

REGULAR COUNCIL MEETING

March 18, 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, Ben Anderson, Gina Gregory, Dale Kerstetter, Chris Evans and Matt Stamm.

Members Absent: Clint Bass

Staff Present: Kyle Fiedler, Community Development Director
Lloyd Newman, Public Safety Director
Gage Scheer, City Engineer
Neal Owings, Parks and Public Building Director
Clint Miller, Finance Director
Kristi Carrithers, City Clerk/HR Director
Brent Clark, City Administrator

Press present: Ark Valley News

APPROVAL OF AGENDA -

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

ADMINISTRATION AGENDA –

MARCH 4, 2025, CITY COUNCIL MINUTES-

Wilson moved to approve the minutes of March 4, 2025, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous. Motion Carried.

PRESENTATIONS/PROCLAMATIONS –

A. WAMPO TRANSPORTATION PLAN 2050

Markey Jones and Nick Flanders with the Wichita Area Metropolitan Planning Organization presented the Metropolitan Transportation Plan 2050.(MTP 2050). This is a long range 20-year plan for the future. The MTP 2050 sets priorities for transportation throughout the area. They explained the plan can be found on their website: www.wampo.org/org/mtp2050. An open house will be held March 26th from 4:00-6:00pm at the Wichita Regional Chamber of Commerce. They encouraged everyone to look at the plan and make comments by April 7th.

Administrator Clark thanked WAMPO for their work and partnership. He stated that they have helped with numerous projects including Meridian Street, and the Seneca multi-use path. Upcoming planned projects include Main Street re-vitalization from the railroad tracks to Emporia and Bridge upgrade.

PUBLIC FORUM –

Jeff Davison, 6601 N. Sheridan, addressed Council with concerns regarding increased traffic on Sheridan due to the closure of the Meridian and 69th intersection. He stated that he is pro-progress in the area. However, that stretch of Sheridan on which he lives has seen an increase in daily traffic go from 40 cars to 1500 cars. This road is dirt and isn't maintained properly by either Sedgwick County or the Park Township. Such an increase in traffic and if it rains it will be very dangerous with vehicles sliding off into a steep ditch.

APPOINTMENTS – None

OLD BUSINESS – None

NEW BUSINESS-

A. FUNDING REQUEST FROM MUD DAUBERS

Sheldon Howell with the Kansas Collegiate League requested funding for the 2025 baseball season. He gave an update regarding the Mud Dauber team for 2025 and thanked Council for their past support. Kerstetter asked about planned local events involving the high school or rec center. Howell stated that they are 7-8 beds short for the players, so looking for host families for these young men. Kerstetter moved to approve \$2,200.00 funding for the Valley Center Mud Daubers for the 2025 season. Motion seconded by Evans. Vote Yea: Anderson, Gregory, Kerstetter, Evans and Stamm. Opposed: Colbert and Wilson. Motion carried.

B. FUNDING REQUEST FROM MAIN STREET VALLEY CENTER

Main Street Valley Center Board President, Chris Strunk reported on activities and projects in 2024. Plans in 2025 will continue in much the same way as 2024, with Farmers Market, Fall Fest, Movie on Main, Hometown Christmas as well as many other events. Strunk requested Council approval of \$10,000.00 grant for 2025.

Gregory moved to approve \$10,000.00 grant funding for Main Street Valley Center in 2025. Motion seconded by Anderson. Vote Aye: Unanimous. Motion carried.

C. REQUEST FOR SIGN WAIVER FOR FARMERS MARKET

Chris Strunk requested on behalf of Main Street Valley Center a waiver of for placement of signs in the public right-of-way during Farmers market. He explained that the signs pending approval would be placed only during the weeks of Farmers Market, currently held on the 1st and 3rd Thursdays of the month. Anderson made a motion to approve waiver of the placement in public right-of-way of sign regulations for the Valley Center Main Street sponsored Farmer's Market during market weeks. Motion seconded by Wilson. Vote Aye: Unanimous. Motion carried.

D. PROPERTY TAX ABATEMENT APPLICATION FOR VILLAGE COACHWORKS

Comm. Dev. Director Fiedler presented information regarding a property tax abatement application submitted by Village Holdings, Inc., which was reviewed by the City's Economic Development Board on March 5, 2025. Fiedler explained that they plan on expanding with a 6500 sq. foot addition, installing new machinery and hiring 3 new employees. The abatement would be on the City portion of the general property taxes at a 75% rate. Stamm asked where the expansion would be. Fiedler stated it would be to the west and south. Kerstetter verified that the large buses have access.

Wilson made motion to give final approval of Village Coachworks property tax abatement application under the following term: City of Valley Center, using the FY2024 City portion of general property taxes paid, \$5,021.32 as a baseline, will reimburse any increase in the City portion of general property taxes at a 75% rate to Village Coachworks, LLC, a division of Village Holdings, Inc. on the parcel of land at 335 S. Meridian for tax years 2026-2029 with the possibility of an additional five year term (based on the performance by the company) to be reviewed by the City in 2029. Seconded by Anderson. Vote Aye: Unanimous. Motion carried.

E. APPROVAL OF SIGN FOR 69TH/MERIDIAN AT ROUNDABOUT

Parks and Public Building Director Owings presented design and agreement for installation of welcome sign to be placed at the 69th/Meridian roundabout. Mary Wilson with Miracle Designs stated the design prominently features the Hornet and honeycomb design from the water tower. Stamm asked about sightlines and safety concerns with semi and other traffic. Clark explained the multiple levels between the roundabout traffic pattern and the center circle where the sign will be located. Gregory confirmed that the aluminum sign will withstand normal Kansas wind and storms.

Anderson moved to accept proposed design and installation of sign at 68th/Meridian Roundabout from Miracle Signs in the amount of \$62,974.86 and authorize Mayor or City Administrator to sign. Motion seconded by Gregory. Vote Aye: Unanimous. Motion carried.

F. RFP – CONTRACT MOWING SERVICES

Parks and Public Buildings Director Owings presented Request for Proposals for Contract Mowing Services and requested approval to solicit bids. Council members had several questions regarding how the areas for mowing services were selected, does the recently passed Ordinance for Right-of-Way mowing factor into the request and financial considerations. Owings stated that having outside mowing services

frees up city staff to work on more specialized repair projects. Streets department can do more actual repairs to streets and his parks crew can do more irrigation repairs and building maintenance. Wilson moved to approve RFP to solicit bids for 2025 mowing services. Seconded by Anderson. Vote Aye: Unanimous. Motion carried.

G. RFP – TURF, TREE AND VEGETATION MGT. SERVICES

Parks and Public Buildings Director Owings presented Request for Proposals for Turf, Tree and Vegetation Mgt. Services and requested approval to solicit bids.

Anderson moved to approve RFP to solicit bids for 2025 Turf, Tree and Vegetation Mgt. Services. Motion seconded by Wilson. Vote Aye: Unanimous. Motion carried.

H. ORDINANCE 1421-25: SPEED LIMIT-NORTH MERIDIAN

Public Safety Director Newman presented for 1st reading Ordinance 1421-25. This Ordinance will lower the maximum speed limit to 45 mph. on Meridian Avenue from the 9200 block to 9600 block. During posted school hours the maximum speed limit from the 9300 block to 9600 block would be 35 m.p.h. Kerstetter inquired whether this area includes the cemetery. The cemetery would have the lower limits. Gregory inquired whether it might be better to have a 30-m.p.h. limit during school hours. Newman stated that following more of the development of that area, they will be re-assessing the limits. Wilson moved to approve for 1st reading Ordinance 1421-25, lowering the speed limit on North Meridian. Motion seconded by Evans. Vote Aye: Unanimous. Motion carried.

I. APPROVAL OF CONCRETE CURB AND GUTTER REPLACEMENT ON 3RD. STREET

City Administrator Clark requested approval of bid from APAC to replace concrete curb and gutter on 3rd Street. The work would be done in conjunction with the mil and overlay project scheduled for this year. The quote for 455 feet of curb and gutter is \$16,380.00. This bid was not included in the bid for the mil and overlay project, but bid was requested from the company completing the project.

Anderson moved to approve bid from APAC to replace concrete curb and gutter on 3rd Street in an amount not to exceed \$16,380.00. Motion seconded by Wilson. Evans inquired whether any other bids were submitted. Clark stated that a bid was only solicited from APAC as they won the bid for the mil and overlay. Vote Aye: Unanimous. Motion carried.

J. APPROVE REPAIR OF BOOSTER STATION PUMP #1

Utilities Manager Nick Manning requested approval to repair Booster Station Pump #1. C&B Equipment with replace rotating assembly. This repair will provide redundancy for the Booster Station. Evans moved to approve repair of Booster Station Pump #1 and accept quote from C&B in the amount of \$28,820.00. Kerstetter seconded the motion. Vote Aye: Unanimous. Motion carried.

K. EXECUTIVE SESSION: PRELIMINARY DISCUSSION CONCERNING THE ACQUISITION OF REAL PROPERTY

Wilson moved for Council to recess into executive session for consultation with Attorney deemed privileged. Session to include the Mayor, Council, City Attorney and City Administrator. Noted that City Attorney was not in attendance due to family emergency. The open meeting will resume in the City Council Chamber in five minutes, seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

Executive Session began at 8:22pm

Executive Session ended at 8:27pm

Wilson stated that no official action was taken.

L. MOU – TROILO FAMILY TRUST AND CITY OF VALLEY CENTER

City Administrator Clark presented Memorandum of Understanding with the Troilo Family Trust regarding Lot 37 through Lot 39 on Main Street, Valley Center, KS. Clark explained that any future development of these lots would be influenced by the City vision for Main Street with ownership. Jeff Davison inquired whether these lots could be developed. Clark stated that they have been in contact with State of Kansas officials and there is no contamination and buildings could be built on a slab. Kerstetter voiced his opposition, stating that he doesn't think the City should be in the Real Estate business. Clark explained that it is the city's job to have a vision for City development.

Wilson moved to enter into this Memorandum of Understanding with the Troilo Family Trust for purchase of Lots and authorize Mayor to sign. Colbert seconded the motion. Anderson stated that he agrees somewhat with Kerstetter, but the purchase price of the lots is not so high that it would allow the City to have the opportunity to have a say in the use of the lots. Vote Aye: Colbert, Wilson, Anderson, Gregory, Evans and Stamm. Opposed: Kerstetter. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – MARCH 18, 2025
- B. ECONOMIC DEVELOPMENT BOARD MINUTES -MARCH 5, 2025
- C. PLANNING AND ZONING BOARD MINUTES -MARCH 12, 2025
- D. SPECIAL USE PARK REQUEST-VC LIBRARY AND VC LIONS CLUB-APRIL 19, 2025

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

Reported that Sedgwick County will be holding public hearings regarding the flood plain maps. They will be April 21st and April 22nd. Fiedler stated that he will attend but wanted Council to get them on their calendars if they wished to attend one of them.

Notices regarding Nuisance (mowing) regulations were sent out to property owners following approval of Ordinance 1418-25.

PARKS AND PUBLIC WORKS DIRECTOR OWINGS

Announced that the remaining 29 trees for the North Meridian project have been delivered. They should be planted in late March. The department is also planting 24 trees along Ford Street. Owings thanked the Lions Club for their sponsorship of a replacement tree in Lions Park.

PUBLIC SAFETY DIRECTOR NEWMAN

Stated that another Patrol Officer has been hired and has already started the academy. Once he graduates in June, Newman will introduce him to Council.

CITY ENGINEER SCHEER

They are working on the last items on the punch list for North Meridian. The programming of the lights is included in the list.

Meridian at 69th has been closed for the construction of the roundabout. Water lines will be re-located next week. Switch over to new lines is scheduled for April 2nd. The shut off is scheduled overnight with the water tower supplying all water at that time. It is estimated to be completed within an 8–10-hour window. Street work on South Meridian continues as sidewalks and driveways are completed.

FINANCE DIRECTOR/TREASURER MILLER

Stated that he has included a financial report for the first two months of 2025. He also introduced Linlee Prater as newly hired Accounting Clerk II.

CITY CLERK/HR DIRECTOR CARRITHERS

Noted that a report from Senior Coordinator was included in agenda packet. She has been asked to provide a report of activities and programs involving our Senior Residents. This report will be included every 2-3 months.

CITY ADMINISTRATOR CLARK

The Chamber of Commerce sponsored garage sale will be April 24th-26th. Anyone wishing to register a sale and be included on the map is asked to register online. The Chamber will also be hosting the 19th Annual Golf Classic on April 25th. Stamm inquired about the progress of the drainage project on North Meridian. Clark stated that they are meeting with property owners regarding the permanent easement for drainage. Work on a 350-foot concrete flume should begin in the near future.

GOVERNING BODY REPORTS-

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

ADJOURN -

The meeting adjourned at 8:55 PM.

Kristi Carrithers, City Clerk/HR Director