

REGULAR COUNCIL MEETING

July 1, 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, Amy Reid, Ben Anderson, Gina Gregory, Chris Evans and Matt Stamm.

Members Absent: Dale Kerstetter

Staff Present: Rodney Eggleston, Public Works Director  
Kyle Fiedler, Community Development Director  
Neal Owings, Parks and Public Buildings Director  
Barry Arbuckle, City Attorney  
Gage Scheer, City Engineer  
Kristi Carithers, City Clerk/HR Director  
Brent Clark, City Administrator

Press present: The Ark Valley News

**APPROVAL OF AGENDA**

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

**ADMINISTRATION AGENDA –**

Wilson moved to approve the minutes of the June 3, 2025, regular City Council meeting as presented, seconded by Colbert. Vote yea: unanimous. Motion carried.

Wilson moved to approve the minutes of the June 18, 2025, postponed City Council meeting as presented, seconded by Colbert. Vote yea: unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS –**

Mayor Truman recommended approval of the following individual to the Valley Center Public Library Board.

Karen Hunsinger appointed through April 2027 (replacing Jeanne Shove)

Marco Benitez appointed through April 2029

Christian Cartwright appointed through April 2029

Gregory moved to approve the recommended appointments. Anderson seconded the motion. Vote yea: unanimous. Motion carried.

**OLD BUSINESS –**

**A. PBS KANSAS – CITY SPONSORSHIP**

A request from PBS Kansas for continued support for the public television station was again presented. Mayor Truman stated that as he feels there are many benefits to Valley Center. Gregory agreed.

Gregory moved to approve City partnership contribution to PBS Kansas in the amount of \$3,000.00. Motion seconded by Anderson. Vote yea: Colbert, Wilson, Anderson, Gregory, Evans and Stamm. Opposed: Reid. Motion carried.

**B. ACCEPTANCE OF PUBLIC DEDICATIONS FROM HIGH POINT ESTATES FINAL PLAT**

Community Development Director Fiedler presented public dedications for acceptance as part of the Final Plat for High Point Estates. This subdivision is located northwest of the intersection of High Point Road and East Point Road. This 5-acre tract has been approved by the Planning and Zoning Board with public hearings held. Fielder verified that the City may have to purchase this land in later years if not accepted now. City Attorney Arbuckle advised Council that they have no authority or discretion to reject a planning commission approved plat. Unless the council has a specific objection, they should approve the dedication.

Wilson moved to accept the public dedication for the High Point Estates subdivision. Stamm seconded the motion. Vote aye: Colbert, Wilson, Reid, Anderson and Stamm. Opposed: Gregory and Evans. Motion carried.

**NEW BUSINESS-**

**A. APPROVAL OF GIRL SCOUT PROJECT FROM MCKENNA TAYLOR, TROOP 40021**

McKenna Taylor, a girl scout with troop 40021, in Valley Center, presented her project to the council. She is asking that a Pet Blessing Box be approved and placed at the Valley Center Dog Park in Lions Park. The Valley Center Animal League and the Parks Department are in support of the project and will assist with the best placement. Council thanked Ms. Taylor for her work on the project and bringing the presentation to Council for approval. Several asked how they can contribute to the planned pet supply drive.

Wilson moved to approve Pet Blessing Box placed by McKenna Taylor for Girl Scout Project at the Lions Park dog park. Evans seconded the motion. Vote aye: unanimous. Motion carried.

**B. AWARD CONTRACT FOR CUSTODIAL SERVICES**

Parks and Public Building Director Ownings reported that four bids were submitted for cleaning services at City buildings. His recommendation was approval of lowest qualified bid from Jan Pro Cleaning & Disinfecting Franchisees. This 3-year agreement if approved begins July 7, 2025. Annual cost for all facilities will be \$61,620.00. If council had questions, representative from the company was in attendance. Wilson verified that this contract expands the cleaning of more city buildings, which would free up department staff for other duties. Owings confirmed that is the case.

Evans moved to approve 3-year agreement with Jan Pro Cleaning & Disinfecting Franchisees for cleaning services at City facilities in an annual amount of \$61,620.00 and authorize Mayor or City Administrator to sign. Stamm seconded the motion. Vote aye: unanimous. Motion carried.

**C. APPROVAL OF CHANGE ORDER #2 FOR HARVEST PLACE GRADING**

Samantha Ghareeb, SEH, presented for approval change order #2 for Harvest Place. This additional work encompasses reworking the existing berm at the tree line north of the aquatic center along with the temporary ditch cuts made to relieve ponding east of the pipeline easement. In addition, Mies has requested 5 additional working days. Cost of change order not to exceed \$13,535.00.

Stamm moved to approve change order #2 for Harvest Place in an amount not to exceed \$13,535.00 and authorize Mayor or City Administrator to sign. Anderson seconded the motion. Vote aye: unanimous. Motion carried.

**D. APPROVAL OF CONSTRUCTION AGREEMENT FOR HARVEST PLACE, PHASE 1**

Samantha Ghareeb presented for approval Construction contract with Mies Construction. The project will be for sanitary sewer, storm sewer, water main and roadway improvements. She explained that only one bid from Meis was submitted. There is a \$55,000.00 between the original and final bid due to negotiations

regarding subcontractor. Administrator Clark also stated that the plan has been upgraded for concrete paving not asphalt to ensure longevity of the pavement. Updated project costs not to exceed \$2,631,984.49. Wilson moved to approve contract with Mies Construction for Harvest Place Phase I in an amount not to exceed \$2,631,984.49 and authorize Mayor or City Administrator to sign. Seconded by Colbert. Vote aye: unanimous. Motion carried.

**E. RESOLUTION 785-25; ARBOR VALLEY PHASE II DRAINAGE PETITION**

Samantha Ghareeb, presented Resolutions to authorize improvements for Arbor Valley Phase II. She stated petitions were received for the 29 lots in Phase II, Arbor Valley.

Stamm moved to approve Resolution 785-25 authorizing construction and financing drainage improvements to the Arbor Valley Phase II subdivision. Evans seconded the motion. Vote aye: unanimous. Motion carried.

**F. RESOLUTION 786-25; ARBOR VALLEY PHASE II PAVING PETITION**

Gregory moved to approve Resolution 786-25 authorizing construction and financing paving improvements to the Arbor Valley Phase II subdivision. Colbert seconded the motion. Vote aye: unanimous. Motion carried

**G. RESOLUTION 787-25; ARBOR VALLEY PHASE II WATER PETITION**

Clark stated that this water improvement will loop and connect for the Cetera Development. Although it won't improve water pressure in the short term it will reduce the flushing of the current line.

Stamm moved to approve Resolution 787-25 authorizing construction and financing water improvements to the Arbor Valley Phase II subdivision. Gregory seconded the motion. Vote aye: unanimous. Motion carried.

**H. PROFESSIONAL SERVICES AGREEMENT – SEH**

Samantha Ghareeb requested approval of the Professional services agreement with SEH. She explained this will be for design and construction for Arbor Valley Phase II. She estimates the design will be completed in 3 months so bids will go out in the fall. The cost will be \$95,100.00.

Wilson moved to accept Professional Services Agreement with SEH for the Arbor Valley Phase II Development an amount not to exceed \$95,100.00 and authorize Mayor or City Administrator to sign. Evans seconded the motion. Vote aye: unanimous. Motion carried.

**I. ORDINANCE 1427-25; ANNEX 30.494 ACRES ALONG INTERURBAN (TRACT 1)**

Community Development Director Fiedler presented Ordinance 1427-25 for 1st reading. A request from The4Front LLC to annex approximately 30.494 acres along Interurban has been received.

Wilson moved to approve for 1st reading, Ordinance 1427-25 to annex approximately 30.494 acres along Interurban, seconded by Stamm. Vote aye: unanimous. Motion carried.

**J. ORDINANCE 1428-25; ANNEX 30.453 ACRES ALONG INTERURBAN (TRACT 2)**

Community Development Director Fiedler will present Ordinance 1428-25 for 1st reading. A request from The4Front LLC to annex approximately 30.453 acres along Interurban has been received.

Stamm moved to approve for 1st reading, Ordinance 1428-25 to annex approximately 30.453 acres along Interurban. Motion seconded by Reid. Vote aye: unanimous. Motion carried.

**K. EXECUTIVE SESSION – NON-ELECTED PERSONNEL**

Anderson moved to recess into executive session including mayor and city council to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Council Chamber in 10 minutes. Motion seconded by Stamm.

Vote yea: unanimous. Motion Carried. Session started at 7:35 pm. Mayor Truman called the meeting back to order at 7:47 pm.

Anderson stated no official action was taken during the executive session.

Anderson moved to recess into executive session including mayor, city council and city administrator to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Council Chamber in 10 minutes. Motion seconded by Gregory. Vote yea: unanimous. Motion Carried. Session started at 7:48 pm. Mayor Truman called the meeting back to order at 7:58 pm.

Anderson stated no official action was taken during the executive session.

Anderson made a motion regarding City Administrator Clark's employment agreement. The new agreement extends an additional year and includes a 7.5% salary increase, Wilson seconded the motion. Vote Yea: Unanimous. Motion carried.

#### **L. VALLEY CENTER 2026 BUDGET-FIRST DRAFT**

Administrator Clark summarized the 2026 proposed budget for those not able to attend the June 18, 2025 meeting. Colbert inquired whether citizens' input can be gathered through a public forum or survey. Clark stated that can be done, however the cost would be prohibitive as well as staff resources. Anderson felt that we are too small of a community to do a survey. He reminded everyone that citizens are welcome to come to meetings or contact staff at any time. The public hearing will be on September 2<sup>nd</sup> at 7:00pm

#### **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JULY 15, 2025
- B. REVENUE AND EXPENSE REPORT – MARCH 2025
- C. TREASURER REPORT – MARCH 2025
- D. CHECK RECONILITION – MARCH 2025

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

#### **STAFF REPORTS**

##### **COMMUNITY DEVELOPMENT DIRECTOR FIEDLER**

Announced that the Farmer's Market will be this Thursday with plans to recognize members of the military. The Grassroots trio will also perform.

##### **PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS**

Owings announced that today was the last day for the department to pick up fallen limbs for residents. He gave a shout out to his department and public works for the dedication that he had to assist Valley Center residents.

##### **PUBLIC WORKS DIRECTOR EGGLESTON**

Thanked Neal Owings for taking the leads on the limb clean up.

Announced that Meridian is now open. The groundbreaking for the water treatment plant was held prior to the meeting.

##### **PUBLIC LIBRARY DIRECTOR SHARP**

Sharp stated that she plans on submitting reports for the Council Agenda monthly.

##### **CITY ATTORNEY ARBUCKLE**

Reported that the City was granted the award in the Bushell case regarding the special use application. They have until July 29<sup>th</sup> to file an appeal. Otherwise, the legal proceedings are complete.

**CITY ADMINISTRATOR CLARK**

Thanked Council for the increase in wages and the vote of confidence, So many things are currently in the works. Those include the water treatment plant, opening of the rec. center, 7 sub-divisions and of course the road projects being accomplished with the help of Sedgwick County, KDOT and developers. Thanked all the staff for their support. He and his family love Valley Center.

**GOVERNING BODY REPORTS –**

**MAYOR TRUMAN**

Thanked all the City crew that have worked so hard on the storm cleanup. Looking forward to the water treatment plant construction. He also noted that he was proud of Council in the renewal of administrators contract to a “good” man.

**COUNCILMEMBER COLBERT**

Noted the tremendous crew members working on the limbs. He did state that there is some stagnant water on the north side of Valley Center.

**COUNCILMEMBER WILSON**

Thanked the staff for working to clean the flood and wind damage. Welcome to Ms. Sharp. He appreciated her reports.

**COUNCILMEMBER ANDERSON**

Thanked staff as well. It was a reminder that the City really is a service industry and the clean up was appreciated by the residents.

**COUNCILMEMBER GREGORY**

There will be a SCAC meeting on July 12<sup>th</sup>.

**COUNCILMEMBER STAMM**

Thanked the staff for working hard to clean up but also recognized the hard work of the front staff handling the residents’ phone calls.

Stamm also noted that he plans to be at the Hive on the 2<sup>nd</sup> Tuesdays from 7-8pm to visit any resident.

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

**ADJOURN -**

**The meeting adjourned at 8:40 PM.**

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**Kristi Carrithers, City Clerk**