

REGULAR COUNCIL MEETING

February 4, 2025

CITY HALL

121 S. MERIDIAN

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

Members Absent: Ben Anderson

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

Press present: Ark Valley News

APPROVAL OF AGENDA -

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

ADMINISTRATION AGENDA –

JANUARY 21, 2025, CITY COUNCIL MINUTES-

Bass moved to approve the minutes of the January 21, 2025, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous. Motion Carried.

PRESENTATIONS/PROCLAMATIONS – None

PUBLIC FORUM – None

APPOINTMENTS – None

OLD BUSINESS –

A. ORDINANCE 1417-25; SOLAR ENERGY CONVERSION SYSTEMS

Community Development Director Fiedler presented for final approval Ordinance 1417-25 regarding Solar Energy Conversion Systems. He stated that included in final ordinance was requested change in Section D 3 for a disposition panels. Bass clarified who is responsibility for costs of abandonment. Fielder referred to Section D #10.

Wilson moved to approve Ordinance 1417-25 regarding Solar Energy Conversion System for 2nd reading, seconded by Colbert. Vote Aye: Colbert, Wilson, Gregory, Evans and Stamm. Opposed: Bass and Kerstetter. Motion carried.

B. ORDINANCE 1418-25; AMEND NUISANCE REGULATIONS

Community Development Director Fiedler presented for final approval Ordinance 1418-25 which amends the nuisance regulations in City Code. Kerstetter inquired whether City Staff would continue to take care of areas around culverts and the storm waterways. Eggleston confirmed they would. Dave Matson, 144 Northwind addressed Council regarding existing ditches that are unsafe to mow because of slopes. He stated his mother has property at 8809 N Seneca which would be impacted. Council discussed the issue and wondered about exception being made for safety issues. Or changing the grade of the slope. Eggleston stated that changing the slopes would require a study from engineers as anything done can

impact drainage up or down the ditch. Eggleston acknowledged that some ditches are too steep for even City staff to mow.

Kerstetter moved to table a decision on final approval of Ordinance 1418-25 to allow staff to explore possible exception language. Motion seconded by Stamm. Vote Yea: unanimous Motion carried.

NEW BUSINESS-

A. ORDINANCE 1419-25; RE-ZONE 328 N BIRCH

Community Development Director Fiedler presented Ordinance 1419-25. This would re-zone property located at 328 N Birch from R-1B to R-3. Fiedler stated the Planning and Zoning Board recommended approval of this zoning change at their meeting on January 28, 2025, with a 4-2 vote. He acknowledge there was opposition to the re-zoning but the comp plan will show the need for more housing.

Residents in the neighborhood addressed Council with concerns about the re-zone. Concerns raised included parking along the street, proposed fencing in backyard, sight lines into neighboring yards, safety concerns for children and property values.

Jordon Noone, 1468 E. Fall Brook St, is the property owner requesting the re-zoning. He stated that they are guidelines and city codes for any improvements and development. He stated that off street parking sand garages will be included. He will work with City Staff to ensure that plans comply with codes.

Council further discussed the property, noting that the current house is not habitable and would be torn down. Kerstetter stated his opposition to re-zone to R-3. Other Council members questioned whether the lot is large enough for a 4 plex project. Truman stated that Council decision tonight is not to approve the construction of any structure only the re-zoning of the individual property.

Gregory moved to approve for 1st reading Ordinance 1419-25 to re-zone 328 N Birch from R-1B to R-3. Motion seconded by Wilson. Vote Yea: None Opposed: Unanimous Motion is not pass.

B. APPROVAL OF AGREEMENT WITH VALLEY CENTER RECREATION COMMISSION

City Administrator Clark presented agreement with the Valley Center Recreation Commission for the new Recreation Center. He announced that February 22nd from 9-11am will be an open house with ribbon cutting. Kerstetter stated that he's excited about the opening and glad to see the Rec Commission helping with the financing of the project. Stamm questioned who will be responsible for maintenance. Clark stated that staff from the city, recreation commission and school are getting training, but ultimately it will be the Recreation Commission's responsibility.

Kerstetter moved to approve Lease Agreement with Valley Center Recreation Commission and City of Valley Center. Evans seconded the motion. Vote Aye: Unanimous. Motion carried.

C. WASTE CONNECTIONS AGREEMENT – 2025 RATES

Hershel West with Waste Connections stood for any questions pertaining to the annual two (2%) increase per contract. West thanked the Council for their continued support and let him know if there are any issues. This is the last year of the contract with Waste Connections. City Administrator Clark did mention that the increase will also include the City admin fee of additional \$1.00. Councilmembers Bass and Wilson expressed their appreciation for the drivers and asked for Mr. West to pass that on. No action was needed.

D. RESOLUTION 774-25; HARVEST PLACE DRAINAGE AUTHORITY

Jake Vasa, SEH presented information and Resolutions to authorize improvements to Harvest Place. The improvements will include Drainage, Paving, Sewer and Water. Phase II of Harvest Place will include 47 single family, 97 duplex units and 3 commercial properties. Vasa stated that drainage and the retention ponds are under a 100-year flood plan. Funding received from Sedgwick County is for drainage only and not the other improvements.

Kerstetter moved to approve Resolution 774-25 which authorizes drainage improvements to Harvest Place. Stamm seconded the motion. Vote Aye: Unanimous. Motion carried.

E. RESOLUTION 775-25; HARVEST PLACE PAVING AUTHORITY

Stamm moved to approve Resolution 775-25 which authorizes paving improvements to Harvest Place. Evans seconded the motion. Vote Aye: Unanimous. Motion carried.

F. RESOLUTION 776-25; HARVEST PLACE SEWER AUTHORITY

Bass moved to approve Resolution 776-25 which authorizes sewer improvements to Harvest Place. Wilson seconded the motion. Vote Aye: Unanimous. Motion carried.

G. RESOLUTION 777-25; HARVEST PLACE WATER AUTHORITY

Kerstetter moved to approve Resolution 777-25 which authorizes water improvements to Harvest Place. Stamm seconded the motion. Vote Aye: Unanimous. Motion carried.

H. APPROVAL OF DESIGN AGREEMENT WITH SEH FOR HARVEST PLACE

Jake Vasa presented for approval agreement with SEH for Development Design to include grading, paving, water main, sanitary sewer main and drainage for Harvest Place Phase II. The total fee is estimated to be \$483,200.00.

Wilson made a motion to approve Professional Agreement with SEH for the Harvest Place Phase II Design and authorize Mayor or City Administrator to sign. Motion seconded by Colbert. Vote Aye: Unanimous. Motion carried.

I. RESOLUTION 778-25; APPROVAL OF INTRAFI CONTRACT WITH PEOPLES BANK

Finance Director Miller reported that People's Bank has been wonderful working with in getting accounts set up. They have offered a one-year commitment of 4.4% fixed rate on IntraFi account. If rates happen to go up within that year, they will increase as well but will not be lowered if other rates fall. Kerstetter moved to adopt Resolution 778-25, expanding the investment option for the City of Valley Center with a People's Bank IntraFi account. Motion seconded by Gregory. Vote Aye: Unanimous. Motion carried. Kerstetter moved to approve Clint Miller, Mayor James Truman and Brent Clark as authorized signers on People's Bank account. Motion seconded by Evans. Miller requested that Ben Anderson, Council President also be added as authorized signers. Kerstetter amended his motion to add Ben Anderson, Evans seconded the amended motion. Vote Aye: Unanimous. Motion Carried.

J. APPROVAL OF ORGANIZATION CHART CHANGES

City Administrator Clark requested approval of re-organizational flow chart by combining Finance Director Position with the City Treasurer Position. This includes the addition of an Accounting Clerk II FTE.

Evans moved to approve proposed updated organizational flow chart by adding an additional Accounting Clerk II position and combining the title of City Treasurer into the Finance Director position. Motion seconded by Stamm. Vote Yea: Unanimous. Motion carried.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE – FEBRUARY 4, 2025

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

Thanked all the volunteers for working at the home show this past weekend. 150 information bags were given out and 130 people signed up for the gift basket drawing.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

Reported that his staff is down a couple of positions. They are currently conducting interviews.

PUBLIC WORKS DIRECTOR EGGLESTON

Eggleston thanked everyone for their patience in January as they have been working the streets due to the snowstorm. He stated that all equipment has been repaired and the brine applicator has been installed and staff has been out training with it. He is also working on an updated snow and ice policy and snow routes. All departments in public works met with School District staff to discuss snow removal around school buildings and parking lots.

Eggleston reported that he recently attended a day at the State Capital. He was able to attend a house hearing with the State Water Committee. The Legislature is currently discussing changes to certification for water and wastewater operators.

A status meeting was held for Meridian. Pending weather delays, Meridian will close at 69th Street for roundabout construction on February 24th.

CITY CLERK/HR DIRECTOR CARRITHERS

With staff openings, interviews are being conducted for Parks and Public Building position, Account Clerk II and Police Officer. Working with department heads to make offers and get fully staffed again.

GOVERNING BODY REPORTS-

MAYOR TRUMAN

Inquired whether the City has an ordinance that deals with residential rental conditions. Clark stated that staff can site property owners for nuisance violations outside, but conditions inside a rental is a civil matter between the landlords and tenant.

COUNCILMEMBER WILSON

Asked if staff could research and report on comparison to other local cities what the percentage of single family vs. multi-family home is.

COUNCILMEMBER GREGORY AND EVANS

Reported that they had a great time at the home show and encouraged everyone to volunteer at the booth to promote Valley Center.

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

ADJOURN -

The meeting adjourned at 8:42 PM.

Kristi Carrithers, City Clerk/HR Director