wichita did not increase rates more than 6.5% per year.

On December 14, 2021, the City of Wichita increased annual wholesale volume rates by 6.5%.

On December 21, 2021 City Council approved a 4% increase to tier 2 and tier 3 water rates and kept all base charges frozen at current levels.

On November 25, 2022 the City of Wichita increased the wholesale volume rates by 7.45%.

On January 3, 2023 City Council approved a 4% increase to tier 1, 2, and 3 water rates and kept all base charges frozen at current levels.

On November 28, 2023 the City of Wichita increased the wholesale volume rates by 7.54%.

On December 13, 2024 the City of Wichita increased wholesale volume rates as follows: tier 1 rates increased 7.28%, tier 2 rates increased 7.18% and tier 3 rates increased 7.19%.

Valley Center water tier rates are presented below along with the average Valley Center water bill compared to surrounding Cities. The City average for water usage is 6,000 gallons of water per month. With the increase in rates, the average water bill will increase approximately \$1.50 per month.

6,600 GALLON USAGE CHARGE (2023)

GODDARD	\$ 25.63
PARK CITY	\$ 42.42
MAIZE	\$ 52.05
DERBY	\$ 56.54
KECHI	\$ 57.34
VALLEY CENTER 24'	\$ 63.54
BEL AIRE	\$ 64.32
NEWTON	\$ 65.25
ANDOVER	\$ 67.21

VC WATER RATES

Year	Tier 1	Tier 2	Tier 3
2018	\$4.88	\$16.13	\$24.11
2019	\$5.08	\$16.78	\$25.07
2020	\$5.28	\$17.45	\$26.07
2021	\$5.00	\$18.15	\$27.12
2022	\$5.00	\$18.88	\$28.20
2023	\$5.20	\$19.63	\$29.33
2024	\$5.59	\$20.86	\$31.16
2025	\$5.84	\$21.80	\$32.56

Valley Center currently has strong water operating account reserves. We are therefore recommending a flat 4.5% increase in Tier 1-3 rates instead of the 7.19-7.28% increase in rates that Wichita will be charging Valley Center in 2025.

RECOMMENDATION

- Increase sewer rates by the standard 2.5%
- Increase water rates a flat 4.5% for Valley Center's tier 1, 2, and 3 rates
- Keep all base rates the same as 2023

Respectfully,

Clint Miller

Finance Director

NEW BUSINESS

RECOMMENDED ACTION

B. 2025 WATER/SEWER RATE APPROVAL:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend motion to approve proposed 2025 water/sewer rates for the City of Valley Center.

- **Increase sewer rates by the standard 2.5%**
- **Increase water rates for tier 1, 2, and 3 by 4.5%**
- **Keep all base rates the same as 2023**

NEW BUSINESS

C. ORDINANCE 1417-25; SOLAR ENERGY CONVERSION SYSTEM:

Comm. Dev. Director Fiedler will present Ordinance No. 1417-25, which amends the Valley Center City Code Book to provide a regulatory scheme for the construction and operation of Solar Energy Conversion Systems for 1st reading.

➤ Ordinance 1417-25

ORDINANCE NO. 1417-25

AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS, INCLUDING NEW PROVISIONS OF THE VALLEY CENTER CITY CODE BOOK CHAPTER 17.02.09 and 17.03.35, AND ALL CONFLICTING ORDINANCES, AND AMENDING CHAPTER 17.03 SECTIONS 36-99 NUMBERING.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of Valley Center, Kansas:

Section 1. 17.02.09 Definitions. The following definition shall be included in the zoning regulations and used in the interpretation and construction of the regulations:

SOLAR ENERGY CONVERSION SYSTEM (SECS): Any device or assembly of devices that is ground installed and uses solar energy from the sun for generating electricity for the primary purpose of wholesale or retail sale and not primarily for consumption on the property on which the device or devices reside.

Section 2. 17.03.35 Solar Energy Conversion Systems.

- A. **Statement of Purpose.** It is the purpose of these regulations to provide a regulatory scheme for the construction and operation of Solar Energy Conversion Systems (SECS) in the City of Valley Center and the surrounding three-mile jurisdiction area, subject to reasonable restrictions, which will promote the conversion of solar energy to electricity, while preserving the public health and safety.
- B. **Findings.** Valley Center finds that solar energy is an abundant renewable and nonpolluting energy resource and that its conversion to electricity will help to reduce dependence on nonrenewable energy resources and thereby decrease the air and water pollution that results from the use of conventional energy sources. Solar energy systems also enhance the reliability and power quality of the power grid, reduce peak power demands and help diversify the state's energy supply portfolio. It is also recognized that issues related to aesthetics, safety, noise, and effects on nearby property values are important in the siting and installation of SECS in Valley Center and the surrounding area. Therefore, it is necessary to standardize and streamline the proper issuance of permits for SECS so that this clean renewable energy resource can be utilized in a cost-effective and timely manner.
- C. **Definitions.** The following definitions should be used in the interpretation of this article:

ABANDONMENT: means, without limitation to have ceased to be maintained, discarded, left deserted, or control of a SECS being given up.

ACCESSORY USE: A subordinate use which serves as an incidental function to the main use of the premises.

AGRIVOLTAICS: The use of land for both agriculture and solar energy production.

BATTERY ENERGY STORAGE SYSTEM (BESS): One or more devices, assembled together, capable of storing electrical energy from renewable sources to supply electrical energy at a future time and has some form of fire suppression built in.

BATTERY ENERGY STORAGE FACILITY (BESF): Is a dedicated facility that houses a BESS and all the necessary infrastructure to operate at a utility-level scale, including transformers, cooling systems and safety equipment.

FEEDER LINE: Any power line that carries electrical power from one or more solar arrays or electric storage facility, or individual transformers associated with individual solar arrays or electric storage facilities to the point of interconnection with the electric power grid. In the case of interconnection with the high voltage transmission systems the point of interconnection shall be the substation serving the SECS.

OPERATOR: The person(s) claiming ownership to the SECS and all associated equipment exclusive of the real estate upon which it is sited.

OWNER: The person(s) having title to the real property upon which a SECS is sited.

SOLAR ENERGY CONVERSION SYSTEM (SECS): An electrical generating facility comprised of one or more devices that is ground installed and uses solar energy from the sun for generating electricity for the primary purpose of wholesale or retail sale and not primarily for consumption on the property on which the device or devices reside. The following facilities are included as permitted as part of a SECS: storage for generated electricity and all appurtenant facilities of such systems, including, but not limited to, roads, transformers, substations and operations or maintenance buildings as specified in the permit application.

D. Solar Energy Conversion System Requirements Solar Energy Conversion Systems (SECS) are allowed in I (Industrial) zoned districts, subject to the following requirements:

1. Compliance with all I zone regulations in Section 17.04.11.
2. Compliance with all screening and landscaping requirements in Section 17.03.36.
3. Site Plan Review – A site plan must be submitted for review in accordance with Section 17.12.05. In addition to the requirements of Section 17.12.05, please include;
 - a. Location and spacing of solar devices
 - b. Planned location of underground and overhead lines
 - c. Location of substation facilities, BESF and other facilities
4. Engineered Drawings - Building permit applications for SECS, BESS and BESF shall be accompanied by standard drawings of the solar devices and stamped engineered drawings of the device structure, base, footings, and/or foundation as provided by the manufacturer and any building.
5. Compliance with the National Electric Code (NEC) - Applications for SECS shall be accompanied by a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the most current NEC and article 690, as well as NEC article 706 for a BESS.
6. Compliance with Fire Code– Applications for SECS shall comply with all local, state

and federal fire code regulations. SECS that include a BESS shall be accompanied by plans compliant with National Fire Protection Association (NFPA) Standard 885 in addition to all other local, state and federal regulations. At minimum, the following standards apply to the battery energy storage facilities of a system:

- a. Battery energy storage facility (BESF), including all mechanical equipment, shall be enclosed by a fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated use building;
 - b. The area within 10 feet of each side of a BESF shall be cleared of combustible vegetation and surfaced with gravel or other non-combustible surfacing; and
 - c. Meet the Underwriters Laboratories (UL) 9450A Test Method.
7. Signage for the BESF shall comply with American National Standards Institute Z535 and shall include the type of technology associated with the BESF, whether there are any special hazards, the type of suppression system installed in the area of the BESF and 24-hour emergency contact information. As required by the NEC, disconnection and other emergency management information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 8. Utility Notification - No SECS shall be installed until the utility company has been informed of the customer's intent to install an interconnected customer-owner generator.
 9. Insurance - Additional insurance beyond the property owners' or homeowners' coverage shall not be required by this regulation.
 10. Abandonment – A decommissioning and reclamation plan should be submitted to the City during the permitting process to ensure that facilities are properly removed after their useful life. The plan shall include the following conditions and requirements:
 - a. The decommissioning of a solar array may occur in the event any solar array is not in use for 12 consecutive months unless the City Council approves a request to maintain the facility. If a solar array has not been in use for 12 consecutive months, the City Code Enforcement Officer may issue a notice of abandonment to the owner and the operator. The owner or operator shall have the right to respond to the notice of abandonment within 30 days from the receipt of such notice. The City Code Enforcement Officer may withdraw a notice of abandonment if the owner or the operator provides sufficient information to demonstrate that the system has not been abandoned. Such information may include documentation or certification by the local electric utility, or that the owner or the operator is actively pursuing a plan, including specified steps and a proposed schedule to bring the system back into service. If the City Code Enforcement Officer does not withdraw a notice of abandonment, the owner or the operator shall have one year to complete decommissioning of the system in accordance with the decommissioning and reclamation plan;
 - b. the decommissioning and reclamation plan shall include provisions for removal of all structures, foundations, underground wiring and all materials foreign to the site prior to installation of the system, except that any cables that are buried deeper than 36 inches underground may remain on the site if a map of the buried lines is provided to Kansas one-call, and is recorded with the deed of the property containing the buried cables;
 - c. the decommissioning and reclamation plan shall ensure the site will be reclaimed

- to a useful, nonhazardous condition without delay by providing for the regrading and seeding of the land and revegetation of reclaimed soil areas with crops or native seed mixes;
- d. the decommissioning and reclamation plan shall include a description of how any changes to the surrounding areas and systems adjacent to the battery energy storage facility, including, but not limited to, structural elements, means of egress, and required fire detection suppression systems, will be protected during decommissioning and approved after the system is removed;
 - e. the decommissioning and reclamation plan shall provide that soil shall be tested following removal of equipment and compared with preliminary soil testing to evaluate any soil contamination to determine whether a remediation program is needed;
 - f. the decommissioning and reclamation plan shall require all concrete and other materials used in the construction of the site to be removed and appropriately discarded in accordance with all solid and hazardous waste regulations;
 - g. the decommissioning and reclamation plan may incorporate agreements with the landowner regarding the decommissioning requirements of such system relating to access roads, fences, gates or repurposed buildings or restoration of agricultural crops or forest resource land; and
 - h. the decommissioning and reclamation plan shall include estimated decommissioning costs and the method for ensuring that financing will be available for such decommissioning and reclamation. The applicant shall provide the basis for the cost estimates and shall include a mechanism for calculating adjusted costs over the life of the project.
11. Concurrent use of Land – A system shall be designed to accommodate concurrent use of the land for livestock grazing, row crops or other agrivoltaics uses or shall contain a diverse array of native grasses and forbs for native habitat under and between the rows of solar devices. The ground around and under the solar devices and the ground in designated buffer areas shall be planted and maintained with perennial vegetated ground cover or agricultural plants that are managed to prevent erosion and runoff.
12. Whenever the SECS and/or the property upon which the WECS is sited are transferred to new ownership, all requirements and responsibilities pertaining to the SECS are transferred to the new ownership.

Section 3. 17.03.36-17.03.40 Updated numbering to existing regulations, moving each section to the next numerical number after inserting Solar Energy Conversion Systems into 17.03.35.

Section 4. 17.03.41-17.03.99 Reserved.

Section 5. This Ordinance shall take effect and be in force from and after its passage, approval, and publication once in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 21st day of January 2025.

First Reading: January, 7 2025

Second Reading: January, 21 2025

James E. Truman, Mayor

ATTEST:

Kristi Carrithers, City Clerk

{SEAL}

NEW BUSINESS
RECOMMENDED ACTION

C. ORDINANCE 1417-25; SOLAR ENERGY CONVERSION SYSTEM:

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends approval of Ordinance 1417-24 for 1st reading.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – JANUARY 7, 2025**
- B. DELINQUENT ACCOUNT REPORT–OCTOBER 2024**
- C. PLANNING AND ZONING BOARD MINUTES -DECEMBER 19, 2024**

RECOMMENDED ACTION:

Staff recommends motion to approve the Consent Agenda as presented.

Below is the proposed Appropriation Ordinance for January 7, 2025, as prepared by City Staff.

Agenda –cover page

VENDOR SET: 02 City of Valley Center

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BANK: * ALL BANKS

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0321	DECKER ELECTRIC							
C-CHECK	DECKER ELECTRIC	VOIDED V	12/20/2024			057500		162.75CR

* * 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	162.75CR	162.75CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 02 BANK: * TOTALS:	1	162.75CR	0.00	0.00
BANK: * TOTALS:	1	162.75CR	0.00	0.00

VENDOR SET: 02 City of Valley Center

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BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0110	LKM - LEAGUE OF KANSAS MUNICIP							
I-202412112612	LKM - LEAGUE OF KANSAS MUNICIP	R	12/13/2024	4,174.27		057473		4,174.27
0144	AXON ENTERPRISE							
I-202412092602	AXON ENTERPRISE	R	12/13/2024	82,745.20		057474		82,745.20
0150	AT&T MOBILITY							
I-202412092599	AT&T MOBILITY	R	12/13/2024	907.28		057475		907.28
0153	ARK VALLEY NEWS							
I-202412092603	ARK VALLEY NEWS	R	12/13/2024	153.00		057476		153.00
0463	TFM COMM INC							
I-202412092601	TFM COMM INC	R	12/13/2024	855.00		057477		855.00
0498	BRYAN'S HEATING & AIR CONDITIO							
I-202412092598	BRYAN'S HEATING & AIR CONDITIO	R	12/13/2024	1,485.00		057478		1,485.00
0898	GREATER WICHITA YMCA							
I-202412092605	GREATER WICHITA YMCA	R	12/13/2024	26.64		057479		26.64
1078	FLEXIBLE BENEFIT SERVICE CORPO							
I-202412092597	FLEXIBLE BENEFIT SERVICE CORPO	R	12/13/2024	224.50		057480		224.50
1137	WASTE CONNECTIONS OF KANSAS, I							
I-202412112613	WASTE CONNECTIONS OF KANSAS, I	R	12/13/2024	46,090.64		057481		46,090.64
1178	HEARTLAND EXPRESSIONS & CRAFTS							
I-202412112611	HEARTLAND EXPRESSIONS & CRAFTS	R	12/13/2024	200.00		057482		200.00
1278	MERIDIAN STREET ART GLASS							
I-202412092596	MERIDIAN STREET ART GLASS	R	12/13/2024	190.00		057483		190.00
1407	RED CARPET TROPHY							
I-202412092606	RED CARPET TROPHY	R	12/13/2024	241.00		057484		241.00
1418	GODFREY'S INDOOR SHOOTING & AR							
I-202412102610	GODFREY'S INDOOR SHOOTING & AR	R	12/13/2024	2,214.85		057485		2,214.85
1422	CREATIVE DISPLAYS, INC.							
I-202412102608	CREATIVE DISPLAYS, INC.	R	12/13/2024	957.70		057486		957.70
0014	WICHITA WINWATER WORKS CO.							
I-202412172653	WICHITA WINWATER WORKS CO.	R	12/20/2024	6,322.78		057494		6,322.78

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0147	TRAFFIC CONTROL SERVICES, INC.							
I-202412192664	TRAFFIC CONTROL SERVICES, INC.	R	12/20/2024	11,192.23		057495		11,192.23
0196	P E C (PROFESSIONAL ENGINEERIN							
I-202412192662	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2024	11,410.20		057496		11,410.20
0220	UNDERGROUND VAULTS & STORAGE							
I-202412162624	UNDERGROUND VAULTS & STORAGE	R	12/20/2024	361.92		057497		361.92
0227	SEDGWICK COUNTY TREASURER							
I-202412192661	SEDGWICK COUNTY TREASURER	R	12/20/2024	7,440.86		057498		7,440.86
0297	PHILLIPS SOUTHERN ELEC CO							
I-202412172650	PHILLIPS SOUTHERN ELEC CO	R	12/20/2024	1,250.00		057499		1,250.00
0321	DECKER ELECTRIC							
I-202412162640	DECKER ELECTRIC	V	12/20/2024	162.75		057500		162.75
0321	DECKER ELECTRIC							
M-CHECK	DECKER ELECTRIC	VOIDED	V	12/20/2024		057500		162.75CR
0328	UCI - UTILITY CONSULTANTS							
I-202412162625	UCI - UTILITY CONSULTANTS	R	12/20/2024	945.00		057501		945.00
0329	UNRUH EXCAVATING LLC							
I-202412192667	UNRUH EXCAVATING LLC	R	12/20/2024	97,909.40		057502		97,909.40
0646	RENTAL RANCH LLC							
I-202412162637	RENTAL RANCH LLC	R	12/20/2024	180.00		057503		180.00
0693	MIDWEST TRUCK EQUIPMENT, INC							
I-202412162621	MIDWEST TRUCK EQUIPMENT, INC	R	12/20/2024	1,271.34		057504		1,271.34
0780	CHENEY DOOR COMPANY							
I-202412162635	CHENEY DOOR COMPANY	R	12/20/2024	911.35		057505		911.35
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-202412162636	MERIDIAN ANALYTICAL LABS, LLC	R	12/20/2024	685.00		057506		685.00
0824	GALLS, LLC							
I-202412172654	GALLS, LLC	R	12/20/2024	131.47		057507		131.47
1004	IMAGINE IT, INC.							
I-202412162641	IMAGINE IT, INC.	R	12/20/2024	2,142.21		057508		2,142.21

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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
1094	EMC INSURANCE COMPANIES							
I-202412162629	EMC INSURANCE COMPANIES	R	12/20/2024	1,285.00		057509		1,285.00
1106	FOSTER DESIGN ASSOCIATES LLC							
I-202412162631	FOSTER DESIGN ASSOCIATES LLC	R	12/20/2024	8,801.26		057510		8,801.26
1178	HEARTLAND EXPRESSIONS & CRAFTS							
I-202412162638	HEARTLAND EXPRESSIONS & CRAFTS	R	12/20/2024	198.00		057511		198.00
1196	GARVER, LLC.							
I-202412172656	GARVER, LLC.	R	12/20/2024	12,071.00		057512		12,071.00
1206	BRICKMOB							
I-202412172658	BRICKMOB	R	12/20/2024	25,457.93		057513		25,457.93
1234	FLEET FUELS LLC							
I-202412172655	FLEET FUELS LLC	R	12/20/2024	1,292.74		057514		1,292.74
1236	SHORT ELLIOT HENDRICKSON, INC.							
I-202412162632	SHORT ELLIOT HENDRICKSON, INC.	R	12/20/2024	100,631.61		057515		100,631.61
1279	MARQUEE HEALTH LLC							
I-202412162628	MARQUEE HEALTH LLC	R	12/20/2024	1,831.25		057516		1,831.25
1286	MCCOWNGORDON CONSTRUCTION, LLC							
I-202412172659	MCCOWNGORDON CONSTRUCTION, LLC	R	12/20/2024	571,878.96		057517		571,878.96
1360	ABCD TECH							
I-202412192668	ABCD TECH	R	12/20/2024	45.00		057518		45.00
1370	AT&T MOBILITY-CC							
I-202412162622	AT&T MOBILITY-CC	R	12/20/2024	312.50		057519		312.50
1389	SITEONE LANDSCAPE SUPPLY							
I-202412162639	SITEONE LANDSCAPE SUPPLY	R	12/20/2024	1,667.01		057520		1,667.01
1394	IDEATEK TELECOM, LLC.							
I-202412162634	IDEATEK TELECOM, LLC.	R	12/20/2024	1,759.72		057521		1,759.72
1403	PARETO HEALTH							
I-202412162633	PARETO HEALTH	R	12/20/2024	94.00		057522		94.00
1416	MOUNTAINLAND SUPPLY COMPANY							
I-202412162623	MOUNTAINLAND SUPPLY COMPANY	R	12/20/2024	111.16		057523		111.16

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1420	WATERUSE							
I-202412192663	WATERUSE	R	12/20/2024	1,150.00		057524		1,150.00
1429	NATIONAL SIGN COMPANY, INC.							
I-202412162626	NATIONAL SIGN COMPANY, INC.	R	12/20/2024	1,619.14		057525		1,619.14
1430	ATCO INTERNATIONAL							
I-202412162627	ATCO INTERNATIONAL	R	12/20/2024	135.00		057526		135.00
1431	T & W TIRE, LLC.							
I-202412162630	T & W TIRE, LLC.	R	12/20/2024	2,534.52		057527		2,534.52
1432	CENTRAL SAND COMPANY, INC.							
I-202412172648	CENTRAL SAND COMPANY, INC.	R	12/20/2024	431.97		057528		431.97
1433	MORRIS TRANSPORT, LLC							
I-202412172649	MORRIS TRANSPORT, LLC	R	12/20/2024	1,550.00		057529		1,550.00
1434	BRADY NURSERY							
I-202412172651	BRADY NURSEY	R	12/20/2024	2,265.00		057530		2,265.00
1435	PRAIRIE FIRE FARM, LLC							
I-202412192666	PRAIRIE FIRE FARM, LLC	R	12/20/2024	1,230.00		057531		1,230.00
0270	INTRUST CARD CENTER							
I-202412192669	INTRUST CARD CENTER	R	12/20/2024	14,521.43		057532		14,521.43
0032	AFLAC							
I-AF 202412112616	SUPPLEMENTAL INSURANCE	R	12/27/2024	99.71		057533		
I-AF 202412232671	SUPPLEMENTAL INSURANCE	R	12/27/2024	99.71		057533		
I-AFC202412112616	SUPPLEMENTAL INSURANCE	R	12/27/2024	51.44		057533		
I-AFC202412232671	SUPPLEMENTAL INSURANCE	R	12/27/2024	51.44		057533		
I-AFD202412112616	SUPPLEMENTAL INSURANCE	R	12/27/2024	55.77		057533		
I-AFD202412232671	SUPPLEMENTAL INSURANCE	R	12/27/2024	55.77		057533		
I-AFL202412112616	SUPPLEMENTAL LIFE INSURANCE	R	12/27/2024	60.10		057533		
I-AFL202412232671	SUPPLEMENTAL LIFE INSURANCE	R	12/27/2024	60.10		057533		
I-AFO202412112616	SUPPLEMENTAL INSURANCE	R	12/27/2024	45.89		057533		
I-AFO202412232671	SUPPLEMENTAL INSURANCE	R	12/27/2024	45.89		057533		625.82
0445	DELTA DENTAL OF KANSAS, INC.							
I-DDS202412112616	DENTAL INSURANCE	R	12/27/2024	213.00		057534		
I-DDS202412232671	DENTAL INSURANCE	R	12/27/2024	213.00		057534		
I-DEC202412112616	DENTAL INSURANCE	R	12/27/2024	249.20		057534		
I-DEC202412232671	DENTAL INSURANCE	R	12/27/2024	249.20		057534		
I-DES202412112616	DENTAL INSURANCE	R	12/27/2024	316.26		057534		
I-DES202412232671	DENTAL INSURANCE	R	12/27/2024	316.26		057534		
I-DFM202412112616	DENTAL INSURANCE	R	12/27/2024	824.74		057534		
I-DFM202412232671	DENTAL INSURANCE	R	12/27/2024	922.32		057534		3,303.98

VENDOR SET: 02 City of Valley Center

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BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0566	SURENCY LIFE AND HEALTH							
I-VEC202412112616	VISION INSURANCE	R	12/27/2024	7.93		057535		
I-VEC202412232671	VISION INSURANCE	R	12/27/2024	7.93		057535		
I-VMC202412112616	VISION INSURANCE	R	12/27/2024	78.12		057535		
I-VMC202412232671	VISION INSURANCE	R	12/27/2024	69.44		057535		
I-VME202412112616	VISION INSURANCE	R	12/27/2024	53.13		057535		
I-VME202412232671	VISION INSURANCE	R	12/27/2024	53.13		057535		
I-VMF202412112616	VISION INSURANCE	R	12/27/2024	202.44		057535		
I-VMF202412232671	VISION INSURANCE	R	12/27/2024	237.81		057535		
I-VMS202412112616	VISION INSURANCE	R	12/27/2024	80.96		057535		
I-VMS202412232671	VISION INSURANCE	R	12/27/2024	80.96		057535		871.85
0098	VALLEY CENTER POSTMASTER							
I-202412262672	VALLEY CENTER POSTMASTER	R	12/27/2024	6,000.00		057536		6,000.00

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	56			1,046,457.44	0.00	1,046,294.69
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		162.75CR	162.75CR	0.00	

TOTAL ERRORS: 0

	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 02 BANK: APBK TOTALS:	56			1,046,294.69	0.00	1,046,294.69

VENDOR SET: 03 City of Valley Center

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BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0041	RON EKSTROM							
I-202412112614	RON EKSTROM	R	12/13/2024	210.95		057487		210.95
0085	STACY SHAY							
I-202412112615	STACY SHAY	R	12/13/2024	161.70		057488		161.70
0151	MATTHEW NICHOLSON							
I-202412092604	MATTHEW NICHOLSON	R	12/13/2024	250.00		057489		250.00
0160	SPENCER CALLISON							
I-202412092600	SPENCER CALLISON	R	12/13/2024	30.00		057490		30.00
0001	AMANDA PARK							
I-202412172652	AMANDA PARK	R	12/20/2024	61.80		057492		61.80
0110	BRENT CLARK							
I-202412182660	BRENT CLARK	R	12/20/2024	100.00		057493		100.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	6	814.45	0.00	814.45
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	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 03 BANK: APBK TOTALS:	6	814.45	0.00	814.45

VENDOR SET: 04 City of Valley Center

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BANK: APBK INTRUST CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0233	KARLENE BENEFIELD							
I-202412102609	KARLENE BENEFIELD	R	12/13/2024	200.00		057491		200.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	200.00	0.00	200.00
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:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 04 BANK: APBK TOTALS:	1	200.00	0.00	200.00
BANK: APBK TOTALS:	63	1,047,309.14	0.00	1,047,309.14
REPORT TOTALS:	63	1,047,309.14	0.00	1,047,309.14

SELECTION CRITERIA

VENDOR SET: * - All

VENDOR: ALL

BANK CODES: All

FUNDS: All

CHECK SELECTION

CHECK RANGE: 057473 THRU 057536

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 – OCTOBER 2024:

ZONE: ALL

STAT: Disconnect, Final, Inactive

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

LAST BILL DATES:10/01/2024 THRU 10/31/2024

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--
01-0078-04	BLACK, CLIFFORD D	11/07/2024 F		0.07CR				0.07CR

**** BOOK # :0001	TOTAL ACCOUNTS:	1		0.07CR	0.00	0.00	0.00	0.00	0.07CR
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02-0086-91	KANSAS HOME SOLUTIONS	9/04/2024 F			101.49	48.44			149.93
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**** BOOK # :0002	TOTAL ACCOUNTS:	1		0.00	101.49	48.44	0.00	0.00	149.93
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**** BOOK # :0003	TOTAL ACCOUNTS:	0		0.00	0.00	0.00	0.00	0.00	0.00
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**** BOOK # :0004	TOTAL ACCOUNTS:	0		0.00	0.00	0.00	0.00	0.00	0.00
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05-0077-90	SHULTS, DANIEL	3/08/2022 F			52.66				52.66
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**** BOOK # :0005	TOTAL ACCOUNTS:	1		0.00	52.66	0.00	0.00	0.00	52.66
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**** BOOK # :0006	TOTAL ACCOUNTS:	0		0.00	0.00	0.00	0.00	0.00	0.00
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07-0015-90	WRIGHT BROS LLC	10/02/2024 F			79.60				79.60
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**** BOOK # :0007	TOTAL ACCOUNTS:	1		0.00	79.60	0.00	0.00	0.00	79.60
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08-0077-05	ALLEN, HOLLY C.	9/16/2024 F			57.65	133.62	146.06		337.33
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**** BOOK # :0008	TOTAL ACCOUNTS:	1		0.00	57.65	133.62	146.06	0.00	337.33
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09-0098-05	ALTUM, AUSTIN	8/15/2024 F				228.85	123.60		352.45
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**** BOOK # :0009	TOTAL ACCOUNTS:	1		0.00	0.00	228.85	123.60	0.00	352.45
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ZONE: ALL
STAT: Disconnect, Final, Inactive
START DATES: 0/00/0000 THRU 99/99/9999
LAST BILL DATES:10/01/2024 THRU 10/31/2024
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--
10-0009-13	LANG, JOESPH	12/16/2024	F	43.16	29.62			72.78
=====								
**** BOOK # :0010	TOTAL ACCOUNTS:	1	0.00	43.16	29.62	0.00	0.00	72.78
=====								
11-0107-08	VERSOLENKO, DIXIE	9/10/2024	F	59.49	102.41			161.90
=====								
**** BOOK # :0011	TOTAL ACCOUNTS:	1	0.00	59.49	102.41	0.00	0.00	161.90
=====								
**** BOOK # :0012	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
=====								
**** BOOK # :0013	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
=====								
**** BOOK # :0014	TOTAL ACCOUNTS:	0	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
=====								
**** BOOK # :0018	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
=====								
20-0083-91	MONARCH INVESTMENTS	1/23/2024	F	53.45				53.45
20-0220-03	KEAZER-TIMMONS , SHELLEY	10/03/2024	F	89.37	123.09	11.38		223.84
20-0231-91	MONARCH INVESTMENTS	9/15/2021	F	115.29				115.29
20-0232-90	MONARCH INVESTMENTS	1/10/2023	F	107.99	149.62	136.86	94.96	489.43
=====								
**** BOOK # :0020	TOTAL ACCOUNTS:	4	0.00	366.10	272.71	148.24	94.96	882.01
=====								
REPORT TOTALS	TOTAL ACCOUNTS:	12	0.07CR	760.15	815.65	417.90	94.96	2088.59

===== R E P O R T T O T A L S =====

==== R E V E N U E C O D E T O T A L S ====

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	0.00	200.69	234.52	114.71	21.92	571.84
200-SEWER	0.00	420.07	329.91	158.06	44.51	952.55
300-PROT	0.00	0.18	0.25	0.14	0.00	0.57
400-RECONNECT FEE	0.00	0.00	64.93	35.07	0.00	100.00
600-STORMWATER UTILITY FEE	0.00	70.28	43.61	21.90	6.21	142.00
610-SOLID WASTE	0.00	43.92	84.62	45.69	10.81	185.04
611-WATER / MISC	0.00	2.05	4.75	5.20	0.00	12.00
700-STATE TAX RATE	0.00	1.84	0.00	0.00	0.00	1.84
850-PENALTY	0.00	21.12	53.06	37.13	11.51	122.82
996-Unapplied Credits	0.07CR	0.00	0.00	0.00	0.00	0.07CR
TOTALS	0.07CR	760.15	815.65	417.90	94.96	2088.59

TOTAL REVENUE CODES: 2,088.59
TOTAL ACCOUNT BALANCE: 2,088.59
DIFFERENCE: 0.00

===== R E P O R T T O T A L S =====

==== B O O K C O D E T O T A L S ====

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	0.07CR	0.00	0.00	0.00	0.00	0.07CR
02-BOOK 02	0.00	101.49	48.44	0.00	0.00	149.93
03-BOOK 03	0.00	0.00	0.00	0.00	0.00	0.00
04-BOOK 04	0.00	0.00	0.00	0.00	0.00	0.00
05-BOOK 05	0.00	52.66	0.00	0.00	0.00	52.66
06-BOOK 06	0.00	0.00	0.00	0.00	0.00	0.00
07-BOOK 07	0.00	79.60	0.00	0.00	0.00	79.60
08-BOOK 08	0.00	57.65	133.62	146.06	0.00	337.33
09-BOOK 09	0.00	0.00	228.85	123.60	0.00	352.45
10-BOOK 10	0.00	43.16	29.62	0.00	0.00	72.78
11-BOOK 11	0.00	59.49	102.41	0.00	0.00	161.90
12-BOOK 12	0.00	0.00	0.00	0.00	0.00	0.00
13-BOOK 13	0.00	0.00	0.00	0.00	0.00	0.00
14-BOOK 14	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	0.00	366.10	272.71	148.24	94.96	882.01
TOTALS	0.07CR	760.15	815.65	417.90	94.96	2088.59

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: 10/01/2024 THRU 10/31/2024
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. PLANNING AND ZONING BOARD MINUTES –DECEMBER 19, 2024:

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Thursday, December 19, 2024 7:00 P.M.

CALL TO ORDER: Vice Chairperson, Paul Spranger, called the meeting to order at 7:00 P.M. with the following board members present: Scot Phillips Amy Bradley, Steve Conway, and Dalton Wilson.

Members Absent: Gary Janzen and Rick Shellenbarger

City Staff Present: Kyle Fiedler, Brittney Ortega and Brent Clark

Audience: Amanda Jolley, Brendan McGettigan, Dave Matson, Tyler Everett, and Michael Miller.

AGENDA: A motion was made by Spranger and seconded by Wilson to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Spranger made a motion to approve October 22, 2024, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

COMMUNICATIONS: Amy Bradley was introduced and welcomed as the newest board member.

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2024-05, application of Tyler Everett, pursuant to City Code 17.10.08, who is petitioning for a variance to have an accessory structure with a 6-foot setback. The property is addressed as 659 N Abilene, Valley Center, KS 67204.

Spranger opened the hearing for comments from the public: 7:02 PM

Fiedler gave a summary of his staff report. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. There has been one phone call received from a surrounding property owner. They were not in opposition to this application. City Staff is recommending approval of this application.

Spranger closed the hearing for comments from the public: 7:05 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve V-2024-05. Motion was seconded by Conway . The vote was unanimous. Motion passed.

2. Review of RZ-2024-03, application of Family Rentals LLC, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to R-1B, which is the City's 2 designations for a single-family district. The property is currently addressed at 118 N Cedar, Valley Center, KS 67147.

Spranger opened the hearing for comments from the public: 7:07 PM

Fiedler gave a summary of his staff report. Notices were sent to the surrounding property owners as well as published in the *Ark Valley News*. Staff received 3 calls pertaining to this application, 2 in opposition. The property is currently a single-family home that was rezoned to commercial. It is legal non-conforming; therefore, it can be used as a residence, it is just not zoned as residential. The applicant is trying to sell the home and would like to have it zoned as residential to aid in the funding process for the potential buyer.

Dave Matson addressed the board in opposition to this application. As a property and business owner in this area he has many concerns. Possible issues include expanding or building on his commercially zoned property in the future if there is a lot zoned residential next door, liability for uninvited persons on his property, and the proximity of the railroad tracks to a proposed residential lot. Safety being a high-level concern.

Brendan McGettigan addressed the board in opposition to this application. As a business owner who has varying hours of operation, that can include middle of the night, he is concerned about possible complaints. Vehicles coming and going, yard lights, and noise are a few of the possible complaints that could be directed at his business.

A brief discussion, between staff and the board, was had regarding surrounding properties, negative effects and/or restrictions on future construction, property values, and the current owner's struggle to sell the property due to its current zoning.

Amanda Jolley, applicant, addressed the board. She explained that she was unaware of the zoning when she purchased this property. She expressed that an individual has been waiting 3 months to close on the purchase of this property and cannot get the loan funded with the current zoning being commercial. She requested the board make the zoning change.

Spranger closed the hearing for comments from the public: 7:36 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to deny RZ-2024-03. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

3. Review of zoning regulation change for Solar Energy Conversion Systems.

Spranger opened the hearing for comments from the public: 7:43 PM

Fiedler explained the proposed changes. A brief discussion was had between the board, Fiedler and City Administrator Clark. If approved by this board, the proposed changes will then go before City Council in January.

Spranger closed the hearing for comments from the public: 7:44 PM

Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Spranger made a motion to approve zoning regulation changes. Motion was seconded by Conway. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS: none

NEW BUSINESS:

1. Approval of 2025 Board Meeting Dates

Motion was made by Spranger and seconded by Wilson to approve the 2025 Board Meeting Dates. Motion passed unanimously.

2. Approval of Publishing Comprehensive Plan Public Hearing Notice

Motion was made by Spranger and seconded by Wilson to approve the publishing of the Comprehensive Plan Public Hearing. Motion passed unanimously.

STAFF REPORTS: Fiedler reminded the board that all comments regarding the comprehensive plan need to be received by December 31, 2024.

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Gary Janzen - absent

Paul Spranger - none

Rick Shellenbarger - absent

Scot Phillips - none

Steve Conway - none

Dalton Wilson - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING

APPEALS MEETING: At 7:57 P.M., a motion was made by Spranger to adjourn and seconded by Conway. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Gary Janzen, Chairperson

STAFF REPORTS

A. Community Development Director Fiedler

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. Finance Director Miller

G. City Clerk/HR Director Carrithers

H. City Administrator Clark

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