

REGULAR COUNCIL MEETING
May 20, 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. Ben Anderson, Gina Gregory and Matt Stamm.

Members Absent: Dale Kerstetter and Chris Evans

Staff Present: Kyle Fiedler, Community Development Director
Jason Easley, Police Captain
Rodney Eggleston, Public Works 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 -

Anderson made a motion to amend the agenda to include discussion of Wag'en Tail sign under new business following the 2024 Financial Audit Report. Stamm seconded the motion. Vote: Aye Unanimous Motion carried.

Gregory moved to approve the agenda as amended. Wilson seconded the motion. Vote: Aye Unanimous Motion carried.

ADMINISTRATION AGENDA –

MAY 6, 2025, CITY COUNCIL MINUTES-

Wilson moved to approve the minutes of May 6, 2025, City Council meeting as presented, seconded by Bass. Vote Aye: Unanimous. Motion Carried.

PRESENTATIONS/PROCLAMATIONS – NONE

PUBLIC FORUM –

Michael Miller, 701 Dover Drive addressed Council, especially Clint Bass. He stated that while he hasn't always agreed with Bass, he appreciated his insight and leadership and willingness to discuss.

APPOINTMENTS – None

OLD BUSINESS –

A. ORDINANCE 1424-25 RE-ZONE BIRCH

Community Development Director Fiedler presented for final approval Ordinance 1424-25 for 2nd reading. He stated that there was lengthy discussion regarding the Ordinance at the May 6th meeting. The owner did want to share with Council the type of duplex he is planning on building.

Stamm moved to approve for 2nd reading Ordinance 1424-25 which re-zones property located at 328 N. Birch from R-1B to R-2. Motion seconded by Colbert. Vote Aye: Colbert, Bass, Anderson, Gregory, Stamm. Opposed: Wilson. Motion Carried.

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

Community Development Director Fiedler presented for final approval Ordinance 1425-25. This Ordinance will re-zone city owned land located NE of the Rec Center from C-2 to R-3.

Colbert moved to approve for 2nd reading Ordinance 1425-25 to re re-zone a city owning parcel of land NE of the Rec Center from C-2 to R-3. Motion seconded by Bass. Vote Aye: Unanimous. Motion Carried.

NEW BUSINESS-

A. 2024 FINANCIAL AUDIT REPORT

Sean Gordon with Gordon CPA presented the findings from the 2024 Financial audit. He explained that pages 1-3 are the independent audit report. Page 4 is a finance summary, with pages 5-12 having notes on city finances. Details and breakout of funds can be found on pages 13-40. Gordon stated that they have no recommendation for the governing body. He expressed his appreciation to Finance Director Miller and staff for their willingness and promptness in providing documents.

Wilson moved to accept and file the 2024 Financial Audit Report. Motion seconded by Stamm. Vote Aye: Unanimous. Motion carried.

B. DISCUSSION REGARDING WAG'EN TAIL RANCH SIGN

Councilmember Anderson requested Council discussion regarding the sign for Wag'en Tail Ranch. The sign located at the intersection of 69th and Meridian was removed by Pearson Construction to prepare for the Meridian Street project. The owners of Wag'en Tail Ranch contend the sign was destroyed during removal and will have to be completely replaced. Anderson voiced his opinion that the City failed to notify the owners of Wag'en Tail Ranch prior to the sign being removed and should have some responsibility. Pearson Construction has agreed to pay for replacement of the posts for the sign but not for the vinyl sign. Lengthy discussion was held regarding the age and extent of damage to the sign. It is also unclear what exactly is being requested.

Anderson moved to instruct City Staff, Pearson Construction and Stacy Miles to meet regarding options for the sign. Motion seconded by Wilson.

Additional discussion was held. Stacy Miles addressed Council stating that a quote for replacement cost of a 4 X 8' sign is \$1898.75. She wants to do the installation of the sign herself. Stamm noted that he was not in favor of approval of the private business sign on City property when it was approved in 2018.

Vote Aye: Unanimous. Motion carried.

C. APPROVAL OF SUPPLEMENTAL AGREEMENT FOR MERIDIAN INSPECTION SERVICES - PEC

Kristy Skaggs, PEC presented supplemental agreement for Inspection Services on Meridian Avenue Improvements. She explained that due to incorrect street light poles and cross walk lights new electrical inspections were needed.

Wilson moved to approve Supplemental Inspection Services for Meridian Project in an amount not to exceed \$47,120.00 and authorize Mayor or City Administrator to sign. Motion seconded by Anderson. Gregory asked where the funding for these inspections will be paid. Administrator Clark stated it would be from the liquidated damages. Wilson verified which section of Meridian was included and why the manufacturer wasn't responsible. Clark stated that the City will receive money from liquidated damages from KDOT. Anderson asked if he was correct that the City will pay up front for the inspection and then get it back at the end. Clark affirmed his understanding.

Vote Aye: unanimous. Motion carried.

D. ORDINANCE 1426-25; RIDGEFIELD SPEED LIMIT

Police Captain Easley presented for 1st reading Ordinance 1426-25. This Ordinance will lower the maximum speed limit to 20-mph within the Ridgefield Development. Nicole Empey, 609 N Redbud spoke to Council urging them to pass this Ordinance. She stated that the neighborhood has lots of children and her daughter was almost struck by a car as it came around the curb. Stamm stated that he'll support the lower speed limit but asked if there has been a formal traffic study. Clark said that traffic counters were set out several years ago as well as looking into speed bumps. He had received numerous calls from residents requesting lower speed limits.

Anderson moved to approve Ordinance 1426-25 which establishes a maximum speed limit of 20 mph within the Ridgefield Development for 1st reading. Motion seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

E. APPROVAL OF BUDGET CALENDAR

Finance Director Miller presented for approval the 2026 budget calendar. A budget presentation workshop will begin prior to the regular council meeting on June 3rd at 6:00pm. Draft of the 2026 budget will be presented on June 17th. Stamm requested that in the budget discussion and draft, if there would be any way to lower the mil by any amount. Miller stated they are exploring options. Wilson moved to adopt the proposed 2026 budget calendar. Motion seconded by Bass. Vote Aye: unanimous. Motion carried.

F. APPROVAL OF RFP CUSTODIAL SERVICES

Parks and Public Buildings Director Owings presented request for proposals for custodial services. He explained the current contract ends in July. Included in the RFP will be a return of the outside service cleaning city buildings. Owings stated that will free staff to handle other duties necessary, similar to using outside mowing services.

Anderson moved to approve RFP and authorize the solicitation of bids for custodial services. Motion seconded by Stamm. Vote Aye: unanimous. Motion carried.

G. USD 262 UPDATED EASEMENTS

Community Development Director Fiedler presented information regarding the vacation and relocation of new utility easement for the water main located at the Valley Center High School. He stated that with the new building planned it will sit directly over a city water main line. The updated easement will move the water main outside of the building footprint.

Stamm moved to approve vacation and establish a new utility easement for the water main at the high school on USD 262 property. Motion seconded by Anderson. Vote Aye: unanimous. Motion carried.

H. CHANGE ORDER-HARVEST PLACE RCP EXTENSION

Samantha Greeb, SEH presented a change order for Harvest Place. She referred Council to a cover letter for the changes, noting a difference in the cost from the changes noted from Mies Construction. She explained the 4 changes. 1) additional golf cart crossing. 2) upgrade from 12" CMP culvert to 18" CMP culvert 3) pond C outlet changes and 4) 36" RCP extension. Total cost of the change order is \$38,196.50. Stamm verified that the cost will be part of the special assessments.

Bass moved to approve the change order for developments in Harvest Place in an amount not to exceed \$38,196.50. Motion seconded by Stamm. Vote Aye: unanimous. Motion carried.

I. ACCEPTANCE OF COUNCIL MEMBER RESIGNATION AND APPOINTMENT -WARD 4

Mayor Truman stated that Councilmember Bass-Ward 4 submitted a letter of resignation effective May 23, 2025. He is moving out of the ward and is no longer eligible to serve.

Wilson moved to accept resignation of Clint Bass as Ward 4 City Councilmember. Motion seconded by Colbert. Vote Aye: unanimous. Motion carried

Mayor Truman reported that three individuals submitted applications for appointment for the open council seat. He met with all three and recommended Amy Reid to serve as Ward 4 Councilmember for the remainder of the term. He stated that all three have indicated they will file with Sedgwick County to run for the seat in the upcoming election.

Anderson moved to approve the appointment of Amy Reid to fill the open position as Ward 4 Councilmember for the remainder of the term. Seconded by Stamm. Vote Aye: unanimous. Motion carried

Councilmember Bass stated that it has been great working with the council. He knows that everyone has the best interests for the City of Valley Center and the residents. He recognized the dedicated staff and hard-working employees. Bass also stated that he was against the Rec Center, but admitted he was wrong. It is a great addition to the City. In addition to the health benefits, it serves as a gathering place for citizens.

J. EXECUTIVE SESSION; CONSULTATION WITH ATTORNEY DEEMED PRIVILEGED

Anderson moved for Council to recess into executive session for consultation with attorney deemed privileged. This will include the Mayor, Council, City Attorney and City Administrator. The open meeting will resume in the City Council Chamber in five minutes, seconded by Gregory. Vote Yea: unanimous. Motion carried.

Executive Session began at 7:58pm

Executive Session ended at 8:03pm

Anderson stated that no official action was taken.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - MAY 20, 2025
- B. POOL USE AGREEMENT WITH VCSC AND VCRC
- C. APPROVAL OF EASEMENT-1700 E TANNER TRAIL
- D. APPROVAL OF EASEMENT-8005 N SENECA
- E. APPROVAL OF EASEMENT-7945 N SENECA
- F. APPROVAL OF EASEMENT-1701 E TANNER TRAIL
- G. APPROVAL OF EASEMENT-8110 N SENECA
- H. APPROVAL OF EASEMENT-TRAILS END DEVELOPMENT LLC
- I. APPROVAL OF EASEMENT-CITY OF VALLEY CENTER

Wilson 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 the Comprehensive Plan is finalized. He has distributed a copy to each council member. Fiedler announced that the City residents have qualified for a 15% discount on flood insurance.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

The city pool will open on Memorial Day next week. With the late dismissal of school, the rec center needs the weekend to get staff trained and the facility ready. Owings stated that the splash pads should be open before the weekend. Work is progressing on the welcome sign for South Meridian at the roundabout.

CAPTAIN EASLEY

Announced that Bailey Rainwater will graduate from the academy this Friday morning. She will then have 8 weeks of field training.

PUBLIC WORKS DIRECTOR EGGLESTON

Work is progressing on the roundabout at 69th and Meridian.

Announced that Matthew Nicholson has passed his level 4 wastewater test. That makes him dual certified in wastewater and water. This is a huge accomplishment.

Anderson asked about the opening of Meridian. Eggleston stated they are still on schedule to open by the end of June. Work continues on joint sealing on Meridian between 69th and Ford.

CITY CLERK/HR DIRECTOR CARRITHERS

Reminded everyone to take time to greet Councilmember Bass and wish him well. Small reception will be immediately following the Council meeting.

GOVERNING BODY REPORTS-

MAYOR TRUMAN

The deadline to file for open Council seats in all 4 wards is June 2nd. The Farmer's Market continues to grow and asked if the Main Street Valley Center would consider a "Meet your Council Members" night. Wished Councilmember Bass good luck as he moves.

COUNCILMEMBER WILSON

He echoed Mayor Truman that the Farmer's Market had great vendors. Wished Bass the best.

COUNCILMEMBER BASS

Encouraged everyone to serve somehow. Recognized that the members sitting beside him are the "City" council, serving the residents now just their own interests.

COUNCILMEMBER ANDERSON

Thanked Bass for serving on Council and getting the golf cart Ordinance passed.

COUNCILMEMBER GREGORY

Mayor Truman and herself attended the SCAC meeting last weekend in Park City. She also announced that the Sedgwick Emergency Preparedness Committee will have an event on September 20th. Urged all to add it to their calendars to attend.

COUNCILMEMBER STAMM

Appreciated Bass and his words that the Council works together not independently.

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

ADJOURN -

The meeting adjourned at 8:16 PM.

Kristi Carrithers, City Clerk/HR Director