

REGULAR COUNCIL MEETING
May 6, 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, Gina Gregory, Dale Kerstetter and Matt Stamm.

Members Absent: Clint Bass, Ben Anderson and Chris Evans

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

Press present: Ark Valley News

APPROVAL OF AGENDA -

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

ADMINISTRATION AGENDA –

APRIL 15, 2025, CITY COUNCIL MINUTES-

Wilson moved to approve the minutes of April 15, 2025, City Council meeting as presented, seconded by Colbert. Vote Aye: Unanimous. Motion Carried.

PRESENTATIONS/PROCLAMATIONS –

A. LAW ENFORCEMENT MEMORIAL DAY PROCLAMATION

Mayor Truman read a Proclamation declaring May 15, 2025, Peace Officers Memorial Day and May 11-17th as Police Week in the City of Valley Center.

B. CITY OF WICHITA DROUGHT RESPONSE PRESENTATION

Gary Janzen, Wichita Public Works and Utilities Director presented information regarding the drought response. He explained the steps being taken by Wichita and water consumers. He stated that the restrictions implemented last year did make a difference, but they continue to be in Stage 2 restrictions. The Equus Beds are 92% full due to water reclamation projects. He also spoke about water re-use projects.

C. UPDATE OF MERIDIAN STREET PROJECT

Kristy Skaggs, PEC updated the Council regarding the roundabout and South Meridian Project. She stated that concrete is being poured this week. Pending weather delays Meridian should have final completion in early July. Councilmember Wilson verified that sidewalks and driveways should be done by next week. Meridian should be open before July 4th.

PUBLIC FORUM –

Toby Meadows, Wagon Tail Ranch, expressed his frustration that the closure of Meridian has greatly affected his business. He felt that the detour signs were very confusing and customers were not able to find his business. He also stated that Pearson Construction destroyed their sign. He stated that they are a part of Valley Center and support the community.

APPOINTMENTS – None

OLD BUSINESS – None

NEW BUSINESS-

A. HARVEST PLACE PHASE I SUPPLEMENTAL AGREEMENT WITH SEH

Anthony Krejci with SEH presented supplemental agreement for turn lane design for extension of Sunflower Drive & Replating in Harvest Place Phase I development. Total fee for the agreement will be \$19,200.00. Kerstetter verified that the cost will be paid in specials.

Kerstetter moved to approve Supplemental Agreement with SEH for Harvest Place Phase I Improvements in an amount not to exceed \$19,200.00 and authorize Mayor or City Administrator to sign. Motion seconded by Anderson. Vote Aye: Unanimous. Motion carried.

B. TRAILS END PHASE I IMPROVEMENTS SUPPLEMENTAL AGREEMENT WITH SEH

Anthony Krejci with SEH presented supplemental agreement for additional water main design and additional turn lane design on Tanner Trail. Total fee will be \$17,300.00

Stamm moved to approve Supplemental Agreement with SEH for Trails End Phase I Improvements in an amount not to exceed \$17,300.00 and authorize Mayor or City Administrator to sign. Motion seconded by Kerstetter. Vote Aye: Unanimous. Motion carried.

C. RESOLUTION 780-25; TRAILS END PHASE II DRAINAGE PETITION

Garth Hermann explained that petitions requesting improvements for Trails End Phase II have been received. Resolutions 780-25 through 783-25 will be presented for approval. These Resolutions authorize and provide for the construction and financing of drainage, paving, water and sewer improvements. Most of the residential improvements will be funded with specials although the City will pay for the improvements for the school.

Wilson moved to approve Resolution 780-25 authorizing construction and financing drainage improvement to the Trails End Phase II subdivision. Motion seconded by Colbert. Vote Aye: unanimous. Motion carried.

D. RESOLUTION 781-25; TRAILS END PHASE II PAVING PETITION

Resolution 781-25 authorizes and provides for the construction and financing of paving improvements.

Wilson moved to approve Resolution 781-25 authorizing construction and financing paving improvement to the Trails End Phase II subdivision. Motion seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

E. RESOLUTION 782-25; TRAILS END PHASE II WATER PETITION

Resolution 782-25 authorizes and provides for the construction and financing of water improvements.

Stamm moved to approve Resolution 782-25 authorizing construction and financing water improvement to the Trails End Phase II subdivision. Motion seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

F. RESOLUTION 783-25; TRAILS END PHASE II SEWER PETITION

Resolution 783-25 authorizes and provides for the construction and financing of sewer improvements.

Kerstetter moved to approve Resolution 783-25 authorizing construction and financing sewer improvement to the Trails End Phase II subdivision. Motion seconded by Stamm. Vote Aye: unanimous. Motion carried.

G. RESOLUTION 784-25; UPDATE TIF DEVELOPMENT AGREEMENT

Garth Herrmann, Gilmore & Bell presented Resolution 784-25 authorizing the updated agreement for the TIF Development. He presented updated Development Agreements between the City of Valley Center and Hornet Capital LLC and the City of Valley Center and IHD Prairie Lakes, LLC. It was explained this is actually a 2nd amendment due to re-structuring of properties and developers. It will transfer the rights and responsibilities of this specific area in the TIF to Hornet Development.

Gregory moved to approve Resolution 784-25 authorizing the execution of a Development Agreement between the City of Valley Center and Hornet Capital LLC. and authorizing the execution and delivery of a development agreement amendment No. 2 between the City of Valley Center and IHD Prairie Lakes LLC. Motion seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

H. ORDINANCE 1424-25; RE-ZONE BIRCH

Community Development Director Fiedler presented Ordinance 1424-25. This Ordinance will re-zone 328 N. Birch from R-1B to R-2. The planning and zoning commission recommended approval of this zoning change at their meeting on April 22, 2025, after receiving the staff recommendation for approval and hearing public comment. He reminded Council a re-zoning request to R-3 was denied earlier this year. Several residents in the area around the property spoke in opposition to re-zoning. They raised concerns regarding parking, property values, lot not being large enough, the developments near this property should never have been allowed and the desire to keep single family homes on this property. Jordon Noone property owner and Matthew Tucker agent for the owner spoke regarding the concerns and how the development will address them. Noone stated that he would build and rent to responsible tenants. He does not intend to build and then sell the property.

Council discussed the re-zoning process. Fiedler reminded them, they will only approve the re-zoning. Future lot split plans and building design will be handled by staff and the Planning and Zoning Development Board. Wilson expressed that Valley Center is in a different place than when other duplexes were approved. Fiedler stated that any developments on the property would have to follow all city codes.

Wilson moved to approve for 1st reading Ordinance 1424-25 to rezone 328 N. Birch from R-1B to R-2. Motion seconded by Colbert. Vote Aye: Colbert, Gregory and Stamm. Opposed Wilson and Kerstetter. Motion carried.

I. ORDINANCE 1425-25 RE-ZONE PROPERTY NORTH OF REC CENTER

Community Development Director Fiedler requested a re-zone for the land located NE of Rec Center from C-2 to R-3. The planning and zoning commission recommended approval of this zoning change at their meeting on April 22, 2025, after receiving the staff recommendation for approval and hearing public comment. He explained that a C-2 is a general business zone and R-3 is multi-family housing. A R-3 zoning would give the City more flexibility in development. It would be a buffer between commercial and residential. Kerstetter stated he would not be in favor of a re-zoning. Stamm expressed that he would much prefer housing to businesses right next to other homes. Truman and Colbert both stated they would support a re-zone.

Stamm moved to approve for 1st reading Ordinance 1425-25 to re-zone a City-owned parcel of land NE of the Rec Center from C-2 to R-3. Seconded by Wilson. Vote: Aye Colbert, Wilson, Gregory and Stamm. Opposed: Kerstetter.

J. APPROVAL OF CONTRACT – ABATEMENT MOWING SERVICE

Community Development Director Fiedler requested an extension of abatement mowing service contract with Lamont Webb DBA Done Right Lawn Care LLC. He explained that the cost of this service will be billed to the property owner. Cost of this service will vary depending on the size and condition of the lot. Usually around \$75.00. Stamm inquired how many times services are used. Fiedler stated the department has received 6 complaints this week, but many property owners will take care of it once they receive the letter. None of the complaints have been because of the mowing change in Right of Ways. Mayor Truman stated that he has personally used Done Right and they are a good company.

Wilson moved to approve contract extension with Done Right Lawn Care LLC for Abatement mowing services. Seconded by Stamm. Vote Aye: unanimous. Motion carried.

K. APPROVAL OF PROPOSAL FOR WEBSITE AND MUNICIPAL CODE

Community Development Director Fiedler explained that the contract for website options with Civic Plus has increased dramatically. In review of other options to host website and municipal codification he visited with several companies and is recommending approval to enter into an agreement with Revise for website hosting and design and General Code to host our municipal code. Council had several questions regarding .gov vs .org, security of the website. Fiedler stated that payments would still be directed and processed through the 3rd party vendor. The new website would also be ADA compliant. Wilson verified that Option 1 is the contract the City approves.

Wilson moved to approve quotes from Revise for website services and General Code for codification services and authorize Mayor or City Administrator to execute agreements. Motion seconded by Colbert. Vote Aye: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - MAY 6, 2025
- B. DELINQUENT ACCOUNT REPORT – FEBRUARY 2025
- C. PLANNING AND ZONING BOARD MINUTES -APRIL 22, 2025
- D. CHECK RECONCILIATION- JANUARY 2025
- E. REVENUE AND EXPENSE REPORT – JANUARY 2025
- F. TREASURER’S REPORT – JANUARY 2025

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

Fiedler reported that floodplain maps have not changed. In response to inquiries for updates, properties receive a star notation. Wilson wondered whether that was a viable option for property owners. Stamm was disappointed that no changes were made.

Fiedler stated that the opening of Farmer’s Market is May 1st had 16 vendors and 2 food trucks.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

Met on-site to discuss the welcome sign on South Meridian at the roundabout.

CITY ADMINISTRATOR CLARK

Visited with Blake Pennington REC Director. He stated they have 892 memberships with 1900+ members using the center.

GOVERNING BODY REPORTS-

MAYOR TRUMAN

Read a “Thank You” from the Valley Center Historical Society for the donation to help fund replacement windows. He also announced a SCAC meeting will be held in Park City this Saturday.

COUNCILMEMBER COLBERT

Read a list of 14 strange laws on the books in Kansas.

COUNCILMEMBER KERSTETTER

Asked staff to work on the report on housing in Valley Center. To include percentage of single vs multi-family. Please include new developments.

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

ADJOURN -

The meeting adjourned at 9:16 PM.

Kristi Carrithers, City Clerk/HR Director