



CITY COUNCIL AGENDA

December 2, 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 – November 18, 2025
 - B. City Council Special Meeting Minutes – November 24, 2025
- 7. PRESENTATIONS / PROCLAMATIONS p 16**
- 8. PUBLIC FORUM (*Citizen input and requests*) p 16**
- 9. APPOINTMENTS p 16**
- 10. OLD BUSINESS p 16**
- 11. NEW BUSINESS p 17**
 - A. CHIP – 2025-02 Application p 17
 - B. Approval of Agreement with Baker Tilly p 54
 - C. Resolution 805-25; G.A.A.P. Waiver p 66
 - D. Executive Session: Discussion regarding Non-elected Personnel p 69
- 12. CONSENT AGENDA p 70**
 - A. Appropriation Ordinance – December 2, 2025 p 71
 - B. Cereal Malt Beverage License Approval p 81
 - C. Delinquent Account Report – September 2025 p 82
 - D. Senior Center Report -July thru November 2025 p 90
- 13. STAFF REPORTS p 91**
- 14. GOVERNING BODY REPORTS p 92**
- 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@valleycenterk.gov or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.gov 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 November 18, 2025, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING

November 18, 2025

CITY HALL

121 S. MERIDIAN

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

Members Absent: Amy Reid

Staff Present: Rodney Eggleston, Public Works Director
Lloyd Newman, Public Safety Director
Kyle Fiedler, Community Development Director
Neal Owings, Parks and Public Buildings Director
Barry Arbuckle, City Attorney
Clint Miller, Finance Director/Interim City Administrator
Kristi Carrithers, City Clerk/HR Director/Interim City Administrator

Press present: The Ark Valley News

APPROVAL OF AGENDA

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

ADMINISTRATION AGENDA –

Colbert moved to approve the minutes of November 4, 2025, regular City Council meeting as presented, seconded by Gregory. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

A. FLEET MANAGEMENT PRESENTATION

Finance Director Miller presented information regarding savings the City could realize with a change from Enterprise Fleet Management for the purchase of new vehicles to in-house purchase management. While the current process makes it easy to order new vehicles, they could take up to 6 months to be delivered. Enterprise also has a high interest rate that is hidden within the contract on each vehicle. Most rates are 8% - 11.% or higher. Halstead Bank has quoted a lease to own vehicle interest rate to the City of 4.5%. Miller begun working with Don Hatton to obtain fleet management of vehicles. Don Hatton recently secured a new police vehicle to replace one that struck a deer within a week.

B. WATER TREATMENT PLANT UPDATE

Public Works Director Eggleston and Reed Harmon reported on the progress on the water treatment plant. They plan to have the plant process building slab poured by December 15th with the building erection completed in March 2026.

PUBLIC FORUM – None

APPOINTMENTS – None

OLD BUSINESS –

A. CITY ADMINSTRATOR SEARCH COMMITTEE REPORT

City Clerk/HR Director Carrithers reported on behalf of the search committee. 22 cover letters and resumes were received. The committee narrowed those down to six candidates and conducted interviews with those via an on-line zoom call. The committee has invited the top 3 candidates to in person round robin interviews. Three panels made up of Department Heads, Governing Body and Community members will interview all candidates on November 24th beginning at 9:00am.

The three candidates invited to the interview process are Ethan Reimer, City Administrator of the City of Halstead, Cyndra Kastens, City Administrator for the City of Anthony and Brian Silcott, City Manager at the City of Ottawa.

Carrithers stated that a request to hold a special meeting on November 24th to go into executive session to discuss non-elected personnel has been made.

NEW BUSINESS-

A. PRAIRIE LAKES – PHASE V - PROFESSIONAL SERVICES AGREEMENT-SEH

Brent Clark, SEH, presented agreement for Professional Services with SEH Prairie Lakes Phase V Improvements. Agreement includes Construction Administration in the amount of \$35,400.00, On Site Resident Project Representative \$85,000.00 and Materials Testing \$7,500.00. Total Price \$127,900.00. Stamm asked if Phase V was the final phase, Clark stated that up to 8 phases are possible.

Anderson moved to approve Professional Services Agreement with SEH for the Prairie Lakes Phase V Improvements in the amount of \$127,900.00 and authorize Mayor to sign. Motion seconded by Stamm. Vote yea: unanimous. Motion Carried.

B. AMBER RIDGE PHASE I – PRADO CONSTRUCTION LLC

Brent Clark, SEH presented construction agreement with Prado Construction LLC for the Amber Ridge Phase I Improvements. The project will include 9,250 SY of Paving, 3,000 LF of water main, 3,000 LF of sanitary sewer, 1500 LF of storm sewer and erosion control. Contract price is \$1,819,969.75.

Stamm moved to approve agreement with Prado Construction LLC for Amber Ridge Phase I Improvements in the amount of \$1,819,969.75 and authorize Mayor to sign. Evans seconded the motion. Vote aye: Unanimous. Motion carried.

C. AMBER RIDGE PHASE I – PROFESSIONAL SERVICES AGREEMENT-SEH

Brent Clark, SEH presented professional services agreement with SEH for Amber Ridge Phase I Improvements. Agreement includes Construction Administration in the amount of \$43,400.00 On Site Resident Project Representative \$133,000.00 and Materials Testing \$8,500.00. Total Price \$184,900.00. Evans moved to approve professional services agreement with SEH for the Amber Ridge Phase I Improvements in the amount of \$184,900.00 and authorize Mayor to sign. Kerstetter seconded the motion. Vote aye: unanimous. Motion carried.

D. ACCEPTANCE OF SECTION 5310 SUBRECIPIENT GRANT AGREEMENT FOR SENIOR BUS

City Clerk/HR Director Carrithers requested approval of grant agreement with City of Wichita for the purchase of a 12-passenger bus for use by the Valley Center Senior Center. She reminded Council the acceptance of award and approval of matching funds was approved at the April 15, 2025, meeting. Funding will be from Fleet Management funds. Total cost for bus is \$125,614.00 with the City of Valley Center local match totaling \$18,843.00.

Wilson moved to approve agreement between the City of Wichita and City of Valley Center for purchase of van for Senior Citizen Activities and authorize Mayor to sign. Cost for the city is \$18,8843.00. Stamm seconded the motion. Vote aye: unanimous. Motion carried.

E. ACCEPTANCE OF AGREEMENT FOR 85TH AND BROADWAY ROUNDABOUT-KDOT, PARK CITY, SEDGWICK COUNTY AND VALLEY CENTER

Public Works Director Eggleston presented an agreement between Kansas Secretary of Transportation, the City of Park City, Sedgwick County and the City of Valley Center. This project will be for the construction of a roundabout at the intersection of 85th St. and Broadway. This intersection is within the city limits of Park City. City of Valley Center is not a funding source for the project. Eggleston stated that the construction will not damage or affect the Valley Center welcome sign at that intersection. Kerstetter asked if a start date has been determined as it will impact Valley Center residents. No date has been set.

Stamm made a motion to approve agreement between Secretary of Transportation, the City of Park City, Sedgwick County and the City of Valley Center and authorize Mayor to sign. Evans seconded the motion. Vote aye: unanimous. Motion carried.

F. ORDINANCE 1440-25; UPDATE TO VACATE OF "A" STREET

City Attorney Arbuckle presented Ordinance 1440-25 and request waiver of first reading. Ordinance 1431-25 was previously approved and published but exhibit A was not included with the publication. This Ordinance will repeal and replace Ordinance 1431-25. This authorizes vacating a portion of "A" Street now "Park" Street. Stamm verified that the area does not include any utilities or easements.

Kerstetter moved to waive first reading of Ordinance 1440-25 and approve ordinance which authorizes vacating a portion of Avenue "A" now called Park Street. Motion seconded by Gregory. Vote aye: unanimous. Motion carried.

G. DISCUSSION REGARDING SUNFLOWER VALLEY ELIGIBILITY FOR HOUSING INCENTIVE PROGRAM

Community Development Director Fiedler lead Council in discussion regarding Sunflower Valley's eligibility for the HIP. He reminded Council that on August 1, 2023 the City Council gave a pre-approval for the development to be included in the Commercial Housing Incentive Program (CHIP). The developers have since had lots 3 and 4 sub-divided through the condominium lot split and are wanting to do the same in other lots in the development. Fiedler stated that many of these have been occupied as rental properties, which could possibly disqualify them if they are sold to another owner. Our zoning code has two different definitions for single-family homes; single-family attached and single-family detached, our HIP and CHIP do not specify either of those definitions. Kerstetter asked if the properties have always been owned by one owner, Multiple owners have been involved. No formal motion was taken but the consensus among members of council that the area does not qualify for the Housing Incentive Program.

H. RESOLUTION 804-25; RENEWAL OF HOUSING INCENTIVE PROGRAM/COMMERCIAL HOUSING INCENTIVE PROGRAM

Community Development Director Fiedler presented Resolution 804-25 for a renewal of the City's Housing Incentive/Commercial Housing Incentive Program with a new program expiration date of December 31, 2027. Fiedler stated that the Economic Development Board recommended an extension from 12 to 18 months timeline to build. Anderson who is a member of the EDB stated that we need to keep the lots selling and homes built. Kerstetter inquired why the CHIP and the HIP were both in the same Resolution as he is not in favor of the CHIP. Fiedler responded that was the way it was previously set up and approved.

Anderson moved to approve Resolution 804-25 for renewal of the HIP/CHIP. Motion seconded by Wilson. Vote aye: Colbert, Wilson, Anderson, Gregory, Evans and Stamm. Opposed: Kerstetter. Motion carried

CONSENT AGENDA

A. APPROPRIATION ORDINANCE – NOVEMBER 18, 2025

- B. SEDGWICK COUNTY AGREEMENT FOR SENIOR CENTERS
- C. TREASURER REPORT AUGUST 2025
- D. CHECK RECONCILIATION AUGUST 2025
- E. REVENUE AND EXPENSE REPORT AUGUST 2025
- F. STREET CLOSURE REQUEST MAIN STREET VALLEY CENTER HOMETOWN CHRISTMAS
- G. ECONOMIC DEVELOPMENT BOARD MINUTES – NOVEMBER 5, 2025

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

Main Street Valley Center will be having the Hometown Christmas event on December 5th. Tyson Terhune has been hired to be a Code Enforcement/Stormwater Officer. He began November 12th.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

Work on playground repairs in Lions Parks have areas closed. He stated that his crew have been able to make many of the repairs, so he did not have to hire outside contractors.

Repairs to the Ford Street welcome sign foundation are scheduled to begin December 10th.

Repairs of the damaged roofs have begun. Dependent on weather, replacement of shingled roofs could also begin this year. Kerstetter thought those roofs would be better if done in the spring.

PUBLIC SAFETY DIRECTOR NEWMAN

Update on the comments made during public forum at the last Council meeting. He reported that the resident that is keeping rooster has been previously cited. A court date is pending for an upcoming docket. Animal Control has inspected the property and found more violations, which have been cited.

PUBLIC WORKS DIRECTOR EGGLESTON

Bridge work on Seneca continues. The deck will be poured on Saturday.

FINANCE DIRECTOR MILLER

Reported on the hail damage to City. All repairs to roofs will be made by Farah Construction. Miller was pleased to report that all new roofs will be Category 5 shingles. They will begin replacement at the old city building, wastewater building and a well house at Abilene.

CITY CLERK/HR DIRECTOR CARRITHERS

Reported Open Enrollment for employee benefits is open. Due to employee dis-satisfaction a change is being made to the TPA from Allied to Auxiant.

GOVERNING BODY REPORTS –

MAYOR TRUMAN

Happy Thanksgiving to all.

COUNCILMEMBER WILSON

The annual pie auction for the Valley Center Community Foundation will be held November 24th.

There is a SCAC meeting on November 15th in Goddard. Reminded everyone of the craft fair and ham and bean lunch this Saturday benefiting the Historical Society.

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

ADJOURN -

The meeting adjourned at 8:06 PM.

Kristi Carrithers, City Clerk

ADMINISTRATION AGENDA
RECOMMENDED ACTION

A. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of November 18, 2025, Regular Council Meeting as presented/ amended.

ADMINISTRATION AGENDA

B. MINUTES:

Attached are the Minutes from November 24, 2025, specially called City Council Meeting as prepared by the City Clerk.

SPECIAL COUNCIL MEETING
November 24, 2025
CITY HALL
121 S. MERIDIAN

Mayor James Truman called the meeting to order at 9:00 a.m. with the following members present: Ron Colbert, Amy Reid, Ben Anderson, Gina Gregory, Dale Kerstetter and Matt Stamm.

Members Absent: Chris Evans and Robert Wilson

Staff Present: Clint Miller, Finance Director/Co-Interim City Administrator
Lloyd Newman, Public Safety Director
Rodney Eggleston, Public Works Director
Neil Owings, Parks and Public Buildings Director
Kyle Fiedler, Community Development Director
Kristi Carrithers, City Clerk/HR Director/Co-Interim City Administrator

Press present: None

APPROVAL OF THE AGENDA

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

EXECUTIVE SESSION TO DISCUSS NON-ELECTED PERSONNEL

Anderson moved, seconded by Kerstetter to recess into Executive Session until 12:30PM. to discuss non-elected personnel. Included in executive session in addition to Mayor and Council members are staff members listed above and Blake Peniston, Janice Sharp, Jeanne Daniels, Casey Carlson, Greg Lehr, Ethan Reimer, Cyndra Kastens and Brian Silcott. Vote Yea: Unanimous. Motion carried.

Session started at 9:00am
Ethan Reimer, Cyndra Kasten and Brian Silcot were excused from executive session at 11:30am
Session ended at 12:30pm

Mayor Truman called meeting back to order at 12:30 pm.
Anderson stated no action was taken by Council while in executive session.

Anderson moved, seconded by Kerstetter to recess into Executive Session until 1:00PM. to discuss non-elected personnel. Included in executive session in addition to Mayor and Council members are staff members listed above and Blake Peniston, Janice Sharp, Jeanne Daniels, Casey Carlson and Greg Lehr. Vote Yea: Unanimous. Motion carried.

Session started at 12:30pm
Session ended at 1:00pm

Mayor Truman called meeting back to order at 1:00 pm.
Anderson stated no action was taken by Council while in executive session.

Anderson moved, seconded by Kerstetter to recess into Executive Session until 1:10PM. to discuss non-elected personnel. Included in executive session are Mayor, Council members, Co-Interim City Administrators Carrithers and Miller. Vote Yea: Unanimous. Motion carried.

Session started at 1:00pm

Session ended at 1:10pm

Mayor Truman called meeting back to order at 1:10 pm.

Anderson stated no action was taken by Council while in executive session.

ADJOURN -

Anderson moved to adjourn, second by Kerstetter. Vote Yea: Unanimous.

Meeting adjourned at 1:10 PM.

Kristi Carrithers, City Clerk

ADMINISTRATION AGENDA
RECOMMENDED ACTION

B. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of November 24, 2025, Special called Council Meeting as presented/ amended.

PRESENTATIONS / PROCLAMATIONS

PUBLIC FORUM

APPOINTMENTS

OLD BUSINESS

NEW BUSINESS

A. CHIP 2025-02 APPLICATION:

Community Development Director Fiedler will present CHIP-2025-02, application of K2M Investments, LLC, for approval to participate in the City's Commercial Housing Incentive Program. This application is for 8 new duplex buildings (16 units) addressed as 482/484, 486/488, 490/492, 494/496, 498/500, 502/504, 506/508, 510/512 E. Hayes St., Valley Center, Ks. 67147

- Application
- Map



2024-2025 Commercial Housing Incentive Program Application
City of Valley Center, Kansas

The City of Valley Center, Kansas, initiated the Commercial Housing Incentive Program (*City Resolution 691-20*) in September 2020. This program is designated for individuals that build/own new multi-family residences in Valley Center and, upon approval, will provide a rebate of **100% OF THE CITY OF VALLEY CENTER'S PORTION OF PROPERTY TAXES PAID ANNUALLY** for a period of three (3) years. In order to qualify for this program, an applicant **must** meet the following requirements:

- ☐ Complete this application form and submit it to the Community Development Director,
- ☐ Certify that they have built/own a multi-family residential building(s) within the city limits of Valley Center completely constructed between January 01, 2020 and December 31, 2025, and
- ☐ Remain current on their property taxes due

Applications will be reviewed by the Community Development Director to ensure that all requirements are met. Final approval will be granted by the Valley Center City Council. Please call the Community Development Dept. at (316) 755-7310 with any questions regarding this program or application.

Applicant's Name(s): K2M Investments, LLC

Applicant's Mailing Address: 1813 S Florence St, Wichita, KS 67209

Applicant's Phone Number: 316-214-2769

Applicant's Email Address: KolbyK@kratosindustries.com

Address(es) of New Multi-Family Residence(s): 482/484/486/488/490/492/494/496/498/500/502/504/
506/508/510/512 E Hayes St, Valley Center, KS 67147

Parcel Identification Number (PIN):

Date of Purchase or Certificate of Occupancy: 8/21/2025
(please provide appropriate documentation)

Kolby Kruse
Applicant's Signature

11/20/2025

Date

☐ Approved

☐ Denied

Valley Center Mayor's Signature

Date

Limited Liability Company Articles of Organization

The name of the Limited Liability Company:

K2M Investments LLC

File date: 06/21/2022

File time: 10:58:43

Business Entity ID Number: 7648298

Registered Office in Kansas:

- 3636 N Topeka
- Wichita, Kansas
- 67219

Name of the resident agent at the registered office:

Noah Morford

Mailing address for official mail:

- K2M Investments LLC
- 3636 N Topeka
- Wichita, KS
- 67219 USA

Name of the organizer(s):

Noah Morford

Kent Kruse

Kolby Kruse

I/We declare under penalty of perjury under the laws of the state of Kansas that the foregoing is true and correct.

Execution date: 06/21/2022

The signature(s) of the organizer(s):

Noah Morford
Noah Morford

Kent Kruse
Kent Kruse

Kolby Kruse
Kolby Kruse



I, Scott Schwab, Secretary of State of Kansas, do hereby certify that this is the true and correct copy of the original document filed electronically on 06/21/2022.

Scott Schwab

Kansas Secretary of State
Memorial Hall, 1st floor - 120 SW 10th Ave. - Topeka, Kansas 66612-1594
phone: (785) 296-4564 - email: kssos@ks.gov - url: <https://sos.kansas.gov/>

KANSAS SECRETARY OF STATE
NON-CERTIFIED WEB COPY
12/15/2023 1:55:07 PM

American Land Title Association

ALTA Settlement Statement - Borrower/Buyer
Adopted 05-01-2015

File No./Escrow No.: C-JL3121008-6

Security 1st Title, LLC

Print Date & Time:

ALTA ID: 1100297

08/21/2025 at 08:18AM CDT

Officer/Escrow Officer: Juline Wallweber

3515 N Ridge Road, Suite 300

Settlement Location: 3515 N Ridge Road,
Suite 300

Wichita, KS 67205



Property Address: 482 E. Hayes St., 484 E. Hayes St., 486 E. Hayes St., 488 E. Hayes St., 490 E. Hayes St., 492 E. Hayes St., 494 E. Hayes St., 496 E. Hayes St., 498 E. Hayes St., 500 E. Hayes St., 502 E. Hayes St., 504 E. Hayes St., 506 E. Hayes St., 508 E. Hayes St., 510 E. Hayes St., 512 E. Hayes St., Valley Center, KS 67147

Legal: See attached "Exhibit A"

Buyer: K2M Investments LLC, a Kansas limited liability company

Buyer's Address: 3636 N. Topeka St., Wichita, KS 67219

Seller: Apple Investments L.L.C., a Kansas limited liability company

Seller's Address: 1709 N. Rocky Creek Ct., Wichita, KS 67230

Lender: Peoples Bank and Trust

Settlement Date: 08/21/2025

Disbursement Date: 08/21/2025

Description	Borrower/Buyer	
	Debit	Credit
Financial		
Sales Price	\$2,200,000.00	
New Loan Amount from Peoples Bank and Trust		\$2,291,330.70
Prorations/Adjustments		
Bills Paid by Luca Investment Properties	\$4,789.97	
Shelter Insurance Expenses	\$6,164.24	
Legacy Bank Interest	\$74,334.49	
Loan Charges		
Loan Origination Fee to Peoples Bank and Trust	\$5,000.00	
Flood Certification to Peoples Bank and Trust	\$108.00	
Other Loan Charges		
Wire Fee	\$25.00	
Title Charges & Escrow / Settlement Charges		
ALTA Loan Policy 07-01-2021	\$585.00	
Government Recording Fees & Transfer Charges		
Record Deed to Register of Deeds	\$106.00	
Record Mortgage to Register of Deeds	\$208.00	
eFiling Fee to Simplifile/CSC	\$10.00	
SubTotals	\$2,291,330.70	\$2,291,330.70
Due None Buyer	\$0.00	\$0.00
Totals	\$2,291,330.70	\$2,291,330.70



Acknowledgement

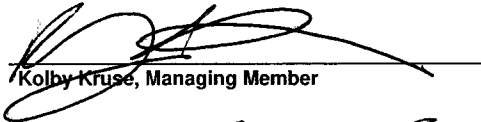
Security 1st Title certifies this is a true and accurate account of the credits and debit for the referenced transaction and has caused the funds to be disbursed in accordance with this Purchaser's Statement. The lender involved, if applicable, may be furnished with a copy of this statement.

Purchaser understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for the current year, all necessary adjustments must be made between Purchaser and Seller directly.

The undersigned hereby authorizes Security 1st Title to make expenditures and disbursements as shown on the statement above and approves the same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

K2M Investments LLC, a Kansas limited liability company

By:


Kolby Kruse, Managing Member

By:


Kent Kruse, Managing Member

By:


Noah Morford, Managing Member

Security 1st Title



Juline Wallweber

Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 9:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 172.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 10:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 141.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 11:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 109.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 12:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 78.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 13:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 46.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 14:

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Parcel 15:

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S87°51'25"E, with a chord distance of 8.83 feet; THENCE S00°00'00"W, a distance of 127.87 feet to the Point of BEGINNING.

Parcel 16:

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EXHIBIT "A"

Order #: 3121008

Parcel 1:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 424.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 27.70 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 3.80 feet, having a chord bearing of S89°02'12"W, with a chord distance of 3.80 feet; THENCE N00°00'00"E, a distance of 127.06 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 2:

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Parcel 3:

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Parcel 4:

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Parcel 5:

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Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 298.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 6:

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Parcel 7:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 235.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 8:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 204.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 9:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 172.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 10:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of

113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 141.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 11:

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Parcel 12:

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Parcel 13:

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Parcel 14:

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Document #: 2025-040934
Date Recorded: 08/25/2025 08:01:28 AM
Pages: 6 Recording Fee: 106.00
Sedgwick County Kansas
Tonya Buckingham,
Register of Deeds
Electronically Submitted Document

MAIL TO:
K2M Investments LLC, a Kansas limited liability company
3636 N. Topeka St.
Wichita, KS 67219

STATUTORY WARRANTY DEED

Apple Investments L.L.C., a Kansas limited liability company, Grantor, conveys and warrants to
K2M Investments LLC, a Kansas limited liability company, Grantee, the following described premises, to-wit:

See attached "Exhibit A"

For the sum of One Dollar and other good and valuable consideration.
Subject to: easements and restrictions of record, if any.
"Grantor" and "Grantee" are used for the singular or plural as context requires.
Executed to be effective as of August 21, 2025.

**Apple Investments L.L.C., a Kansas limited
liability company**

By: 
David Dettwiler, Manager

E-Recorded by Security 1st Title

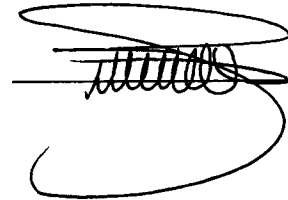
By: JENNIFER HANCOCK
Phone: 316-721-6500
File #: 3121008



State of Kansas, County of Sedgwick} ss.

This instrument was acknowledged before me on August 21st, 2025 by David Dettwiler, Manager of Apple Investments L.L.C., a Kansas limited liability company, for and on behalf of said company.

My Commission Expires: 12/27/28

_____
Notary Public

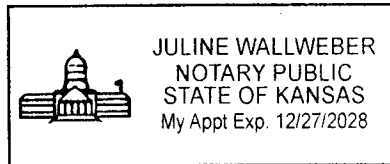


Exhibit A

Parcel 1:

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Parcel 4:

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feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

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That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 235.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 8:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 204.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 9:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 172.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 10:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 141.05 feet to the Point of BEGINNING; THENCE

N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 11:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 109.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 12:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 78.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 13:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 46.55 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 14:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 31.48 feet, having a chord bearing of N82°01'06"W, with a chord distance of 31.38 feet; THENCE N90°00'00"W continuing along said South line, a distance of 15.05 feet to the Point of BEGINNING; THENCE N90°00'00"W continuing along said South line, a distance of 31.50 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 31.50 feet; THENCE S00°00'00"W, a distance of 127.00 feet to the Point of BEGINNING.

Parcel 15:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: COMMENCING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4,

a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 14.98 feet, having a chord bearing of N77°50'01"W, with a chord distance of 14.97 feet to the Point of BEGINNING; THENCE continuing along said curve, an arc distance of 16.51 feet, having a chord bearing of N85°48'55"W, with a chord distance of 16.49 feet; THENCE N90°00'00"W continuing along said South line, a distance of 15.05 feet; THENCE N00°00'00"E, a distance of 127.00 feet to the North line of said Lot 4; THENCE N90°00'00"E along said North line, a distance of 22.68 feet to the beginning of a curve to the right; THENCE along said curve having a radius of 118.00 feet, an arc distance of 8.83 feet, having a chord bearing of S87°51'25"E, with a chord distance of 8.83 feet; THENCE S00°00'00"W, a distance of 127.87 feet to the Point of BEGINNING.

Parcel 16:

That part of Lot 4, Block B, Sunflower Valley, an Addition to Valley Center, Sedgwick County, Kansas, described as follows: BEGINNING at the Southeast corner of said Lot 4; THENCE N74°02'12"W along the South line of said Lot 4, a distance of 13.47 feet to the beginning of a curve to the left; THENCE along said curve having a radius of 113.00 feet, an arc distance of 14.98 feet, having a chord bearing of N77°50'01 "W, with a chord distance of 14.97 feet; THENCE N00°00'00"E, a distance of 127.87 feet to the North line of said Lot 4; THENCE along said North line on a curve to the right, having a radius of 118.00 feet, an arc distance of 24.05 feet, having a chord bearing of S79°52'31"E, with a chord distance of 24.01 feet to the end of said curve; THENCE S74°02'12"E continuing along said North line, a distance of 27.19 feet to the East line of said Lot 4; THENCE S29°02'12"E along said East line, a distance of 17.68 feet; THENCE S15°57'48"W continuing along said East line, a distance of 111.89 feet; to the Point of BEGINNING.

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____	Building Permit No. <u>246153</u>
Group _____	Type of Construction <u>New Res Bldg</u>
Owner of Building _____	Address <u>48 E Hayes St.</u>
Building Address _____	By: <u>[Signature]</u> Building Official
	Date: <u>1-30-25</u>

[Signature]
Community Development Director

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Building Permit No. 240154

Group _____

Type of Construction New Res. Bldg

Owner of Building _____

Address 481 E. Hwy 8

Building Address _____

By: B.A.

Building Official

Date: 1-31-25

[Signature]
Community Development Director

Post in a Conspicuous Place


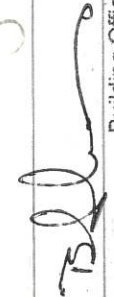
Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____	Building Permit No. <u>240155</u>
Group _____	Type of Construction _____
Owner of Building _____	Address <u>480 E Hayes St</u>
Building Address _____	
 Community Development Director	By:  Building Official
	Date: <u>1-30-25</u>

Post in a Conspicuous Place

Certificate was issued pursuant to the requirements of Section 110 of International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees ownership in the structure and the City will not be liable for any non-compliance with the code.

sification

Building Permit No.

24/05/20

Type of Construction

1488 E. J. 887

Building

Address

address

By:

Building Official

Date:


1-32-25

Community Development Director

Post in a Conspicuous Place

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____	Building Permit No. <u>240157</u>
Group _____	Type of Construction _____
Owner of Building _____	Address <u>490 E Hayes St</u>
Building Address _____	
By:  _____	Building Official
Date: _____	<u>1-21-25</u>



Community Development Director

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Building Permit No. 240158

Group _____

Type of Construction _____

Owner of Building _____

Address 492 E Hayes St

Building Address _____



By: Bll

Building Official

Date: 1-24-25

Community Development Director

Post in a Conspicuous Place



Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____	Building Permit No. <u>240159</u>
Group _____	Type of Construction <u>New Res Bldg</u>
Owner of Building _____	Address <u>4914 E-Hayes St</u>
Building Address _____	
	By:  Building Official
Community Development Director	Date: <u>1-24-25</u>

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____

Group _____

Owner of Building _____

Building Address _____

Building Permit No. 2401160

Type of Construction New Res Bldg

Address 496 E Hayes St.

By: [Signature]

Building Official

Date: 1-30-25

[Signature]
Community Development Director

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Group _____

Owner of Building _____

Building Address _____

Building Permit No. 240116

Type of Construction New Res Bldg

Address 498 E Hayes St

By: BLL

Building Official

Date: 12-31-24


Community Development Director

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____

Group _____

Owner of Building _____

Building Address _____

Building Permit No. 246168

Type of Construction New Res Bldg.

Address 500 E. Hayes St.


Community Development Director

By: 

Building Official

Date: 12-31-24

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Building Permit No. 240163

Group _____

Type of Construction _____

Owner of Building _____

Address 502 E Hays

Building Address _____


Community Development Director

By: B. Allen

Building Official

Date: 12-31-24

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

This Certificate was issued pursuant to the requirements of Section 110 of the International Residential Code or Section 110 of the International Building Code certifying that at the time of issuance this structure received all required inspections and to the best of our knowledge and belief was in compliance with the various Ordinances of the City regulating building construction or use. This Certificate in no way warrants or guarantees workmanship in the structure and the City will not be liable for any non-compliance with the code.

Use Classification _____

Group _____

Owner of Building _____

Building Address _____

Building Permit No. 240104

Type of Construction _____

Address 504 E Hayes St

By: B. Allen Building Official

Date: 12-27-21

[Signature]
Community Development Director

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Building Permit No. 240105

Group _____

Type of Construction _____

Owner of Building _____

Address 500 E Hayes St

Building Address _____



Community Development Director

By: B. Allen

Building Official

Date: 12-27-24

Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas

Community Development Department

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Use Classification _____

Building Permit No. 2401166

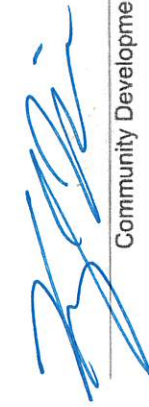
Group _____

Type of Construction _____

Owner of Building _____

Address 508 E Hayes St

Building Address _____


Community Development Director

By: _____

Building Official

Date: 12-27-20

Post in a Conspicuous Place

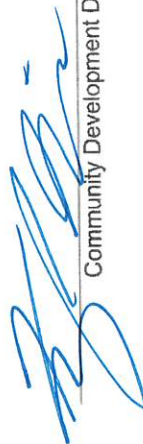

Doc 664

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas Community Development Department

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Use Classification _____	Building Permit No. <u>240167</u>
Group _____	Type of Construction <u>NEW RES</u>
Owner of Building _____	Address <u>510 E HAYES</u>
Building Address _____	
	By:  Building Official
Community Development Director	Date: <u>1-24-25</u>



Post in a Conspicuous Place

Certificate of Completion

(Must be returned for Occupancy)

City of Valley Center, Kansas Community Development Department

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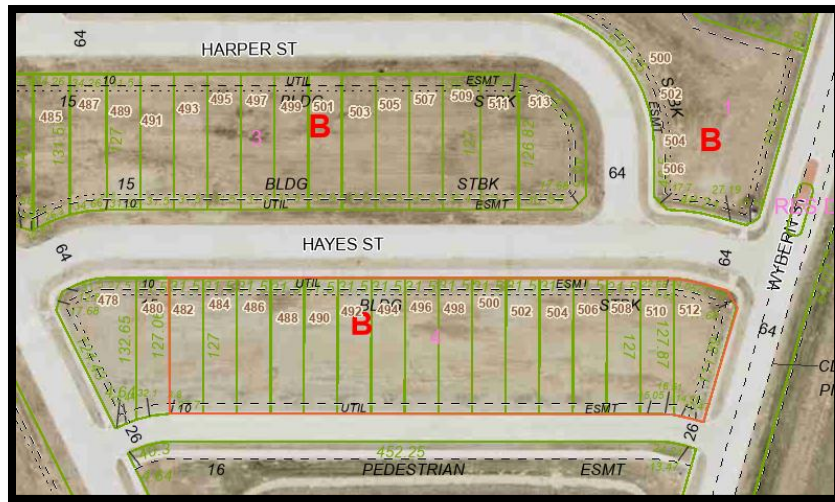
Use Classification _____	Building Permit No. <u>240168</u>
Group _____	Type of Construction <u>Res New Bldg.</u>
Owner of Building _____	Address <u>518 E Hayes St.</u>
Building Address _____	
 Community Development Director	By: <u></u> Building Official
	Date: <u>1-24-25</u>

Post in a Conspicuous Place



CHIP-2025-02 Property Map

- Property Owner: K2M Investments, LLC
- Property Details: eight duplex units (482/484, 486/488, 490/492, 494/496, 498/500, 502/504, 506/508, 510/512 E. Hayes St.)
- Development of these buildings finished in February 2025



NEW BUSINESS
RECOMMENDED ACTION

A. CHIP 2025-02 APPLICATION:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend motion to approve application from K2M Investments LLC for CHIP-2025-2.

NEW BUSINESS

B. APPROVAL OF AGREEMENT -BAKER TILLY:

Finance Director Miller will present agreement with Baker Tilly for financial consultant work.

➤ Agreement



Baker Tilly Municipal Advisors, LLC
5440 West 110th Street, Suite 300
Overland Park, KS 66211

(816) 333 7294
bakertilly.com

November 24, 2025

Clint Miller, Finance Director
City of Valley Center, KS
121 S. Meridian
Valley Center, KS 67147

RE: Engagement Letter Agreement Related to Services

This letter agreement (the "Engagement Letter") is to confirm our understanding of the basis upon which Baker Tilly Municipal Advisors, LLC ("Baker Tilly") and its affiliates are being engaged by the City of Valley Center, Kansas (the "Client") to assist the Client with advisory services.

Scope, Objectives and Approach

It is anticipated that projects undertaken in accordance with this Engagement Letter will be at the request of the Client. The scope of services, additional terms and associated fee for individual engagements will be contained in a Scope Appendix or Appendices to this Engagement Letter. Authorization to provide services will commence upon execution and return of this Engagement Letter and one or more Appendices.

Management's Responsibilities

It is understood that Baker Tilly will serve in an advisory capacity with the Client. The Client is responsible for management decisions and functions, and for designating an individual with suitable skill, knowledge or experience to oversee the services we provide. The Client is responsible for evaluating the adequacy and results of the services performed and accepting responsibility for such services. The Client is responsible for establishing and maintaining internal controls, including monitoring ongoing activities.

The procedures we perform in our engagement will be heavily influenced by the representations that we receive from Client personnel. Accordingly, false or misleading representations could cause material errors to go undetected. To the extent permitted by law, the Client, therefore, agrees that Baker Tilly will have no liability in connection with claims based upon our failure to detect material errors resulting from false or misleading representations made to us by any Client personnel and our failure to provide an acceptable level of service due to those false or misleading representations.

The ability to provide service according to timelines established and at fees indicated will rely in part on receiving timely responses from the Client. The Client will provide information and responses to deliverables within the timeframes established in a Scope Appendix unless subsequently agreed otherwise in writing.

The responsibility for auditing the records of the Client rests with the Client's separately retained auditor and the work performed by Baker Tilly shall not include an audit or review of the records or the expression of an opinion on financial data.



Ownership of Intellectual Property

Unless otherwise stated in a specific Scope Appendix, subject to Baker Tilly's rights in Baker Tilly's Knowledge (as defined below), Client shall own all intellectual property rights in the deliverables developed under the applicable Scope Appendix or Appendices ("Deliverables"). Notwithstanding the foregoing, Baker Tilly will maintain all ownership right, title and interest to all Baker Tilly's Knowledge. For purposes of this Agreement "Baker Tilly's Knowledge" means Baker Tilly's and its affiliates ("Baker Tilly Parties") proprietary programs, modules, products, inventions, designs, data, or other information, including all copyright, patent, trademark and other intellectual property rights related thereto, that are (1) owned or developed by the Baker Tilly Parties prior to the Effective Date of this Agreement or the applicable Scope Appendix or Appendices ("Baker Tilly's Preexisting Knowledge") (2) developed or obtained by the Baker Tilly Parties after the Effective Date, that are reusable from client to client and project to project, where Client has not paid for such development; and (3) extensions, enhancements, or modifications of Baker Tilly's Preexisting Knowledge which do not include or incorporate the Client's confidential information. To the extent that any Baker Tilly Knowledge is incorporated into the Deliverables, Baker Tilly grants to Client a non-exclusive, paid up, perpetual royalty-free worldwide license to use such Baker Tilly Knowledge in connection with the Deliverables, and for no other purpose without the prior written consent of Baker Tilly. Additionally, Baker Tilly may maintain copies of its work papers for a period of time and for use in a manner sufficient to satisfy any applicable legal or regulatory requirements.

If Audit, Tax work, bond work, regulated work we need to retain ownership and should use the following:

The supporting documentation for this engagement, including, but not limited to work papers, is the property of Baker Tilly and constitutes confidential information. We may have a responsibility to retain the documentation for a period of time sufficient to satisfy any applicable legal or regulatory requirements for records retention. If we are required by law, regulation or professional standards to make certain documentation available to required third parties, the Client hereby authorizes us to do so.

Timing and Fees

Specific services will commence upon execution and return of a Scope Appendix to this Engagement Letter and our professional fees will be based on the rates outlined in such Scope Appendix.

Payment of professional fees is not contingent upon project completion by Client nor material timing changes in project completion. Professional fees provided according to the Scope Appendix are due within 30 days of being invoiced, regardless of project status. If necessary, monthly payment plan arrangements may be negotiated upon request.

Unless otherwise stated, in addition to the fees described in a Scope Appendix the Client will pay all of Baker Tilly's reasonable out-of-pocket expenses incurred in connection with the engagement. All out of pocket costs will be passed through at cost and will be in addition to the professional fee.

Dispute Resolution

Except for disputes related to confidentiality or intellectual property rights, all disputes and controversies between the parties hereto of every kind and nature arising out of or in connection with this Engagement Letter or the applicable Scope Appendix or Appendices as to the existence, construction, validity, interpretation or meaning, performance, nonperformance, enforcement, operation, breach, continuation, or termination of this Agreement or the applicable Scope Appendix or Appendices as shall be resolved as set forth in this section using the following procedure: In the unlikely event that differences concerning the services or fees provided by Baker Tilly should arise that are not resolved by mutual agreement, both parties agree to attempt in good faith to settle the dispute by engaging in mediation administered by the American Arbitration Association under its



mediation rules for professional accounting and related services disputes before resorting to litigation or any other dispute resolution procedure. Each party shall bear their own expenses from mediation and the fees and expenses of the mediator shall be shared equally by the parties. If the dispute is not resolved by mediation, then the parties agree to expressly waive trial by jury in any judicial proceeding involving directly or indirectly, any matter (whether sounding in tort, contract, or otherwise) in any way arising out of, related to, or connected with this Agreement or the applicable Scope Appendix or Appendices as or the relationship of the parties established hereunder.

Because a breach of any the provisions of this Engagement Letter or the applicable Scope Appendix or Appendices as concerning confidentiality or intellectual property rights will irreparably harm the non-breaching party, Client and Baker Tilly agree that if a party breaches any of its obligations thereunder, the non-breaching party shall, without limiting its other rights or remedies, be entitled to seek equitable relief (including, but not limited to, injunctive relief) to enforce its rights thereunder, including without limitation protection of its proprietary rights. The parties agree that the parties need not invoke the mediation procedures set forth in this section in order to seek injunctive or declaratory relief.

Limitation on Damages

To the extent allowed under applicable law and finally determined to have resulted from gross negligence, willful misconduct or fraudulent behavior of the at-fault party, either party and its present or former partners, principals, agents or employees shall be liable to the other party (including attorney's fees and all other costs) related to the services performed under an applicable Scope Appendix or Appendices. In no event shall either party be liable for any lost profits, lost business opportunity, lost data, consequential, special, incidental, exemplary or punitive damages, delays or interruptions arising out of or related to this Engagement Letter or the applicable Scope Appendix or Appendices as even if the other party has been advised of the possibility of such damages.

Each party recognizes and agrees that the warranty disclaimers and liability and remedy limitations in this Engagement Letter are material bargained for bases of this Engagement Letter and that they have been taken into account and reflected in determining the consideration to be given by each party under this Engagement Letter and in the decision by each party to enter into this Engagement Letter.

The terms of this section shall apply regardless of the nature of any claim asserted (including, but not limited to, contract, tort or any form of negligence, whether of you, Baker Tilly or others), but these terms shall not apply to the extent finally determined to be contrary to the applicable law or regulation. These terms shall also continue to apply after any termination of this Engagement Letter.

Other Matters

E-Verify Program

Baker Tilly participates in the E-Verify program. For the purpose of this paragraph, the E-Verify program means the electronic verification of the work authorization program of the Illegal Immigration Reform and Immigration Responsibility Act of 1996 (P.L. 104-208), Division C, Title IV, s.401(a), as amended, operated by the United States Department of Homeland Security or a successor work authorization program designated by the United States Department of Homeland Security or other federal agency authorized to verify the work authorization status of newly hired employees under the Immigration Reform and Control Act of 1986 (P.L. 99-603). Baker Tilly does not employ any "unauthorized aliens" as that term is defined in 8 U.S.C. 1324a(h)(3).

In the event Baker Tilly is requested by the Client; or required by government regulation, subpoena, or other legal process to produce our engagement working papers or its personnel as witnesses with respect to its Services rendered for the Client, so long as Baker Tilly is not a party to the proceeding in which the information is sought, Client will reimburse Baker Tilly for its professional time and expenses, as well as the fees and legal expenses incurred in responding to such a request.



Neither this Engagement Letter, any claim, nor any rights or licenses granted hereunder may be assigned, delegated, or subcontracted by either party without the 'written consent of the other party. Either party may assign and transfer this Engagement Letter to any successor that acquires all or substantially all of the business or assets of such party by way of merger, consolidation, other business reorganization, or the sale of interest or assets, provided that the party notifies the other party in writing of such assignment and the successor agrees in writing to be bound by the terms and conditions of this Engagement Letter.

In the event that any provision of this Engagement Letter or statement of work contained in a Scope Appendix hereto is held by a court of competent jurisdiction to be unenforceable because it is invalid or in conflict with any law of any relevant jurisdiction, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Engagement Letter or statement of work did not contain the particular provisions held to be unenforceable. The unenforceable provisions shall be replaced by mutually acceptable provisions which, being valid, legal and enforceable, come closest to the intention of the parties underlying the invalid or unenforceable provision. If the Services should become subject to the independence rules of the U.S. Securities and Exchange Commission with respect to Client, such that any provision of this Engagement Letter would impair Baker Tilly's independence under its rules, such provision(s) shall be of no effect.

All non-municipal advisory services provided hereunder shall be performed in accordance with the professional standards of the Baker Tilly affiliate that performs the services and may not create a fiduciary relationship between the Baker Tilly affiliate and the Client.

Termination

Both the Client and Baker Tilly have the right to terminate this Engagement Letter or any work being done under an individual Scope Appendix at any time after reasonable advance written notice. On termination, all fees and charges incurred prior to termination shall be paid promptly. Unless otherwise agreed to by the Client and Baker Tilly, the scope of services provided in a Scope Appendix will terminate 60 days after completion of the services in such Appendix.

Important Disclosures

Incorporated as Attachment A and part of this Engagement Letter are important disclosures. These include disclosures that apply generally and those that are applicable in the event Baker Tilly is engaged to provide municipal advisory services.

This Engagement Letter, including the attached Disclosures as updated from time to time, comprises the complete and exclusive statement of the agreement between the parties, superseding all proposals, oral or written, and all other communications between the parties. Both parties acknowledge that work performed pursuant to the Engagement Letter will be done through Scope Appendices executed and made a part of this document.

Any rights and duties of the parties that by their nature extend beyond the expiration or termination of this Engagement Letter shall survive the expiration or termination of this Engagement Letter or any statement of work contained in a Scope Appendix hereto.



If this Engagement Letter is acceptable, please sign below and return one copy to us for our files.

Sincerely,

Tom Kaleko

Tom L. Kaleko, Principal

Signature Section:

The terms as set forth in this Engagement Letter are agreed to on behalf of the Client by:

Name: _____

Title: _____

Date: _____

Attachment A

Important Disclosures

Non-Exclusive Services

Client acknowledges and agrees that Baker Tilly and its affiliates, including but not limited to Baker Tilly US, LLP, Baker Tilly Municipal Advisors, LLC, Baker Tilly Capital, LLC, and Baker Tilly Wealth Management, LLC, is free to render municipal advisory and other services to the Client or others and that Baker Tilly does not make its services available exclusively to the Client.

Affiliated Entities

Baker Tilly US, LLP is an independent member of Baker Tilly International. Baker Tilly International Limited is an English company. Baker Tilly International provides no professional services to clients. Each member firm is a separate and independent legal entity and each describes itself as such. Baker Tilly US, LLP is not Baker Tilly International's agent and does not have the authority to bind Baker Tilly International or act on Baker Tilly International's behalf. None of Baker Tilly International, Baker Tilly US, LLP, nor any of the other member firms of Baker Tilly International has any liability for each other's acts or omissions. The name Baker Tilly and its associated logo is used under license from Baker Tilly International Limited.

Baker Tilly Wealth Management, LLC ("BTWM"), a U.S. Securities and Exchange Commission ("SEC") registered investment adviser, may provide services to the Client in connection with the investment of proceeds from an issuance of securities. In such instances, services will be provided under a separate engagement, for an additional fee. Notwithstanding the foregoing, Baker Tilly may act as solicitor for and recommend the use of BTWM, but the Client shall be under no obligation to retain BTWM or to otherwise utilize BTWM relative to Client's investments. The fees paid with respect to investment services are typically based in part on the size of the issuance proceeds and Baker Tilly may have incentive to recommend larger financings than would be in the Client's best interest. Baker Tilly will manage and mitigate this potential conflict of interest by this disclosure of the affiliated entity's relationship, a Solicitation Disclosure Statement when Client retains BTWM's services.

Baker Tilly Capital, LLC ("BTC") is a limited service broker-dealer specializing in merger and acquisition, capital sourcing, project finance and corporate finance advisory services. BTC does not participate in any municipal offerings advised on by its affiliate Baker Tilly Municipal Advisors. Any services provided to Client by BTC would be done so under a separate engagement for an additional fee.

Baker Tilly Municipal Advisors ("BTMA") is registered as a "municipal advisor" pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the SEC and the Municipal Securities Rulemaking Board ("MSRB"). As such, BTMA may provide certain specific municipal advisory services to the Client. BTMA is neither a placement agent to the Client nor a broker/dealer. The offer and sale of any bonds is made by the Client, in the sole discretion of the Client, and under its control and supervision. The Client acknowledges that BTMA does not undertake to sell or attempt to sell bonds or other debt obligations and will not take part in the offer or sale thereof.

Baker Tilly, may provide services to the Client in connection with human resources consulting, including, but not limited to, executive recruitment, talent management and community survey services. In such instances, services will be provided under a separate scope of work for an additional fee. Certain executives of the Client may have been hired after the services of Baker Tilly were utilized and may make decisions about whether to engage other services of Baker Tilly or its affiliates. Notwithstanding the foregoing, Baker Tilly may recommend the use of Baker Tilly or a subsidiary, but the Client shall be under no obligation to retain Baker Tilly or an affiliate or to otherwise utilize either relative to the Client's activities.

Conflict Disclosure Applicable to Municipal Advisory Services Provided by BTMA

Legal or Disciplinary Disclosure. BTMA is required to disclose to the SEC information regarding criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving BTMA. Pursuant to MSRB Rule G-42, BTMA is required to disclose any legal or disciplinary event that is material to the Client's evaluation of BTMA or the integrity of its management or advisory personnel.

There are no criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations or civil litigation involving BTMA. Copies of BTMA filings with the SEC can currently be found by accessing the SEC's EDGAR system Company Search Page which is currently available at <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either Baker Tilly Municipal Advisors, LLC or for our CIK number which is 0001616995. The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

Contingent Fee. The fees to be paid by the Client to BTMA are or may be based on the size of the transaction and partially contingent on the successful closing of the transaction. Although this form of compensation may be customary in the municipal securities market, it presents a conflict because BTMA may have an incentive to recommend unnecessary financings, larger financings or financings that are disadvantageous to the Client. For example, when facts or circumstances arise that could cause a financing or other transaction to be delayed or fail to close, BTMA may have an incentive to discourage a full consideration of such facts and circumstances, or to discourage consideration of alternatives that may result in the cancellation of the financing or other transaction.

Hourly Fee Arrangements. Under an hourly fee form of compensation, BTMA will be paid an amount equal to the number of hours worked multiplied by an agreed upon billing rate. This form of compensation presents a potential conflict of interest if BTMA and the Client do not agree on a maximum fee under the applicable Appendix to this Engagement Letter because BTMA will not have a financial incentive to recommend alternatives that would result in fewer hours worked. In addition, hourly fees are typically payable by the Client whether or not the financing transaction closes.

Fixed Fee Arrangements. The fees to be paid by the Client to BTMA may be in a fixed amount established at the outset of the service. The amount is usually based upon an analysis by the Client and BTMA of, among other things, the expected duration and complexity of the transaction and the work documented in the Scope Appendix to be performed by Baker Tilly. This form of compensation presents a potential conflict of interest because, if the transaction requires more work than originally contemplated, Baker Tilly may suffer a loss. Thus, Baker Tilly may recommend less time-consuming alternatives, or fail to do a thorough analysis of alternatives.

BTMA manages and mitigates conflicts related to fees and/or other services provided primarily through clarity in the fee to be charged and scope of work to be undertaken and by adherence to MSRB Rules including, but not limited to, the fiduciary duty which it owes to the Client requiring BTMA to put the interests of the Client ahead of its own and BTMA's duty to deal fairly with all persons in its municipal advisory activities.

To the extent any additional material conflicts of interest have been identified specific to a scope of work the conflict will be identified in the respective Scope Appendix. Material conflicts of interest that arise after the date of a Scope Appendix will be provide to the Client in writing at that time.

**SCOPE APPENDIX to
Engagement Letter dated: November 24, 2025
Between the City of Valley Center, Kansas and
Baker Tilly Municipal Advisors, LLC**

RE: Prairie Lakes/Trails End Tax Increment Financing District

DATE: November 24, 2025

This Scope Appendix is attached by reference to the above-named engagement letter (the “Engagement Letter”) between the City of Valley Center (the “Client”) and Baker Tilly Municipal Advisors, LLC.

SCOPE OF WORK

The Client previously established the Prairie Lakes/Trails End Tax Increment Financing District (“District”). One series of general obligation tax increment financing bonds has been issued to finance improvements within the District. The Client anticipates two additional series of general obligation tax increment financing bonds will be issued. The Client seeks advice on the structure and timing of the two additional series of bonds to tailor the issuance to forecasted District revenues.

Baker Tilly Municipal Advisors (“BTMA”) will perform the following services.

- Gather and review historical information about the District and the planned development program
- Enter existing District debt into BTMA’s bond structuring software
- Prepare alternative District revenue forecasts utilizing trade area data
- Hold a remote meeting with Client to discuss alternative District revenue forecasts
- Finalize District revenue forecasts and prepare alternative bond structures
- Prepare draft report
- Hold a remote meeting with Client to present draft report
- Revise report as required and deliver final report to Client

DELIVERABLES

BTMA will deliver a written report suitable for reproduction by the Client.

PROJECT TEAM

BTMA’s project team will be led by Principal Tom Kaleko. Tom will be supported by Senior Manager Matt Lawn, Senior Manager Kolbe Krzyzanowski and Senior Consultant Braden Ruge.

CLIENT RESPONSIBILITIES

Client will assign a staff member to act as the primary point of contact for BTMA’s project team. Client will provide requested information on the District and the anticipated development program.

ANTICIPATED SCHEDULE

BTMA will deliver alternative District revenue forecasts within 3 weeks of receiving the requested information. BTMA will deliver a draft report within 3 weeks of receiving guidance from Client on the alternative revenue forecasts.[if applicable]

**SCOPE APPENDIX to
Engagement Letter dated: November 24, 2025
Between the City of Valley Center, Kansas and
Baker Tilly Municipal Advisors, LLC**

COMPENSATION AND INVOICING

Fees for services set forth in this Scope Appendix will be billed monthly at the standard hourly rates in the table below not to exceed \$7,950.

STANDARD HOURLY RATES	
STAFF LEVEL	HOURLY RATES
Principal/director	\$420 - \$660
Manager/senior manager	\$290 - \$440
Consultant/analyst/senior consultant	\$185 - \$300
Support/paraprofessional/intern	\$115 - \$195

Billing rates are subject to change periodically due to changing requirements and economic conditions. Baker Tilly will notify the Client thirty (30) days in advance of any change to fees. If the Client does not dispute such change in fees within that thirty (30) day period, the Client will be deemed to have accepted such change. The fees billed will be the fees in place at the time services are provided. Actual fees will be based upon experience of the staff assigned and the complexity of the engagement.

BTMA will invoice the Client for out-of-pocket expenses such as travel, copies, faxes, conference calls, credit reports, the cost of research information or other expenses necessary to complete this Scope of Services. Additional work requested and authorized by the Client outside this scope of services will be invoiced at the standard hourly rates.

BILLING PROCEDURES

Normally, you will receive a monthly statement showing fees and costs incurred in the prior month. Occasionally, we may bill on a less frequent basis if the time involved in the prior month was minimal or if arrangements are made for the payment of fees from bond proceeds. The account balance is due and payable on receipt of the statement.

NONATTEST SERVICES

As part of this engagement, we will perform certain nonattest services. For purposes of the Engagement Letter and this Scope Appendix, nonattest services include services that the Government Auditing Standards refers to as nonaudit services.

We will not perform any management functions or make management decisions on your behalf with respect to any nonattest services we provide.

In connection with our performance of any nonattest services, you agree that you will:

- > Continue to make all management decisions and perform all management functions, including approving all journal entries and general ledger classifications when they are submitted to you.
- > Designate an employee with suitable skill, knowledge, and/or experience, preferably within senior management, to oversee the services we perform.
- > Evaluate the adequacy and results of the nonattest services we perform.
- > Accept responsibility for the results of our nonattest services.
- > Establish and maintain internal controls, including monitoring ongoing activities related to the nonattest function.

**SCOPE APPENDIX to
Engagement Letter dated: November 24, 2025
Between the City of Valley Center, Kansas and
Baker Tilly Municipal Advisors, LLC**

CONFLICTS OF INTEREST

Attachment A to the Engagement Letter contains important disclosure information that is applicable to this Scope Appendix.

We are unaware of any additional conflicts of interest related to this Scope Appendix that exist at this time.

TERMINATION

Notwithstanding termination provisions contained in the Engagement Letter, it is agreed that relative to this Scope Appendix that both the Client and Baker Tilly have the right to terminate the work being done under this Scope Appendix. [state the provisions] This Scope Appendix will otherwise terminate 60 days after completion of the services described herein. On termination, all fees and charges incurred prior to termination shall be paid promptly.

If this Scope Appendix is acceptable, please sign below and return one copy to us for our files. We look forward to working with you on this important project.

Sincerely,

Tom Kaleko

Signature Section:

The services and terms as set forth in this Scope Appendix are agreed to on behalf of the Client by:

Name: _____

Title: _____

Date: _____

NEW BUSINESS

RECOMMENDED ACTION

B. APPROVAL OF AGREEMENT -BAKER TILLY:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend motion to approve Agreement with Baker Tilly

NEW BUSINESS

C. RESOLUTION 805-25; G.A.A.P. WAIVER:

Finance Director Miller will request approval of G.A.A.P. Waiver as needed on annual basis.

- Resolution 805-25

RESOLUTION 805-25

A RESOLUTION FINDING THAT FINANCIAL STATEMENTS AND REPORTS PREPARED IN CONFORMITY TO GENERALLY ACCEPTED ACCOUNTING PRINCIPLES ARE NOT RELEVANT TO THE REQUIREMENTS OF THE CASH BASIS AND BUDGET LAWS OF THE STATE AND ARE OF NO SIGNIFICANT VALUE TO THE GOVERNING BODY OR MEMBERS OF THE GENERAL PUBLIC OF THE CITY OF VALLEY CENTER.

WHEREAS the Governing Body of the City of Valley Center, Kansas, has determined that the financial statements and financial reports for the year ended 2026 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the Governing Body or the members of the general public of the City of Valley Center and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with. K.S.A. 75-1120a(a) for the year ended 2026.

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

SECTION 1. That the Governing Body waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Valley Center for the year ended 2026.

SECTION 2. That the Governing Body shall cause the financial statements and financial reports of the City of Valley Center to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

ADOPTED AND APPROVED by the governing body of the City of Valley Center, Kansas this 2nd day of December, 2025.

{SEAL}

Janes E Truman, Mayor

ATTEST:

Kristi Carrithers, City Clerk

NEW BUSINESS
RECOMMENDED ACTION

C. RESOLUTION 805-25; G.A.A.P. WAIVER:

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommend motion to approve Resolution 805-25; G.A.A.P. waiver.

NEW BUSINESS

D. EXECUTIVE SESSION TO DISCUSS NONELECTED PERSONNEL:

Should Council choose to proceed

Staff recommends motion for Council to recess into executive session to discuss nonelected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Council Chamber in _____ minutes.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – DECEMBER 2, 2025**
- B. CEREAL MALT BEVERAGE LICENSE APPROVAL**
- C. DELINQUENT ACCOUNT REPORT - SEPTEMBER 2025**
- D. SENIOR CENTER REPORT -JULY THRU NOVEMBER 2025**

RECOMMENDED ACTION:

Staff recommends motion to approve the Consent Agenda as presented.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE:

Below is the proposed Appropriation Ordinance for December 2, 2025, as prepared by City Staff.

December 2, 2025, Appropriation

Peoples Bank \$ 743,887.84

VENDOR SET: 02 City of Valley Center

December 2, 2025 City Council Agenda Page 72

BANK: APBK PEOPLES 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
0082	KDOT BUREAU OF TRANSPORTATION							
I-202511104114	KDOT BUREAU OF TRANSPORTATION	R	11/14/2025	77,000.00		063883		77,000.00
0150	AT&T MOBILITY							
I-202511104123	AT&T MOBILITY	R	11/14/2025	907.28		063884		907.28
0153	ARK VALLEY NEWS							
I-202511104111	ARK VALLEY NEWS	R	11/14/2025	1,281.96		063885		1,281.96
0312	VALLEY CENTER RECREATION							
I-202511124124	VALLEY CENTER RECREATION	R	11/14/2025	1,057.50		063886		1,057.50
0498	BRYAN'S HEATING & AIR CONDITIO							
I-202511104108	BRYAN'S HEATING & AIR CONDITIO	R	11/14/2025	29,018.00		063887		29,018.00
0623	CORE & MAIN							
I-202511104120	CORE & MAIN	R	11/14/2025	3,081.87		063888		3,081.87
0656	DRAGONFLY LAWN & TREE CARE LLC							
I-202511104112	DRAGONFLY LAWN & TREE CARE LLC	R	11/14/2025	4,141.75		063889		4,141.75
0824	GALLS, LLC							
I-202511124126	GALLS, LLC	R	11/14/2025	1,162.85		063890		1,162.85
0884	ENDURA							
I-202511124125	ENDURA	R	11/14/2025	999.74		063891		999.74
0887	FERRELLGAS							
I-202511124128	FERRELLGAS	R	11/14/2025	12.00		063892		12.00
0944	CONKLIN CARS NEWTON FORD LINCO							
I-202511104118	CONKLIN CARS NEWTON FORD LINCO	R	11/14/2025	72.60		063893		72.60
1078	FLEXIBLE BENEFIT SERVICE CORPO							
I-202511104117	FLEXIBLE BENEFIT SERVICE CORPO	R	11/14/2025	202.50		063894		202.50
1094	EMC INSURANCE COMPANIES							
I-202511124127	EMC INSURANCE COMPANIES	R	11/14/2025	911.00		063895		911.00
1279	MARQUEE HEALTH LLC							
I-202511104110	MARQUEE HEALTH LLC	R	11/14/2025	1,901.25		063896		1,901.25
1360	ABCD TECH							
I-202511104121	ABCD TECH	R	11/14/2025	67.50		063897		67.50

VENDOR SET: 02 City of Valley Center

December 2, 2025 City Council Agenda Page 73

BANK: APBK PEOPLES CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1370	AT&T MOBILITY-CC							
I-202511104109	AT&T MOBILITY-CC	R	11/14/2025	215.50		063898		215.50
1392	WORKSTEPS, INC.							
I-202511104115	WORKSTEPS, INC.	R	11/14/2025	375.00		063899		375.00
1441	TROPICAL DETAIL							
I-202511104119	TROPICAL DETAIL	R	11/14/2025	150.00		063900		150.00
1502	ANDALE CONSTRUCTION, INC.							
I-202511104113	ANDALE CONSTRUCTION	R	11/14/2025	31,350.00		063901		31,350.00
1503	IWP, LLC							
I-202511104116	IWP, LLC	R	11/14/2025	9,663.22		063902		9,663.22
0014	WICHITA WINWATER WORKS CO.							
I-202511194162	WICHITA WINWATER WORKS CO.	R	11/21/2025	4,284.74		063905		4,284.74
0077	KANSAS OFFICE OF THE TREASURER							
I-202511174144	KANSAS OFFICE OF THE TREASURER	R	11/21/2025	6,866.25		063906		6,866.25
0113	VALLEY PRINT LOGISTICS							
I-202511194158	VALLEY PRINT LOGISTICS	R	11/21/2025	369.33		063907		369.33
0142	SOUTH WEST BUTLER QUARRY, LLC.							
I-202511174138	SOUTH WEST BUTLER QUARRY, LLC.	R	11/21/2025	544.12		063908		544.12
0148	WHITE STAR MACHINERY & SUPPLY							
I-202511174137	WHITE STAR MACHINERY & SUPPLY	R	11/21/2025	677.50		063909		677.50
0306	SEDGWICK COUNTY							
I-202511174145	SEDGWICK COUNTY	R	11/21/2025	2,533.65		063910		2,533.65
0572	ECONO SIGNS LLC							
I-202511194157	ECONO SIGNS LLC	R	11/21/2025	168.20		063911		168.20
0578	PHILIP L. WEISER, J.D.							
I-202511174133	PHILIP L. WEISER, J.D.	R	11/21/2025	150.00		063912		150.00
0728	DITCH WITCH UNDERCON							
I-202511174143	DITCH WITCH UNDERCON	R	11/21/2025	195.86		063913		195.86
0824	GALLS, LLC							
I-202511194163	GALLS, LLC	R	11/21/2025	860.16		063914		860.16

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE	AMOUNT		NO	STATUS	AMOUNT
1039	GRAINGER							
I-202511184150	GRAINGER	R	11/21/2025	21.62		063915		21.62
1118	PYE BARKER FIRE & SAFETY LLC							
I-202511174135	PYE BARKER FIRE & SAFETY LLC	R	11/21/2025	580.50		063916		580.50
1236	SHORT ELLIOT HENDRICKSON, INC.							
I-202511174134	SHORT ELLIOT HENDRICKSON, INC.	R	11/21/2025	87,154.00		063917		87,154.00
1261	MSA PROFESSIONAL SERVICES, INC							
I-202511174140	MSA PROFESSIONAL SERVICES, INC	R	11/21/2025	105.00		063918		105.00
1276	TROJAN TECHNOLOGIES CORP							
I-202511194160	TROJAN TECHNOLOGIES CORP	R	11/21/2025	1,750.00		063919		1,750.00
1403	PARETO HEALTH							
I-202511174141	PARETO HEALTH	R	11/21/2025	94.00		063920		94.00
1416	MOUNTAINLAND SUPPLY COMPANY							
I-202511174136	MOUNTAINLAND SUPPLY COMPANY	R	11/21/2025	127.92		063921		127.92
1417	ACCESS SYSTEMS LEASING							
I-202511174139	ACCESS SYSTEMS LEASING	R	11/21/2025	793.39		063922		793.39
1441	TROPICAL DETAIL							
I-202511194161	TROPICAL DETAIL	R	11/21/2025	567.00		063923		567.00
1460	ADVANCED MICROBIAL SOLUTIONS,							
I-202511194159	ADVANCED MICROBIAL SOLUTIONS,	R	11/21/2025	6,000.00		063924		6,000.00
1475	PRO-WELD LLC							
I-202511174132	PRO-WELD LLC	R	11/21/2025	250.00		063925		250.00
1	OLDFATHER, KELLI							
I-000202511194164	US REFUND	R	11/19/2025	1,325.76		063927		1,325.76
1	LARA, NATHAN JUNIVINCIO							
I-000202511204165	LARA, NATHAN JUNIVINCIO:	R	11/26/2025	150.00		063928		150.00
0141	SOUTH CENTRAL SEALING LLC							
I-202511244183	SOUTH CENTRAL SEALING LLC	R	11/26/2025	41,673.50		063929		41,673.50
0150	AT&T MOBILITY							
I-202511214171	AT&T MOBILITY	R	11/26/2025	267.79		063930		267.79

VENDOR SET: 02 City of Valley Center

December 2, 2025 City Council Agenda Page 75

BANK: APBK PEOPLES 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
0164	CUSIP GLOBAL SERVICE							
I-202511214173	CUSIP GLOBAL SERVICE	R	11/26/2025	1,578.00		063931		1,578.00
0196	P E C (PROFESSIONAL ENGINEERIN							
I-202511244188	P E C (PROFESSIONAL ENGINEERIN	R	11/26/2025	51,611.75		063932		51,611.75
0214	STANDARD & POOR'S FINANCIAL							
I-202511244180	STANDARD & POOR'S FINANCIAL	R	11/26/2025	30,020.00		063933		30,020.00
0254	CITY OF WICHITA							
I-202511244186	CITY OF WICHITA	R	11/26/2025	75,381.16		063934		75,381.16
0370	ALPHA LAND SURVEYS, INC.							
I-202511244185	ALPHA LAND SURVEYS, INC.	R	11/26/2025	2,540.00		063935		2,540.00
0503	FREMAR CORPORATION							
I-202511214168	FREMAR CORPORATION	R	11/26/2025	31,000.00		063936		31,000.00
0577	PIPER SANDLER							
I-202511244179	PIPER SANDLER	R	11/26/2025	158,000.00		063937		158,000.00
0587	DELL FINANCIAL SERVICES, LLC							
I-202511214170	DELL FINANCIAL SERVICES, LLC	R	11/26/2025	18.70		063938		18.70
0623	CORE & MAIN							
I-202511254195	CORE & MAIN	R	11/26/2025	1,311.93		063939		1,311.93
0780	CHENEY DOOR COMPANY							
I-202511254194	CHENEY DOOR COMPANY	R	11/26/2025	662.50		063940		662.50
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-202511214169	MERIDIAN ANALYTICAL LABS, LLC	R	11/26/2025	750.00		063941		750.00
0824	GALLS, LLC							
I-202511254191	GALLS, LLC	R	11/26/2025	471.30		063942		471.30
0912	PATTON TERMITE & PEST CONTROL							
I-202511214172	PATTON TERMITE & PEST CONTROL	R	11/26/2025	350.00		063943		350.00
0944	CONKLIN CARS NEWTON FORD LINCO							
I-202511244184	CONKLIN CARS NEWTON FORD LINCO	R	11/26/2025	2.38		063944		2.38
1162	CUT RATES LAWN CARE LLC							
I-202511244182	CUT RATES LAWN CARE LLC	R	11/26/2025	3,255.00		063945		3,255.00

VENDOR SET: 02 City of Valley Center

December 2, 2025 City Council Agenda Page 76

BANK: APBK PEOPLES CHECKING

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

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
1196	GARVER, LLC.							
I-202511244177	GARVER, LLC.	R	11/26/2025	34,648.38		063946		34,648.38
1236	SHORT ELLIOT HENDRICKSON, INC.							
I-202511244189	SHORT ELLIOT HENDRICKSON, INC.	R	11/26/2025	17,119.35		063947		17,119.35
1242	MUNIHUB							
I-202511244178	MUNIHUB	R	11/26/2025	1,000.00		063948		1,000.00
1338	HALSTEAD BANK							
I-202511254190	HALSTEAD BANK	R	11/26/2025	1,056.25		063949		1,056.25
1407	RED CARPET TROPHY							
I-202511214167	RED CARPET TROPHY	R	11/26/2025	56.00		063950		56.00
1484	ARMANDO FLEMING							
I-202511244187	ARMANDO FLEMING	R	11/26/2025	120.00		063951		120.00
1505	WORTH HYDRO							
I-202511244181	WORTH HYDRO	R	11/26/2025	825.80		063952		825.80
1506	UNITED RENTALS							
I-202511254196	UNITED RENTALS	R	11/26/2025	5,880.00		063953		5,880.00
0032	AFLAC							
I-AF 202511124129	SUPPLEMENTAL INSURANCE	R	11/26/2025	143.86		063956		
I-AF 202511254197	SUPPLEMENTAL INSURANCE	R	11/26/2025	97.43		063956		
I-AFC202511124129	SUPPLEMENTAL INSURANCE	R	11/26/2025	51.44		063956		
I-AFC202511254197	SUPPLEMENTAL INSURANCE	R	11/26/2025	51.44		063956		
I-AFD202511124129	SUPPLEMENTAL INSURANCE	R	11/26/2025	87.16		063956		
I-AFD202511254197	SUPPLEMENTAL INSURANCE	R	11/26/2025	87.16		063956		
I-AFL202511124129	SUPPLEMENTAL LIFE INSURANCE	R	11/26/2025	60.10		063956		
I-AFL202511254197	SUPPLEMENTAL LIFE INSURANCE	R	11/26/2025	60.10		063956		
I-AFO202511124129	SUPPLEMENTAL INSURANCE	R	11/26/2025	45.89		063956		
I-AFO202511254197	SUPPLEMENTAL INSURANCE	R	11/26/2025	45.89		063956		730.47
0445	DELTA DENTAL OF KANSAS, INC.							
I-DDS202511124129	DENTAL INSURANCE	R	11/26/2025	291.52		063957		
I-DDS202511254197	DENTAL INSURANCE	R	11/26/2025	291.52		063957		
I-DEC202511124129	DENTAL INSURANCE	R	11/26/2025	284.64		063957		
I-DEC202511254197	DENTAL INSURANCE	R	11/26/2025	284.64		063957		
I-DES202511124129	DENTAL INSURANCE	R	11/26/2025	180.40		063957		
I-DES202511254197	DENTAL INSURANCE	R	11/26/2025	180.40		063957		
I-DFM202511124129	DENTAL INSURANCE	R	11/26/2025	665.50		063957		
I-DFM202511254197	DENTAL INSURANCE	R	11/26/2025	435.72		063957		2,614.34

VENDOR SET: 02 City of Valley Center

December 2, 2025 City Council Agenda Page 77

BANK: APBK PEOPLES 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-VEC202511124129	VISION INSURANCE	R	11/26/2025	7.93		063958		
I-VEC202511254197	VISION INSURANCE	R	11/26/2025	7.93		063958		
I-VES202511124129	VISION INSURANCE	R	11/26/2025	9.24		063958		
I-VES202511254197	VISION INSURANCE	R	11/26/2025	9.24		063958		
I-VMC202511124129	VISION INSURANCE	R	11/26/2025	78.12		063958		
I-VMC202511254197	VISION INSURANCE	R	11/26/2025	78.12		063958		
I-VME202511124129	VISION INSURANCE	R	11/26/2025	62.79		063958		
I-VME202511254197	VISION INSURANCE	R	11/26/2025	62.79		063958		
I-VMF202511124129	VISION INSURANCE	R	11/26/2025	168.70		063958		
I-VMF202511254197	VISION INSURANCE	R	11/26/2025	151.83		063958		
I-VMS202511124129	VISION INSURANCE	R	11/26/2025	50.60		063958		
I-VMS202511254197	VISION INSURANCE	R	11/26/2025	131.78		063958		819.07

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	71	742,904.19	0.00	742,904.19
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: 02 BANK: APBK TOTALS:	71	742,904.19	0.00	742,904.19

VENDOR SET: 03 City of Valley Center

December 2, 2025 City Council Agenda Page 78

BANK: APBK PEOPLES 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
0074	KRISTI CARRITHERS							
I-202511104122	KRISTI CARRITHERS	R	11/14/2025	218.78		063903		218.78
0156	CLINT MILLER							
I-202511104107	CLINT MILLER	R	11/14/2025	352.00		063904		352.00
0001	AMANDA PARK							
I-202511244176	AMANDA PARK	R	11/26/2025	70.42		063954		70.42
0162	LINLEE PRATER							
I-202511244175	LINLEE PRATER	R	11/26/2025	142.45		063955		142.45

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	4	783.65	0.00	783.65
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 03 BANK: APBK TOTALS:	4	783.65	0.00	783.65

VENDOR SET: 04 City of Valley Center

December 2, 2025 City Council Agenda Page 79

BANK: APBK PEOPLES 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
0248	JENNA HARRIS							
I-202511174146	JENNA HARRIS	R	11/21/2025	200.00		063926		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:	76	743,887.84	0.00	743,887.84
REPORT TOTALS:	76	743,887.84	0.00	743,887.84

SELECTION CRITERIA

VENDOR SET: * - All

VENDOR: ALL

BANK CODES: All

FUNDS: All

CHECK SELECTION

CHECK RANGE: 063883 THRU 063958

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. CEREAL MALT BEVERAGE LICESNE APPROVAL:

The following businesses have made application for a Cereal Malt Beverage License for the year 2026.

Applications were received and recommended for approval by the Public Safety Director, Lloyd Newman.

Package Sales:

- Casey's General Store, 222 S. Meridian, Valley Center, KS
- Dollar General Store, 220 E. Ford, Valley Center, KS

CONSENT AGENDA

C. DELINQUENT ACCOUNT REPORT–SEPTEMBER 2025:

ACCOUNT AGING REPORT

11/26/2025 7:43 AM
ZONE: ALL
STAT: Disconnect, Final, Inactive
START DATES: 0/00/0000 THRU 99/99/9999
LAST BILL DATES: 9/01/2025 THRU 9/30/2025
FINAL DATES: 0/00/0000 THRU 99/99/9999

PAGE: 1
CONTRACTS: NO

ACCOUNT NO#	NAME	LAST PAY ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-0157-98	ISHAM-ALEXANDER LLC	9/05/2025 F		14.70				14.70
**** BOOK # :0001	TOTAL ACCOUNTS:	1	0.00	14.70	0.00	0.00	0.00	14.70
**** BOOK # :0002	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
03-0043-09	KESSLER, MEGAN	10/17/2025 I						0.00
**** BOOK # :0003	TOTAL ACCOUNTS:	1	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0004	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
05-0013-08	PEOPLES, JAMES	9/12/2025 F		55.22				55.22
05-0091-06	WIEGAND, JENNIFER	8/13/2025 F		93.74	126.94	116.25		336.93
**** BOOK # :0005	TOTAL ACCOUNTS:	2	0.00	148.96	126.94	116.25	0.00	392.15
06-0400-98	ALEYWAY CONSTRUCTION	0/00/0000 F		31.36				31.36
**** BOOK # :0006	TOTAL ACCOUNTS:	1	0.00	31.36	0.00	0.00	0.00	31.36
07-0256-06	CHASE, CHRISTOPHER	8/18/2025 F		64.96	155.15			220.11
07-0281-08	HILL, SAMANTHA	8/06/2025 F		19.74	194.04	162.63		376.41
07-0298-02	WAYMAN, ALEX	7/28/2025 F		89.99	176.77	187.05		453.81
07-0308-01	RENNER, PAYTON	9/22/2025 F		38.57				38.57
**** BOOK # :0007	TOTAL ACCOUNTS:	4	0.00	213.26	525.96	349.68	0.00	1088.90
**** BOOK # :0008	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00

11/26/2025 7:44 AM
ZONE: ALL
STAT: Disconnect, Final, Inactive
START DATES: 0/00/0000 THRU 99/99/9999
LAST BILL DATES: 0/00/0000 THRU 99/99/9999
FINAL DATES: 9/01/2025 THRU 9/30/2025

ACCOUNT AGING REPORT

PAGE: 2
CONTRACTS: NO

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
**** BOOK # :0010	TOTAL ACCOUNTS:	0		0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0011	TOTAL ACCOUNTS:	0		0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0012	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
20-0060-03	FAIRMAN, ANDREA	7/17/2025	F	88.38	151.37	144.88	150.28	534.91	
20-0065-07	MENDOZA, EXMER	9/22/2025	F	91.03				91.03	
20-0211-05	TERRAZAS, GABRIEL	8/06/2025	F	98.74	257.43	132.23		488.40	
20-0211-90	MONARCH INVESTMENTS	5/23/2025	F	147.50				147.50	
20-0231-06	LETTERMAN, MELISSA	8/15/2025	F	114.80	137.43			252.23	
**** BOOK # :0020	TOTAL ACCOUNTS:	5		147.50	546.23	277.11	150.28	1514.07	
80-0345-02	DARROW, DANIEL	9/16/2025	F	8.00				8.00	
**** BOOK # :0080	TOTAL ACCOUNTS:	1		0.00	0.00	0.00	0.00	0.00	8.00
REPORT TOTALS	TOTAL ACCOUNTS:	13		147.50	709.83	928.69	763.44	294.80	2844.26

ACCOUNT AGING REPORT

PAGE: 2
CONTRACTS: NO

11/26/2025 7:43 AM
ZONE: ALL
STAT: Disconnect, Final, Inactive
START DATES: 0/00/0000 THRU 99/99/9999
LAST BILL DATES: 9/01/2025 THRU 9/30/2025
FINAL DATES: 0/00/0000 THRU 99/99/9999

ACCOUNT NO#	NAME	LAST PAY ST	CURRENT	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
**** BOOK # :0009	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0010	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0011	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0012	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
20-0060-03	FAIRMAN, ANDREA	7/17/2025 F		88.38	151.37	144.88	150.28	534.91
20-0065-07	MENDOZA, EXMER	9/22/2025 F		91.03				91.03
20-0074-06	INGRAM, DEVIN	9/15/2025 F		51.91				51.91
20-0211-05	TERRAZAS, GABRIEL	8/06/2025 F		98.74	257.43	132.23		488.40
20-0231-06	LETTERMAN, MELISSA	8/15/2025 F		114.80	137.43			252.23
**** BOOK # :0020	TOTAL ACCOUNTS:	5	0.00	444.86	546.23	277.11	150.28	1418.48
80-0345-02	DARROW, DANIEL	9/16/2025 F		8.00				8.00
**** BOOK # :0080	TOTAL ACCOUNTS:	1	0.00	8.00	0.00	0.00	0.00	8.00

11/26/2025 7:43 AM									
ZONE: ALL									
STAT: Disconnect, Final, Inactive									
START DATES: 0/00/0000 THRU 99/99/9999									
LAST BILL DATES: 9/01/2025 THRU 9/30/2025									
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--	
PAGE: 3									
CONTRACTS: NO									
A C C O U N T A G I N G R E P O R T									
REPORT TOTALS	TOTAL ACCOUNTS:	15	0.00	861.14	1199.13	743.04	150.28	2953.59	

REPORT TOTALS

REVENUE CODE TOTALS

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	22.29	322.58	472.53	302.46	48.76	1168.62
200-SEWER	25.52	359.35	429.91	253.59	55.90	1124.27
300-PROT	0.03	0.52	1.04	0.67	0.09	2.35
400-RECONNECT FEE	0.00	25.67	62.05	36.01	9.27	133.00
600-STORMWATER UTILITY FEE	8.00	69.26	58.85	33.15	6.74	176.00
610-SOLID WASTE	0.00	51.24	108.30	70.73	15.95	246.22
611-WATER / MISC	0.00	0.83	1.13	1.04	0.00	3.00
700-STATE TAX RATE	0.00	1.15	0.00	0.00	0.00	1.15
850-PENALTY	0.00	30.54	65.32	45.39	13.57	154.82
996-Unapplied Credits	55.84CR	0.00	0.00	0.00	0.00	55.84CR
TOTALS	0.00	861.14	1199.13	743.04	150.28	2953.59

TOTAL REVENUE CODES: 2,953.59
TOTAL ACCOUNT BALANCE: 2,953.59
DIFFERENCE: 0.00

REPORT TOTALS

BOOK CODE TOTALS

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	0.00	14.70	0.00	0.00	0.00	14.70
02-BOOK 02	0.00	0.00	0.00	0.00	0.00	0.00
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	148.96	126.94	116.25	0.00	392.15
06-BOOK 06	0.00	31.36	0.00	0.00	0.00	31.36
07-BOOK 07	0.00	213.26	525.96	349.68	0.00	1088.90
08-BOOK 08	0.00	0.00	0.00	0.00	0.00	0.00
09-BOOK 09	0.00	0.00	0.00	0.00	0.00	0.00
10-BOOK 10	0.00	0.00	0.00	0.00	0.00	0.00
11-BOOK 11	0.00	0.00	0.00	0.00	0.00	0.00
12-BOOK 12	0.00	0.00	0.00	0.00	0.00	0.00
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	444.86	546.23	277.11	150.28	1418.48
80-STORMWATER YEARLY	0.00	8.00	0.00	0.00	0.00	8.00
TOTALS	0.00	861.14	1199.13	743.04	150.28	2953.59

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: 9/01/2025 THRU 9/30/2025
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

D. SENIOR CENTER REPORT JULY THRU NOVEMBER 2025

Valley Center Senior Center Quarterly Report (June-November 2025)

During the third quarter of the year, there were 3690 sign-ins at the senior center.

The activities are broken down into three categories, baseline, education, and special events.

There are 14 baseline activities:

(e.g. Tai Chi for Arthritis, Tuesday/Thursday Senior Lunch, Pickleball, and Movie Matinee)

229 people attended a baseline activity; these 229 individuals attended one or more of the 14 baseline activities a total of 3248 times (sign-ins).

There were 16 educational presentations:

(e.g. Elder Abuse, How to use the Uber App, New Social Security Deduction, Fall Prevention)

72 people attended an educational presentation; these 72 individuals attended one or more of the 16 educational presentations a total of 412 times (sign-ins).

There were 6 special events:

(e.g. Multi-Senior Center Puzzle Tournament, Great Plains Nature Center Birds of Prey, Outing to the Popcorner)

20 people attended a special event; these 20 individuals attended one or more of the 6 special events a total of 30 times (sign-ins).

Other services offered:

RSVP Transportation Program:

The senior center gave 36 rides.

Medicare Part D Counseling:

The Senior Services Coordinator counseled 11 people in November

Red Cross Blood Drive:

9 seniors donated blood during July and September 2025 blood drive.

Commodities Distribution: (Every other month)

A total of 88 households were served during August and October distributions.

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. Public Librarian Sharp

H. Finance Director/Interim City Administrator Miller

I. City Clerk/HR Director/Interim City Administrator Carrithers

GOVERNING BODY REPORTS

A. Mayor Truman

B. Councilmember Colbert

C. Councilmember Wilson

D. Councilmember Reid

E. Councilmember Anderson

F. Councilmember Gregory

G. Councilmember Kerstetter

H. Councilmember Evans

I. Councilmember Stamm

ADJOURN