



CITY COUNCIL AGENDA

June 16, 2026

***THE CITY COUNCIL SHALL HOLD ITS REGULAR MEETINGS IN THE COUNCIL CHAMBER
IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN, BEGINNING AT 7:00 P.M.***

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION: MINISTERIAL ALLIANCE**
4. **PLEDGE OF ALLEGIANCE**
5. **APPROVAL OF AGENDA p 3**
6. **ADMINISTRATION AGENDA p 4**
 - A. City Council Meeting Minutes – June 2, 2026 p 5
7. **PRESENTATIONS / PROCLAMATIONS p 9**
8. **PUBLIC FORUM (*Citizen input and requests*) p 9**
9. **APPOINTMENTS -**
 - A. Appointment of Jamie Anderson to the Recreation Commission Board p 9
10. **OLD BUSINESS p 10**
 - A. Ordinance #1445-26 Zoning Regulation Change for Modular Homes - p 10
11. **NEW BUSINESS p 21**
 - A. Trails End Ph# 1 Change Order# 4 \$16,835 Fire Hydrants & Valve Box elevation adjustments - p 21
 - B. Harvest Place Ph# 1 Change Order# 4 \$11,425.82 added median at Sunflower Dr entrance -p 24
 - C. Harvest Place Ph# 1 Change Order# 7 \$4,600 for Permanent seed and mulch - p 27
 - D. Harvest Place Ph# 1 Change Order# 8 \$3,100 Median Keep Right Signs - p 30
 - E. Ordinance #1447-26 Maximum speed limit on Seneca, 5th, Ford, Tanner Trail & Chisolm Trail- p 33
 - F. Electric Bicycles, Electric Scooters & Electric Motorcycles Discussion- p 38
 - G. Water Treatment Plant Change Order #4 Add Additional Server- p 42
 - H. Commercial Ad Valorem Rebate Program Discussion - p 50
 - I. Approve Final Pay App Harvest Place 1-A -p 51
 - J. Executive Session to Discuss Facility and Technology Security Pursuant to Matters Relating to Security Measures K.S.A 75-4319(b)(12) - p 53

12. **CONSENT AGENDA p 54**
 - A. Appropriation Ordinance – June 5, 2026 p 55
13. **STAFF REPORTS p 63**
14. **GOVERNING BODY REPORTS p 64**
15. **ADJOURN**

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice.

At any time during the regular City Council meeting, the City Council may meet in executive session for consultation concerning several matters (real estate, litigation, non-elected personnel, and security).

This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the City Clerk in a timely manner, at cityclerk@valleycenterks.gov or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7310.

CALL TO ORDER

ROLL CALL

INVOCATION – MINISTERIAL ALLIANCE

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RECOMMENDED ACTION:

Staff recommends motion to approve the agenda as presented.

ADMINISTRATION AGENDA

A. MINUTES:

Attached are the Minutes from June 2, 2026, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING
June 2, 2026
CITY HALL
121 S. MERIDIAN

Mayor Truman called the regular council meeting to order at 7:00 p.m. with the following members present: Mayor Truman, Amy Reid, Gina Gregory, Jeanne Daniels, Matt Stamm, Chris Evans, Ben Anderson & Eric Scriven.

Members Absent: Ronald Colbert

Staff Present: Lloyd Newman, Public Safety Director
Kyle Fiedler, Community Development Director
Neal Owings, Parks and Public Buildings Director
Rodney Eggleston, Public Works Director
Barry Arbuckle, City Attorney
Clint Miller, Finance Director
Amanda Park, City Clerk/HR Director
Cyndra Kastens, City Administrator

Press present: Ark Valley News

APPROVAL OF AGENDA -

Mayor Truman removed item C from Old Business. Stamm moved to approve the agenda as amended, seconded by Evans. Vote yea: unanimous. Motion carried.

ADMINISTRATION AGENDA –

Reid moved to approve the minutes of May 19, 2026, regular City Council meeting as presented, seconded by Anderson. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS – None

PUBLIC FORUM –None

APPOINTMENTS – None

OLD BUSINESS –

A. VACATION ORDER FOR A PORTION OF AVE A, NOW PARK AVE:

Community Development Director Fiedler presented a vacation order for a portion of Ave A, now Park Ave. Legal notice was published April 30, 2026, in the Ark Valley News.

Council member Evans made motion to accept the vacation order and approve Mayor to sign. Motion seconded by Stamm. Vote: yea; unanimous. Motion carried.

B. ORDINANCE #1446-26 FIREWORKS SALES UPDATE:

City Administrator Kastens presented the changes to Ordinance #1446-26. The start of fireworks sales and discharge will increase by one day to begin on June 26, 2026, from 10:00 am to 10:00 pm for the year 2026 only.

Council member Anderson made motion to approve Ordinance #1446-26 and approve Mayor to sign. Motion seconded by Evans. Daniels opposed. Vote: yea; Motion carried.

NEW BUSINESS-

A. ARBOR VALLEY PH 2 C.O. #1 ADDITIONAL EXCAVATION TO MOVE EXISTING BERM IN LOTS #13 & #14:

Brent Clark with SEH presented the Arbor Valley Ph 2 change order #1 in the amount of \$4,850. This change order will move existing berm on lots #13 & #14. Additional clearing will be required to move the proposed berm to the south to the property line.

Administrator Kastens reported that the change had not yet been approved by Community Development and requested a contingency.

Anderson moved to approve Arbor Valley Ph #2 change order #1 contingent upon approval of the Community Development Director. Motion seconded by Anderson. Vote: yea; unanimous. Motion carried

B. APPROVAL OF PEC CONTRACT FOR WATER RATE STUDY:

City Administrator Kastens presented a PEC contract for a water rate study in the amount of \$15,000 to determine the future rate needs for water services.

Stamm made motion to approve PEC contract for a water rate study and approve the mayor to sign. Motion seconded by Evans. Vote: yea; unanimous. Motion carried

C. ORDINANCE #1445-26 ZONING REGULATION CHANGE FOR MODULAR HOMES:

Community Development Director Fiedler presented ordinance #1445-26. This zoning regulation change is to add a definition for residential design modular home and add residential design modular home as a permitted use in all residential zoning districts. Prime Craftsman Homes presented on modular homes that could be available in Valley Center.

Stamm made a motion to approve for 1st reading Ordinance #1445-26. Motion seconded by Anderson. Vote: yea; Evans opposed. Motion carried.

CONSENT AGENDA -

- A. APPROPRIATION ORDINANCE – May 22, 2026
- B. MAY 26, 2026 PLANNING AND ZONING MINUTES

Anderson made motion to approve the Consent Agenda as presented. Motion seconded by Reid, Vote: Yea: Unanimous. Motion carried.

STAFF REPORTS-

COMMUNITY DEVELOPMENT DIRECTOR FIELDER

Farmer's Market this Thursday. There will be 15 vendors and 3 food trucks.

PUBLIC SAFETY DIRECTOR NEWMAN

Public Safety Director Newman we have received a 90-day letter regarding the Mutal Aide Agreement with Sedgwick County.

PUBLIC WORKS DIRECTOR EGGLESTON

The brush pile burning went very well. The sign has been ordered, and the trail cameras should be purchased this week.

FINANCE DIRECTOR MILLER

The city's bond sale is complete. There will be a 3rd council meeting on June 22, 2026, at 6:00pm for a budget presentation.

CITY ADMINISTRATOR KASTENS

Kastens reported time spent on fire services review and change order/project research.

GOVERNING BODY REPORTS –

COUNCILMEMBER SCRIVEN

Farmer's market Thursday and the Mud dauber home opener at 7:00pm.

COUNCILMEMBER ANDERSON

The Recreation Center has hired several Mud Dauber to fill lifeguard positions.

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

ADJOURN -

The meeting adjourned at 8:01 PM.

Amanda Park, City Clerk

ADMINISTRATION AGENDA
RECOMMENDED ACTION

A. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of June 2, 2026 Regular Council Meeting as presented.

PRESENTATIONS / PROCLAMATIONS

PUBLIC FORUM

APPOINTMENTS

A. RECREATION COMMISSION BOARD APPOINTMENT:

Jamie Anderson (re-appointment with term ending in June 2030)

Motion to approve the appointment of Jamie Anderson to the Recreation Commission Board.

OLD BUSINESS

A. ORDINANCE #1445-26 ZONING REGULATION CHANGE FOR MODULAR HOMES:

Community Development Director Fiedler presented a zoning regulation change to add a definition for Residential-Design Modular Home and add Residential-Design Modular Home as a permitted use in all residential zoning districts.

- Ordinance #1445-26
- Draft Changes

ORDINANCE NO. 1445-26

AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS, INCLUDING NEW PROVISIONS OF THE VALLEY CENTER CITY CODE BOOK CHAPTER 17.02.09 AND 17.04 AND ALL CONFLICTING ORDINANCES.

NOW THEREFORE, BE IT ORDAINED, by the Governing Body of Valley Center, Kansas:

Section 1. 17.02.09. Definitions. The following definition shall be amended to reflect an update in responsible agency: Residential-Design Manufactured Home: removing “standards set by the International Conference of Building Officials (ICBO) and published in the most current edition of “Guidelines for Manufactured Housing Installations.”” And replacing with “HUD Model Installation Standards for Manufactured Housing.”

Section 2. 17.02.09. Definitions. Adding the following definition for Residential-Design Modular Home: A dwelling structure located on a permanent foundation and connected to public utilities, consisting of pre-selected, prefabricated units or modules, and transported to and/or assembled on the site of its foundation; in contrast to a dwelling structure which is custom built on the site of its permanent location; and also in contrast to a manufactured home, either single-width, double-width or multi-width, located on its permanent foundation. In general, such residential-design modular homes shall have exterior building materials and somewhat similar appearance to custom built single-family dwellings and meet the standards of the City building codes. Such a structure shall have a pitched roof, siding and roofing materials which are customarily used on site-built homes, a permanent foundation, and which complies with the following architectural or aesthetic standards so as to ensure their compatibility with site-built housing:

1. The roof must have a minimum vertical rise of 5 inches for every 12 inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings, including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roof. The roof shall have a minimum eave projection and roof overhang on at least two sides of 10 inches which may include a gutter.
2. Exterior siding shall be of a non-reflective material customarily used on site-built dwellings such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels.
3. A continuous, permanent concrete or masonry foundation, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with City building codes
4. At the main entrance door there shall be a landing that is a minimum of 25 square feet which is constructed to meet the requirements of the City building codes.
5. Any attached addition to such a home shall comply with all construction requirements of the City building codes, unless designed and constructed by a modular home factory.
6. If 50% or more of the frontage of existing site-built housing on both sides of the street on which the residential-design modular home is to be installed have a garage and/or a similar percentage have a covered porch or recessed entry, such a home shall also provide a garage and/or porch or entry based on the percentages determined by the Zoning Administrator. On a corner lot, the street shall mean that street on which the frontage of the façade has been designated for the household address number. External roofing and siding material of such garage, porch or entry shall be similar in appearance to the materials on the roofing and siding of the residential-design modular

home.

7. Require certification that the structure is built to the currently adopted International Residential Code based on in-factory inspections.

8. For purposes of these regulations, the term “modular home”, when used by itself, shall not include a “residential-design modular home” as herein defined. Nothing in these regulations shall be construed to preempt or supersede valid restrictive covenants running with the land as to the placement or location of a residential-design modular home. (See MODULAR HOME)

Section 2. 17.04. Zoning District Regulations. The following zoning districts shall be amended A-1, RR-1, R-1A and R-1B to allow Residential-Design Modular Home as an permitted use.

Section 3. This Ordinance shall take effect and be in force from and after its passage, approval, and publication once in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 16th day of June 2026.

First Reading: June 2, 2026

Second Reading: June 16, 2026

James E. Truman, Mayor

ATTEST:

Amanda Park, City Clerk

{SEAL}

accepted or deposited by the public for transfer elsewhere. As distinguished from the operation of salvage yards or hazardous waste facilities, such recyclable materials consist only of aluminum and steel cans, glass, paper, plastic, reusable containers and materials capable of being composted. A center must be maintained in a litter-free condition on a daily basis. The name and phone number of a responsible party must be clearly posted in case a problem occurs. Such a center may be further classified as follows: (See Sections 17.06.01.B.12 and 17.06.02G for recycling centers.)

1. **Small recycling collection center:** A center for collection containers or reverse vending machines not exceeding 100 square feet in ground area which may be approved by the Zoning Administrator as an accessory use in all business and industrial districts and on church and public property. Such a center may be located in the required front yard in business and industrial districts and on public property if proper vehicular safety and parking standards can be maintained.
2. **Large recycling collection center:** A center for collection containers larger than 100 square feet in ground area, on-site trailers, bulk-feed reverse vending machines, vehicles on-site during operating hours only and the like. As an accessory use, such a center may be approved by the Board of Zoning Appeals as a conditional use in all business and industrial districts and on church and public property.
3. **Recycling processing center:** A principal use in industrial districts only for handling the collection and processing of large volumes of bulky materials, some of which may originate at other recycling centers. Mechanical equipment may be used such as forklifts, balers, smashers and other related equipment. Outdoor storage may be permitted including composting operations.

REHABILITATION HOME: A residential building which is used by an organized group to supervise the rehabilitation of the individual occupants. Sometimes such homes are known as "halfway houses" for the rehabilitation of wayward juveniles, drug or alcoholic addict or former offenders. For new buildings or modifications of existing buildings, the overall appearance is to remain as a residential type building when located in a residential district.

RESIDENTIAL BUILDING: A building all or part of which contains one or more dwelling units, including single-family dwellings, two-family dwellings, multiple-family dwellings, earth-sheltered housing, lodging houses, dormitories, sororities and fraternities, as well as modular homes.

RELIGIOUS INSTITUTION: Any building used for non-profit purposes by an established religious organization holding either tax exempt status under Section 501c(3) of the Internal Revenue Code or under the state property tax law, where such building is primarily intended to be used as a place of worship. The term includes, but is not necessary limited to, church, temple, synagogue, and mosque.

RESIDENTIAL-DESIGN MANUFACTURED HOME: A structure manufactured to the standards embodied in the National Manufactured Home Construction and Safety Standards generally known as the HUD Code established in 1976 pursuant to 42 U.S.C. Sec. 5403. Such units shall provide all of the accommodations necessary to be a dwelling unit and shall be connected to all utilities in conformance with applicable City regulations. Such a structure shall be on a

permanent-type, enclosed perimeter foundation which has minimum dimensions of 22 body feet in width, a pitched roof, siding and roofing materials which are customarily used on site-built homes, and which complies with the following architectural or aesthetic standards so as to ensure their compatibility with site-built housing:

1. The roof must be predominantly double-pitched and have a minimum vertical rise of 2.2 inches for every 12 inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings, including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roof. The roof shall have a minimum eave projection and roof overhang on at least two sides of 10 inches which may include a gutter.
2. Exterior siding shall be of a non-reflective material customarily used on site-built dwellings such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels. Siding material shall extend below the top of the exterior of the foundation or curtain wall or the joint between siding and enclosure wall shall be flashed in accordance with City building codes.
3. The home shall be installed in accordance with the recommended installation procedures of the manufacturer and the ~~standards set by the International Conference of Building Officials (ICBO) and published in the most current edition of "Guidelines for Manufactured Housing Installations."~~ HUD Model Installation Standards for Manufactured Housing. A continuous, permanent concrete or masonry foundation or masonry curtain wall, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with the above guidelines.
4. At the main entrance door there shall be a landing that is a minimum of 25 square feet which is constructed to meet the requirements of the City building codes.
5. The moving hitch, axles, wheels and transporting lights must be removed at the time of installation of the home on the lot.
6. The finished floor of the home shall be a maximum of 24 inches above the exterior finish grade of the lot on which it is located, as measured at the main entrance into the dwelling.
7. Any attached addition to such a home shall comply with all construction requirements of the City building codes, unless designed and constructed by a manufactured home factory.
8. If 50% or more of the frontage of existing site-built housing on both sides of the street on which the residential-design manufactured home is to be installed have a garage and/or a similar percentage have a covered porch or recessed entry, such a home shall also provide a garage and/or porch or entry based on the percentages determined by the Zoning Administrator. On a corner lot, the street shall mean that street on which the frontage of the façade has been designated for the household address number. External roofing and siding material of such garage, porch or entry shall be similar in appearance to the materials on the roofing and siding of the residential-design manufactured home.
9. For purposes of these regulations, the term "manufactured home", when used by itself, shall not include a "residential-design manufactured home" as herein defined. Nothing in these regulations shall be construed to preempt or supersede valid restrictive covenants running with the land as to the placement or location of a residential-design manufactured home. (See MANUFACTURED HOME or MOBILE HOME.)

RESIDENTIAL-DESIGN MODULAR HOME: A dwelling structure located on a permanent

foundation and connected to public utilities, consisting of pre-selected, prefabricated units or modules, and transported to and/or assembled on the site of its foundation; in contrast to a dwelling structure which is custom built on the site of its permanent location; and also in contrast to a manufactured home, either single-width, double-width or multi-width, located on its permanent foundation. In general, such residential-design modular homes shall have exterior building materials and somewhat similar appearance to custom built single-family dwellings and meet the standards of the City building codes. Such a structure shall have a pitched roof, siding and roofing materials which are customarily used on site-built homes, a permanent foundation, and which complies with the following architectural or aesthetic standards so as to ensure their compatibility with site-built housing:

1. The roof must have a minimum vertical rise of 5 inches for every 12 inches of horizontal run, and must be covered with material that is customarily used on site-built dwellings, including but not limited to approved wood, asphalt composition shingles or fiberglass, but excluding corrugated aluminum, corrugated fiberglass or metal roof. The roof shall have a minimum eave projection and roof overhang on at least two sides of 10 inches which may include a gutter.
2. Exterior siding shall be of a non-reflective material customarily used on site-built dwellings such as wood, composition, simulated wood, clapboards, conventional vinyl or metal siding, brick, stucco, or similar materials, but excluding smooth, ribbed or corrugated metal or plastic panels.
3. A continuous, permanent concrete or masonry foundation, unpierced except for required ventilation and access which may include walk-out basements and garages, shall be installed under the perimeter of the home, also in accordance with City building codes
4. At the main entrance door there shall be a landing that is a minimum of 25 square feet which is constructed to meet the requirements of the City building codes.
5. Any attached addition to such a home shall comply with all construction requirements of the City building codes, unless designed and constructed by a modular home factory.
6. If 50% or more of the frontage of existing site-built housing on both sides of the street on which the residential-design modular home is to be installed have a garage and/or a similar percentage have a covered porch or recessed entry, such a home shall also provide a garage and/or porch or entry based on the percentages determined by the Zoning Administrator. On a corner lot, the street shall mean that street on which the frontage of the façade has been designated for the household address number. External roofing and siding material of such garage, porch or entry shall be similar in appearance to the materials on the roofing and siding of the residential-design modular home.
7. Require certification that the structure is built to the currently adopted International Residential Code, based on in-factory inspections.
8. For purposes of these regulations, the term "modular home", when used by itself, shall not include a "residential-design modular home" as herein defined. Nothing in these regulations shall be construed to preempt or supersede valid restrictive covenants running with the land as to the placement or location of a residential-design modular home. (See MODULAR HOME)

9.

RESTAURANT: A public eating house, including but not limited to the types of business establishments customarily referred to as cafeterias, coffee shops, dairy bars, fast food restaurants, reception halls and soda fountains, but not a drive-in establishment unless

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Chapter 17.04: ZONING DISTRICTS

17.04.01 Permitted Uses in All Districts.

- A. Off-street parking and loading as required by Chapter 17.05.
- B. Accessory and temporary uses and home occupations as permitted by Chapter 17.06.
- C. Signs as permitted by Chapter 17.07.

17.04.02 A-1 Agricultural District. This district is established to accommodate existing uses and to serve as an interim zone following a period of annexation of a predominantly agricultural or undeveloped area which may also contain scattered, low density residential land uses. Selected uses are included which may be compatible in such a district at certain locations.

A. Permitted Uses.

- 1. Single-family detached dwellings, modulars, residential-design modular home and residential-design manufactured homes.
- 2. Religious Institution
- 3. Wind Energy Conversion Systems
- 4. Golf courses, including accessory clubhouses, but not driving ranges and miniature golf courses operated for commercial purposes.

B. Special Uses.

- 1. Public buildings erected or land used by any agency of a city, township, county or state government.
- 2. Airports, heliports, ultralite landing areas and aircraft landing fields, publicly and privately owned. (See Section 17.02.09 for definition of AIRPORT.)
- 3. Animal clinics or hospitals with outside runs when permitted.
- 4. Campgrounds subjected to the following regulations and accompanied by a plot plan:
 - a. Campgrounds shall be utilized only for the accommodations of camping trailers, tents and other similar camping vehicles, and under no circumstances shall a campground be utilized for the occupancy of manufactured or mobile homes.
 - b. The tract to be used for a campground shall not be less than two acres in area and be located on well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
 - c. Campgrounds shall have a maximum density of 20 camping spaces per gross acre, a minimum area of 1,250 square feet for each space, and maintain a setback of no less than 25 feet from any public street or highway right-of-way or property line.
 - d. If deemed necessary to screen adjoining property and provide privacy to the campground, a solid or semi-solid fence or wall at least six feet high, but not more than eight feet high, may be required. In lieu of a fence or wall, a landscape buffer may be provided not less than 20 feet in width and planted with coniferous and other plant materials. The fence, wall or landscape buffer shall be properly maintained by operator.
 - e. The campgrounds shall have an accessible, adequate, safe and potable water supply and, if a public water supply is reasonable available to the campgrounds, it shall be used. Also, it must have an adequate method for on-site sewage disposal as provide for in these regulations; however, if a public sewer system is reasonable available, it shall be used.
 - f. The campground and any service buildings and refuse disposal systems must be

17.04.03 RR-1 Suburban Residential District. This district is established for the purpose of low-density single-family dwelling units with either public sewerage or water supply where available or private sewerage or water system and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings, modular, residential-design modular homes and residential-design manufactured homes and group homes as defined in Section 17.02.09.
2. Religious Institution (see Section 17.02.09 for definition)
3. Golf courses, including accessory clubhouses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Existing Airports

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Airports, heliports, ultralite landing areas and aircraft landing fields, publicly and privately owned.
3. Oil and gas wells
4. Other special uses not specifically listed as permitted, special or conditional use, but which are keeping with the intent of Section 17.04.03 and compatible with the uses permitted in Section 17.04.03.A.

C. Conditional Uses.

1. Accessory apartments. (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Dog Kennel for boarding, breeding and training and for hobbies. (See Section 17.02.09 for definitions and standards.)
5. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such items as drainage, parking and accessory structures
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)
7. New Airports

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential building lot area, based on the sewer system, is as follows:
 - 1) 12,000 square feet with clustered alternative sewer system and a public water supply.
 - 2) 20,000 square feet with an alternative sewer system or septic tank system and a public water supply.
 - 3) 40,000 square feet with alternative sewer system or septic tank system and without a public water supply.
 - 4) 217,800 square feet with a lagoon system and with or without a public water system.

17.04.04 R-1A Single-Family Residential District. This district is established for the purpose of low density single-family dwelling units with both public sewerage and water supply where available and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes, residential-design modular homes and group homes as defined in Section 17.02.09.
2. Religious Institution
3. Golf courses, including accessory club houses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools: Educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like.
5. All such uses must be located on land which is platted according to the City Subdivision Regulations and have all utilities and paved streets installed abutting the full length of a platted lot before a building permit is issued.

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Cemeteries, private or public.
3. Airports. (See Section 17.02.09 for definition of AIRPORT.)

C. Conditional Uses.

1. Accessory apartments. (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such features as drainage, parking and accessory structures.
5. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential buildings: 10,000 square feet.
 - b. All other uses: 10,000 square feet.
2. Minimum lot width:
 - a. Residential buildings: 80 feet.
 - b. All other uses: 80 feet.
3. Minimum lot depth: 100 feet.

17.04.05 R-1B Single-Family Residential District. This district is established for the purpose of medium density single-family dwelling units with both public sewerage and water supply and to allow certain community facilities. It is intended that no uses be permitted in this district that will tend to devalue property for residential purposes or interfere with the health, safety, order or general welfare of persons residing therein. Regulations are intended to control density of population and to provide adequate open space around buildings and structures to accomplish these purposes.

A. Permitted Uses.

1. Single-family detached dwellings and residential-design manufactured homes, residential-design modular homes and group homes as defined in Section 17.02.09.
2. Religious Institution
3. Golf courses, including accessory club houses, but not driving ranges and miniature golf courses operated for commercial purposes.
4. Public and private schools, such as educational buildings for primary, intermediate and secondary schools including administrative centers, transportation centers, recreation areas, spectator sports facilities and the like.
5. All such uses must be located on land which is platted according to the City Subdivision Regulations and have all utilities and paved streets installed abutting the full length of a platted lot before a building permit is issued.
6. Existing Airports

B. Special Uses.

1. Public buildings erected or land used by any agency of a city, township, county or state government.
2. Cemeteries, private or public.

C. Conditional Uses.

1. Accessory apartments (See Section 17.02.09 for definition of ACCESSORY APARTMENT.)
2. Adult and child care centers and preschools.
3. Bed and breakfast homes.
4. Earth-sheltered dwellings, provided that the design is compatible with adjacent properties including such features as drainage, parking and accessory structures.
5. Swimming, tennis, racquetball and similar recreational club activities and related clubhouses.
6. Utility substations, pumping stations and water towers, publicly and privately owned. (See Section 17.03.27 for Lot Size and Bulk Regulations.)
7. Future Airports

D. Lot Size Requirements.

1. Minimum lot area:
 - a. Residential buildings: 6,500 square feet.
 - b. All other uses: 9,000 square feet.
2. Minimum lot width:
 - a. Residential buildings: 60 feet.
 - b. All other uses: 70 feet.
3. Minimum lot depth: 100 feet.

OLD BUSINESS
RECOMMENDED ACTION

**A. ORDINANCE #1445-26 ZONING REGULATION CHANGE FOR
MODULAR HOMES:**

RECOMMENDED ACTION

Staff recommends approval of Ordinance# 1445-26 for 2nd reading and approve the mayor to sign.

NEW BUSINESS

A. TRAILS END PH# 1 CHANGE ORDER #4 FIRE HYDRANTS & VALVE BOX ELEVATION ADJUSTMENTS:

This change order is due to costs necessary to elevate the fire hydrants due to the plan design changes SEH made to address the elevation issues. This was one that was going to cost more money for the contractor to come back to fix that I reported to council on April 21st, so I had clearance to proceed in order to save additional cost. However, this is part of the large \$144K change order presented at the last council meeting. I was told all of the costs were included in that last change order, this part was not. The work is complete already and these costs should be added into those overall costs due to the elevation error issues on this project.

- Trails End Ph# 1 Change Order# 4



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CHANGE ORDER

CITY OF VALLEY CENTER
OWNER

5/25/26
DATE

OWNER'S PROJECT NO.
TRAILS END PHASE I
PROJECT DESCRIPTION

4
CHANGE ORDER NO.
VALCT 187404 71.50
SEH FILE NO.

The following changes shall be made to the contract documents:
Description:

- Mobilization: 1 LS, \$1,175.00
- Valve Box Extension: 1 EA, \$535.00
- HY-1 Fire Hydrant/Valve Box Adjustment: 1 EA, \$2,175.00
- HY-3 Fire Hydrant/Valve Box Adjustment: 1 EA, \$3,375.00
- HY-4 Fire Hydrant/Valve Box Adjustment: 1 EA, \$1,275.00
- HY-5 Fire Hydrant/Valve Box Adjustment: 1 EA, \$3,000.00
- HY-6 Fire Hydrant/Valve Box Adjustment: 1 EA, \$2,100.00
- Backfill/seed: 1 LS, \$3,200.00

Purpose of Change Order:

Elevations of site differed from design, requiring fire hydrants and valve boxes to be raised to finish grade. Back fill, top-dressing, and seed are included. Finish grade was altered after the waterline items were already installed.

Basis of Cost: Actual Estimated

Attachments (list supporting documents)

Contract Status

	Time	Cost
Original Contract	-	\$1,847,829.00
Net Change Prior C.O.'s <u>1</u> to <u>3</u>	-	\$155,229.40
Change this C.O.	-	\$16,835.00
Revised Contract	-	\$2,019,893.40

Recommended for Approval: **Short Elliott Hendrickson Inc.** by _____

JAKE VASA

Agreed to by Contractor: _____

Approved for Owner: _____

BY RAY BRYANT, ANDALE CONSTRUCTION

BY CITY OF VALLEY CENTER

TITLE
Distribution Contractor 2 Owner 1 Project Representative 1

TITLE
SEH Office 1

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NEW BUSINESS
RECOMMENDED ACTION

**A. TRAILS END PH# 1 CHANGE ORDER #4 FIRE HYDRANTS &
VALVE BOX ELEVATION ADJUSTMENTS:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend approval to the Trails End 1 Change Order #4 fire hydrants & valve box elevation adjustments in the amount of \$16,835.00 and approve the mayor to sign.

NEW BUSINESS

**B. HARVEST PLACE PH# 1 CHANGE ORDER# 4 ADD MEDIAN AT
SUNFLOWER DR ENTRANCE:**

SEH will present Harves Place Ph#1 Change Order #4 to add a median at Sunflower Dr. entrance.

- Harvest Place Ph#1 Change Order #4



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CHANGE ORDER

CITY OF VALLEY CENTER
OWNER

5/19/26
DATE

OWNER'S PROJECT NO.
HARVEST PLACE PH 1
PROJECT DESCRIPTION

4
CHANGE ORDER NO.
VALCT 181166 71.50
SEH FILE NO.

The following changes shall be made to the contract documents:
Description:
Median Curb at Sunflower Dr.: 262 LF - \$11,425.82

Purpose of Change Order:
Added median at Sunflower Dr. entrance.

Basis of Cost: *Actual* *Estimated*

Attachments (list supporting documents)

MIES SUBMITTED CHANGE SUMMARY

Contract Status

	<i>Time</i>	<i>Cost</i>
<i>Original Contract</i>	-	\$2,631,984.49
<i>Net Change Prior C.O.'s <u>0</u> to <u>2</u></i>	-	\$74,200.17
<i>Change this C.O.</i>	-	\$11,425.82
<i>Revised Contract</i>	-	\$2,717,610.48

Recommended for Approval: Short Elliott Hendrickson Inc. by SAMANTHA GHAREEB

Agreed to by Contractor: _____ *Approved for Owner:* _____

BY JOHNATHAN MIES

BY CITY OF VALLEY CENTER

TITLE
Distribution Contractor 2 Owner 1 Project Representative 1

TITLE
SEH Office 1

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NEW BUSINESS
RECOMMENDED ACTION

**B. HARVEST PLACE PH# 1 CHANGE ORDER# 4 ADD MEDIAN AT
SUNFLOWER DR ENTRANCE:**

Should Council choose to proceed

RECOMMENDED ACTION:

Staff recommend approval of Harvest Place Ph 1 Change Order #4 for adding Median Curb at Sunflower Dr. in the amount of \$11,425.82 and approve the mayor sign.

NEW BUSINESS

**C. HARVEST PLACE PH# 1 CHANGE ORDER# 7 PERMANENT SEED
& MULCH:**

SEH will present Harvest Place Ph#1 Change Order #7 to add Permanent seed and mulch required for sidewalks outside of street right of ways and around ponds that was not called out in plans to be completed.

- Harvest Place Ph#1 Change Order #7



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CHANGE ORDER

CITY OF VALLEY CENTER
OWNER

5/26/26
DATE

OWNER'S PROJECT NO.
HARVEST PLACE PH 1
PROJECT DESCRIPTION

7
CHANGE ORDER NO.
VALCT 181166 71.50
SEH FILE NO.

The following changes shall be made to the contract documents:
Description:
Additional seeding (hydromulch): 1.00 LS - \$4,600.00

Purpose of Change Order:

Permanent seed and mulch required for sidewalks outside of street right of ways and around ponds that was not called out in plans to be completed.

Basis of Cost: Actual Estimated

Attachments (list supporting documents)
MIES SUBMITTED CHANGE SUMMARY

Contract Status

	Time	Cost
Original Contract	-	\$2,631,984.49
Net Change Prior C.O.'s <u>0</u> to <u>6</u>	-	\$93,382.09
Change this C.O.	-	\$4,600.00
Revised Contract	-	\$2,729,966.58

Recommended for Approval: **Short Elliott Hendrickson Inc.** by

SAMANTHA GHAREEB

Agreed to by Contractor:

Approved for Owner:

BY JOHNATHAN MIES

BY CITY OF VALLEY CENTER

TITLE
Distribution Contractor 2 Owner 1 Project Representative 1

TITLE
SEH Office 1

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NEW BUSINESS

RECOMMENDED ACTION

C. HARVEST PLACE PH# 1 CHANGE ORDER# 7 FOR PERMANENT SEED & MULCH:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend approval to the Harvest Place Ph# 1 Change Order# 7 for permanent seed & mulch in the amount of \$4,600.00 and approve the mayor sign.

NEW BUSINESS

D. HARVEST PLACE PH# 1 CHANGE ORDER# 8 FOR KEEP RIGHT SIGNS REQUIRED FOR MEDIANS:

SEH will present Harves Place Ph#1 Change Order #8 for keep right signs required for medians.

- Harvest Place Ph#1 Change Order #8



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CHANGE ORDER

CITY OF VALLEY CENTER
OWNER

5/26/26
DATE

OWNER'S PROJECT NO.
HARVEST PLACE PH 1
PROJECT DESCRIPTION

8
CHANGE ORDER NO.
VALCT 181166 71.50
SEH FILE NO.

The following changes shall be made to the contract documents:
Description:
Median "Keep Right" signs: LS - \$3,100.00

Purpose of Change Order:
Median "Keep Right" signs required for medians.

Basis of Cost: Actual Estimated
Attachments (list supporting documents)
MIES SUBMITTED CHANGE SUMMARY

Contract Status	Time	Cost
Original Contract	-	\$2,631,984.49
Net Change Prior C.O.'s <u>0</u> to <u>6</u>	-	\$97,982.09
Change this C.O.	-	\$3,100.00
Revised Contract	-	\$2,733,066.58

Recommended for Approval: **Short Elliott Hendrickson Inc.** by SAMANTHA GHAREEB
Agreed to by Contractor: _____ Approved for Owner: _____

BY JOHNATHAN MIES

BY CITY OF VALLEY CENTER

TITLE
Distribution Contractor 2 Owner 1 Project Representative 1

TITLE
SEH Office 1

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NEW BUSINESS
RECOMMENDED ACTION

**D. HARVEST PLACE PH# 1 CHANGE ORDER# 8 FOR KEEP RIGHT
SIGNS REQUIRED FOR MEDIANS:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend approval to the Harvest Place Ph# 1 Change Order# 8 for Keep Right Signs in the amount of \$3,100.00 and approve the mayor sign.

NEW BUSINESS

E. ORDINANCE #1447-26 MAXIMUM SPEED LIMIT ON PORTIONS OF SENECA, 5TH, FORD, TANNER TRAIL & CHISOLM TRAIL:

Public Safety Director Newman will present Ordinance #1447-26. Adjusting the maximum speed limit on Seneca between Ford Street and Fifth Street, Fifth Street from the 700 block to Broadway, Ford Street from the 600 block to Broadway, Tanner Trail from Seneca to Chisolm Trail Dr and Chisolm Trail Dr from Tanner Trail to 5th Street.

- Ordinance #1447-26
- Image of Streets

ORDINANCE NO. 1447-26

AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS, ADJUSTING THE MAXIMUM SPEED LIMIT ON SENECA BETWEEN FORD STREET AND FIFTH STREET, FIFTH STREET FROM THE 700 BLOCK TO BROADWAY, FORD STREET FROM THE 600 BLOCK TO BROADWAY, TANNER TRAIL FROM SENECA TO CHISOLM TRAIL DR AND CHISOLM TRAIL DR FROM TANNER TRAIL TO 5TH STREET, ALL OF WHICH IS LOCATED IN VALLEY CENTER, KANSAS

WHEREAS, the City of Valley Center regulates speed limits within the City of Valley Center, pursuant to K.S.A. 8-1560; and

WHEREAS, the Valley Center City Council has recommended, in the interest of public safety and general welfare, to adjust the speed limit on North Seneca.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Valley Center, Kansas as follows:

Section 1.

Adjustments shall include:

- A. Declaring the maximum speed limit of Thirty (30) miles per hour on Seneca from Ford Street to Fifth Street.
- B. Declaring the maximum speed limit of Thirty (30) miles per hour on Fifth Street from the 700 block to the 2400 block.
- C. Declaring the maximum speed limit of Forty (40) miles per hour on Fifth Street from 2400 block to Broadway.
- D. Declaring the maximum speed limit of Thirty (30) miles per hour on Ford from the 600 block to the 1700 block.
- E. Declaring the maximum speed limit of Forty (40) miles per hour on Ford from the 1700 block to Broadway.
- F. Declaring the maximum speed limit of Twenty (20) miles per hour on Tanner Trail from Seneca to Chisolm Trail Dr.
- G. Declaring the maximum speed limit of Twenty (20) miles per hour on Chisolm Trail Dr from Tanner Trail to Fifth Street.

City officials and employees including the City Engineer, the Public Safety Director, and the Department of Public Works are hereby authorized and directed to take such actions as are necessary to effectuate this ordinance including but not limited to the installation and erection of signs on North Meridian which alert the public as to the speed limit.

Section 2.

If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause, phrase, and words thereof, irrespective

of the fact that any one or more sections, subsections, sentences, clauses, phrases or words have been declared invalid or unconstitutional, then the remaining ordinance provisions will be in full force and effect.

Section 3.

This ordinance shall be in full force and effect from and after its passage and after publication according to law.

PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 16th day of June 2026.

First Reading: **Waived**

Second Reading: June 16, 2026

{SEAL}

_____ Jet Truman, Mayor ATTEST:

ATTEST:

_____ Amanda Park, City Clerk

Residential Speed limit - 20 mph to mirror adjacent Prairie Lakes and Cedar Ridge Developments

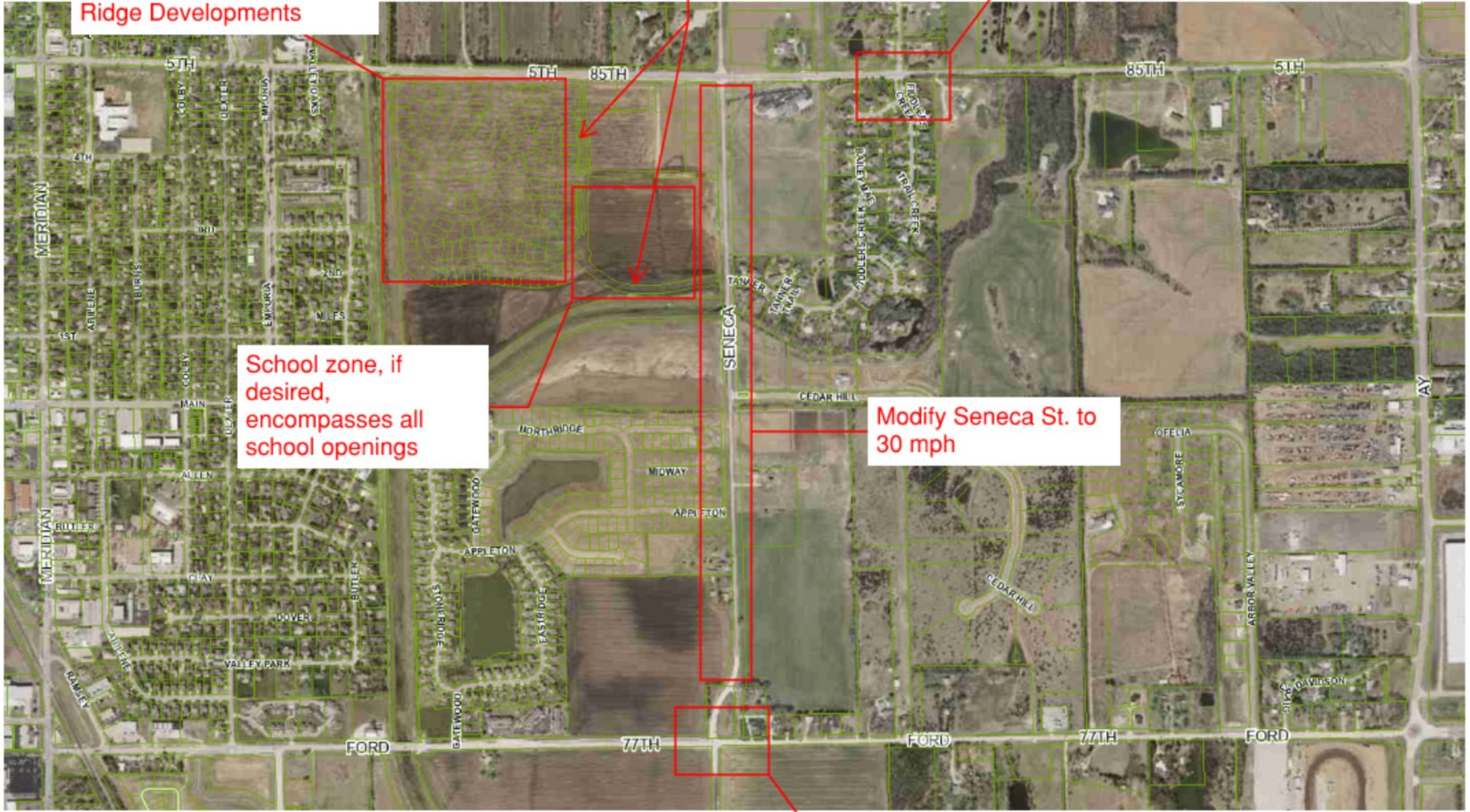
Tanner Trail and Chisolm - 30 mph

30 mph extends from Meridian to Fiddlers Creek.

School zone, if desired, encompasses all school openings

Modify Seneca St. to 30 mph

30 mph extends from Meridian to east leg of Seneca/Ford St.



NEW BUSINESS
RECOMMENDED ACTION

**E. ORDINANCE #1447-26 MAXIMUM SPEED LIMIT ON SENECA, 5TH,
FORD, TANNER TRAIL & CHISOLM TRAIL:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends a motion to wave the 1st reading, approve Ordinance# 1447-26 and approve the mayor to sign.

NEW BUSINESS

F. ELECTRIC BICYCLES, ELECTRIC SCOOTERS & ELECTRIC MOTORCYCLES DISCUSSION:

Public Safety Director Newman will be discussing electric bicycles, electric scooters & electric motorcycles.



June 3, 2026

To: Mayor Truman & Members of Council

From: Lloyd Newman, Public Safety Director

Subject: Purchase of Equipment

RECOMMENDATION

I am seeking a discussion and direction from council on electric bicycles, electric scooters and electric motorcycles in the city.

BACKGROUND

Council wished to have a discussion on these topics. Staff and council have received complaints after a noticeable influx of electric bicycles, electric scooters and electric motorcycles have been seen both on city sidewalks and city streets.

Current city ordinance as adopted in the 2025 Standard Traffic Ordinance Book provides the following definitions:

Electric-Assisted Bicycle. A bicycle with two or three wheels, a saddle, fully operative pedals for human propulsion, and an electric motor of less than 750 watts that meets the requirements of one of the following three classes:

Class 1 electric-assisted bicycle means an electric-assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of 20 miles per hour;

Class 2 electric-assisted bicycle means an electric-assisted bicycle equipped with a motor that may be used exclusively to propel the bicycle and is not capable of providing assistance when the bicycle reaches the speed of 20 miles per hour; or

Class 3 electric-assisted bicycle means an electric-assisted bicycle equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches the speed of 28 miles per hour. (K.S.A. 8-1489)

Electric-Assisted Scooter. Every self-propelled vehicle, other than an electric-assisted bicycle, that has at least two wheels in contact with the ground, an electric motor, handlebars, a brake and a deck that is designed to be stood upon when riding. (K.S.A.8-126(h))

Motorcycle. Every motor vehicle, including autocycles, having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding an electric-assisted bicycle or a tractor. (K.S.A. 8-1438)

The following ordinances are listed in the current STO as well:

Sec. 135. Electric-Assisted Bicycles, Traffic Law Application.

(a) Except as specifically provided, an electric-assisted bicycle or a rider of an electric-assisted bicycle shall be afforded all the rights and privileges, and be subject to all of the duties, of a bicycle or the rider of a bicycle. An electric-assisted bicycle is a vehicle to the same extent as a bicycle.

(b) An electric-assisted bicycle or a person riding an electric-assisted bicycle shall not be required to maintain: (1) Vehicle liability insurance coverage; (2) a driver's license; (3) registration in accordance with article 1 of chapter 8 of the Kansas Statutes Annotated, and amendments thereto; (4) a certificate of title; or (5) a license plate. An electric-assisted bicycle shall not be considered a motor vehicle.

(c) On and after January 1, 2023, manufacturers and distributors of electric-assisted bicycles shall apply a label that is permanently affixed, in a prominent location, to each electric-assisted bicycle. The label shall contain the classification number, top assisted speed and motor wattage of the electric-assisted bicycle and shall be printed in Arial font in at least nine-point type.

(d) A person shall not tamper with or modify an electric-assisted bicycle in a manner that changes the motor-powered speed capability or engagement of an electric-assisted bicycle, unless the label indicating the classification required in subsection (c) is replaced after modification.

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(e) An electric-assisted bicycle shall comply with the equipment and manufacturing requirements adopted by the United States consumer product safety commission, 16 C.F.R. part 1512.

(f)

(1) An electric-assisted bicycle may be ridden in places where bicycles are allowed, including, but not limited to, streets, highways, roadways, bicycle lanes, bicycle or multi-use paths, trails or trail networks.

(2) Subsection (f) (1) shall not apply to a trail that is specifically designated as nonmotorized and that has a natural surface tread that is made by clearing and grading

(g) No person under 16 years of age may operate a class 3 electric-assisted bicycle. A person under 16 years of age may ride as a passenger on a class 3 electric-assisted bicycle that is designed to accommodate passengers.

(K.S.A. 8-1592b)

{**Editor's Note:** This section mirrors state law, but under K.S.A. 8-1592b(f)(2) a city may adopt an ordinance further restricting and governing the operation of electric-assisted bicycles on streets, highways, roadways, sidewalks, sidewalk areas, bicycle or multi-use paths, or trail or trail networks.}

Sec. 135.1. Electric-Assisted Scooters, Traffic Law Application.

(a) It shall be unlawful for any person to operate an electric-assisted scooter on any interstate highway, federal highway or state highway.

(b) Notwithstanding the provisions of subsection (a), traffic regulations applicable to bicycles, Sections 127 to 133, inclusive, shall be applicable to electric-assisted scooters.

(c) The governing body of a city or county may adopt an ordinance or resolution that further restricts or prohibits the operation of electric-assisted scooters on any public highway, street or sidewalk within such city or county.

(d) Except as otherwise provided in subsection (c), the provisions of subsection (a) shall not prohibit an electric-assisted scooter from crossing a federal or state highway. (K.S.A. 8-15,113)

Motorcycle. Every motor vehicle, including autcycles, having a seat or saddle for the use of the rider and designed to travel on not more than three wheels in contact with the ground, but excluding an electric-assisted bicycle or a tractor. (K.S.A. 8-1438)

Lloyd Newman
Public Safety Director

NEW BUSINESS

G. WATER TREATMENT PLANT CHANGE ORDER#4 ADDITIONAL SERVER:

Public Works Director Eggleston will present Water Treatment Plant change order #4 for an additional server in the amount of \$48,150.00. This will be covered by the ice pegging allowance.

- Change order #4



Design-Build Change Order Form

For Use with DBIA Document No. 525, *Standard Form of Agreement Between Owner and Design-Builder – Lump Sum* (2010 Edition) or DBIA Document No. 530, *Standard Form of Agreement Between Owner and Design-Builder – Cost Plus Fee with an Option for A Guaranteed Maximum Price* (2010 Edition)


Change Order Number: Four (4)	Change Order Effective Date: (date when executed by both parties)
Project: Water Supply and Treatment Project Valley Center, Kansas	Design-Builder's Project No: 24163
Owner: City of Valley Center, Kansas	Date of Agreement: November 19, 2024
	Design-Builder: Burns & McDonnell / CAS Constructors, Valley Center Joint Venture

Scope of the Change: Approved cost proposal CP-10. The costs associated with this cost proposal are being funded from Owner Allowance that is already included in this contract.

Original Contract Price:	\$ <u>19,734,790.00</u>
Net Change by Previous Change Order No(s): 1 to: 4	\$ <u>0</u>
This Change Order Increase/Decrease (attach breakdown):	\$ <u>0</u>
New Contract Price:	\$ <u>19,734,790.00</u>

Original Contract Substantial Completion Date:	<u>February 11, 2027</u>
Adjustments by Change Order No(s) 1 to: 4	<u>0</u> (calendar days)
This Change Order Contract Time Increase/Decrease:	<u>0</u> (calendar days)
Revised Substantial Completion Date:	<u>February 11, 2027</u>

By executing this Change Order, Owner and Design-Builder agree to modify the Agreement's Scope of Work, Contract Price and Contract Time as stated above. Upon execution, this Change Order becomes a Contract Document issued in accordance with DBIA Document No. 535, *Standard Form of General Conditions of Contract Between Owner and Design-Builder*, (2010 Edition).

<p>OWNER:</p> <p>By: _____</p> <p>Printed Name: _____</p> <p>Title: _____</p> <p>Date: _____</p>	<p>DESIGN-BUILDER:</p> <p>By: <u></u></p> <p>Printed Name: <u>Travis Stryker</u></p> <p>Title: <u>Authorized Representative</u></p> <p>Date: <u>6/8/2026</u></p>
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BMcD / CAS Constructors JV
 3500 SW Fairlawn Rd. Ste 200
 Topeka, KS 66614

DATE : 4/23/2026

PROJECT : Valley Center Water Treatment Plant, Valley Center, KS
 REFERENCE : CP-10
 Additional Server

TIME EXTENSION REQUESTED CALENDAR DAYS

WORK SCOPE							
DESCRIPTION	QTY	UNIT	SUB-CONTRACTOR	UNIT MAT/EQUIP RATE	UNIT LABOR RATE	TOTAL MAT/EQUIP	TOTAL LABOR
Additional Server to be covered by Ice Piggig Allowance	1	LS	\$48,150.00			\$0.00	\$0.00
WORK SCOPE SUBTOTALS			\$48,150.00			\$0.00	\$0.00

FIELD OVERHEAD							
(Field OH covered by current contract General Conditions for this change)							
DESCRIPTION	QTY	UNIT		UNIT MATERIAL RATE	UNIT LABOR RATE	TOTAL MATERIAL	TOTAL LABOR
SUPERINTENDENT	0	MH			\$65.00		\$0.00
ASST. SUPERINTENDENT	0	MH			\$62.50		\$0.00
FIELD OFFICE CLERK	0	MH			\$30.00		\$0.00
PROJECT MANAGER	0	MH			\$75.00		\$0.00
FIELD ENGINEER	0	MH			\$45.00		\$0.00
PROJECT ADMINISTRATOR		MH			\$32.00		
*JOBSITE TRAILER 2% BARE LABOR	N/A	N/A				N/A	
*JOBSITE PHONE 2% BARE LABOR	N/A	N/A				N/A	
*JOBSITE ELECTRIC 2% OF BARE LABOR	N/A	N/A				N/A	
*JOBSITE WATER 1.5% OF BARE LABOR	N/A	N/A				N/A	
*SMALL TOOLS 10% BARE LABOR	N/A	N/A				N/A	
*GENERAL CLEANING 1% BARE LABOR	N/A	N/A				N/A	
*TEMPORARY TOILETS 1% BARE LABOR	N/A	N/A				N/A	
*SAFETY EQUIPMENT 4 % OF BARE LABOR	N/A	N/A				N/A	
*PICKUP TRUCKS 5% BARE LABOR	N/A	N/A				N/A	
FIELD OVERHEAD SUBTOTALS						\$0.00	\$0.00

ADJUSTMENTS			
DESCRIPTION	RATE	UNIT	TOTALS
LABOR BURDEN-APPLIED TO BARE LABOR	16.5 %		\$0.00
TOTAL LABOR (INCL APPLICABLE BURDEN)	-	-	\$0.00
TOTAL MATERIAL	-	-	\$0.00
TOTAL SUBCONTRACTS	-	-	\$48,150.00
TAX ON MATERIAL	10.3 %		\$0.00
SUBCONTRACTOR BONDS	0.0 %		\$0.00
SUBTOTALS			
GENERAL CONTRACTOR WORK	-	-	\$0.00
SUBCONTRACTORS WORK	-	-	\$48,150.00
SUBTOTAL			\$48,150.00
JV INSURANCE (GL /PL /UL /BR) (1.27%)	0 %		\$0.00
OVERHEAD ON TOTAL	0 %		\$0.00
FEE ON JV SELF PERFORM	0.00 %		\$0.00
FEE ON SUBCONTRACTORS WORK	0.00 %		\$0.00
SUBTOTAL			\$48,150.00
JV BOND (\$12.50/\$1,000)	\$ -	/1000	\$0.00
TOTAL THIS CHANGE			\$48,150.00
OFFER			\$48,150.00

Date: June 2, 2026
Quotation No. R35-24-2 - Change Order 2 – Redundant Server

Doug Perry
CAS Constructors LLC
3500 SW Fairlawn Road, Suite 200
Topeka, KS 66614

We are pleased to offer our proposal for providing a redundant SCADA server.

If you have any questions about this proposal, or the equipment offered, please contact me on (314) 432-2040 for further assistance.

Yours truly,

Durkin Equipment Company
Brad August
President

1.0 Project Scope

The scope of this proposal includes providing an additional Dell PowerEdge server for Ignition SCADA server feature redundancy.

Hardware & Software

- (1) Dell PowerEdge Server for VM environment (configured for 4 VM's)
- (4) Windows Server VMs
- (4) Windows Server 16 Core Licenses
- (1) Windows SQL Server OEM
- (1) 5-Pack Windows Server User CALs
- (1) 5-Pack Windows Remote Desktop User CALs
- (1) 5-Pack Windows SQL Server User CALs

Services

- (lot) Server Configuration
 - Setup Backup Domain Controller
 - Configure Ignition Redundancy
 - Configure Alarming Redundancy
 - Configure Reporting Redundancy
- (lot) Startup and Testing

2.0 Pricing

Quantity	Description	Price
	Hardware	
1	Dell Server Hardware	\$ 28,350.00
	Software & Services	
lot	Windows Licensing	\$ 4,995.00
lot	Server Configuration	\$ 8,205.00
lot	Startup and Testing	\$ 6,600.00
	Total	\$ 48,150.00

3.0 Terms and Conditions

3.1 Bid Validity

This proposal is valid for 30 days from the proposal date.

3.2 Payment Terms

The payment terms are Net 30 from time of invoicing.

3.3 Delivery

Per confirmation of delivery upon approval/PO.

3.4 Method and Terms of Shipment

The method of shipment is "best-way." If you have a preferred carrier, please provide shipping account information to Durkin. The freight terms of shipment are Pre-Pay & Add.

3.5 Taxes

Taxes are not included in this proposal.

3.6 Hardware Warranties

Durkin passes the manufacturer's warranty to the customer.

3.7 Purchase Order

Please address your purchase order to:

Durkin, Inc.

12951 Gravois Road

St. Louis, MO 63127

Please e-mail or fax your purchase order to the attention of Cindy Callies.

E-Mail: ccallies@Durkininc.com

Fax Durkin, Inc. fax number is (314) 432-8588.

NEW BUSINESS

RECOMMENDED ACTION

**G. WATER TREATMENT PLANT CHANGE ORDER#4 ADDITIONAL
SERVER:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends approval of Water Treatment Plant change order #4 in the amount of \$48,150.00 and authorize the mayor to sign.

NEW BUSINESS

H. COMMERCIAL AD VALOREM REBATE PROGRAM DISCUSSION:

Economic Development Board Chair Ben Anderson will lead discussion from the Economic Development Board regarding a possibly new commercial incentive program.

NEW BUSINESS

I. APPROVE FINAL PAY APP HARVEST PLACE #1-A:

Harvest Place #1 construction is substantially complete however required replating on the north end of Sunflower Dr is not complete and final determinations have not been made on the sidewalk in Lot 2 Block A and Reserve A . Therefore, the city cannot fully accept the project at this time. In order to allow the issuance of permits on the completed portion of the project, the city will request use/occupancy of all of Harvest Place #1 less the north end of Sunflower Dr and the sidewalk.

This final pay application is for consideration of that portion of the project that can be placed into use. A 2nd final pay app will be presented on the rest of the project once it is complete and the city takes ownership. Since the final pay application has to be adjusted for this purpose, the document will be presented at the council meeting.

NEW BUSINESS
RECOMMENDED ACTION

I. APPROVE FINAL PAY APP HARVEEST PLACE #1-A:

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommends approval of final pay app for Harvest Place #1 less the north end of Sunflower Dr and the sidewalk in Lot 2 Block A and Reserve A in the amount of \$_____ and approve the mayor to sign.

NEW BUSINESS

**J. EXECUTIVE SESSION TO DISCUSS FACILITY AND
TECHNOLOGY SECURITY PURSUANT TO MATTERS RELATING
TO SECURITY MEASURES K.S.A 75-4319(B)(12):**

RECOMMENDED ACTION

Staff recommends motion for Council to recess into executive session for ----- minutes. Session to include Councilmembers, Mayor, City Administrator Kastens, Public Safety Director Newman, Parks & Public Building Director Owings and Public Works Director Eggleston. The Open Meeting will resume in the City Council Chamber at -----pm.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE – JUNE 5, 2026

RECOMMENDED ACTION:

Staff recommends motion to approve the Consent Agenda as presented.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE:

Below is the proposed Appropriation Ordinance for June 5, 2026, as prepared by City Staff.

June 5, 2026 Appropriation

Peoples Bank \$ 149,660.63

VENDOR SET: 02 City of Valley Center
 BANK: * ALL BANKS
 DATE RANGE: 6/05/2026 THRU 6/05/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1258	WILDCAT CONSTRUCTION CO., INC							
	C-CHECK WILDCAT CONSTRUCTION CO.VOIDED	V	6/05/2026			064662		597,584.97CR

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	1	VOID DEBITS 0.00		
		VOID CREDITS 597,584.97CR	597,584.97CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 02 BANK: * TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	1	597,584.97CR	0.00	0.00
BANK: * TOTALS:	1	597,584.97CR	0.00	0.00

VENDOR SET: 02 City of Valley Center

BANK: APBK PEOPLES CHECKING

DATE RANGE: 6/05/2026 THRU 6/05/2026

June 16, 2026 City Council Meeting57

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	AABY, ASHLYN MICHELLE							
I-000202605285013	AABY, ASHLYN MICHELLE:	R	6/05/2026	226.50		064611	O	226.50
0004	JOHNSON AUTOMOTIVE							
I-202606045057	JOHNSON AUTOMOTIVE	R	6/05/2026	324.04		064640	O	324.04
0014	WICHITA WINWATER WORKS CO.							
I-202606045070	WICHITA WINWATER WORKS CO.	R	6/05/2026	1,976.00		064641	O	1,976.00
0035	BARRY ARBUCKLE							
I-202606045078	BARRY ARBUCKLE	R	6/05/2026	800.00		064642	O	800.00
0042	LARRY LINN							
I-202606045074	LARRY LINN	R	6/05/2026	1,870.00		064643	O	1,870.00
0077	KANSAS OFFICE OF THE TREASURER							
I-202606045068	KANSAS OFFICE OF THE TREASURER	R	6/05/2026	613.21		064644	O	613.21
0098	VALLEY CENTER POSTMASTER							
I-202606045072	VALLEY CENTER POSTMASTER	R	6/05/2026	198.00		064645	O	198.00
0156	BEALL & MITCHELL, LLC							
I-202606045076	BEALL & MITCHELL, LLC	R	6/05/2026	2,035.00		064646	O	2,035.00
0174	GILMORE & BELL PC							
I-202606045063	GILMORE & BELL PC	R	6/05/2026	55,000.00		064647	O	55,000.00
0183	KANSAS ONE-CALL SYSTEM, INC							
I-202606045061	KANSAS ONE-CALL SYSTEM, INC	R	6/05/2026	271.32		064648	O	271.32
0196	P E C (PROFESSIONAL ENGINEERIN							
I-202606045050	P E C (PROFESSIONAL ENGINEERIN	R	6/05/2026	46,225.25		064649	O	46,225.25
0226	RURAL WATER DISTRICT #2							
I-202606045067	RURAL WATER DISTRICT #2	R	6/05/2026	1,586.08		064650	O	1,586.08
0306	SEDGWICK COUNTY							
I-202606045073	SEDGWICK COUNTY	R	6/05/2026	33.99		064651	O	33.99
0457	CHRISTOPHER MICHAEL LEE DAVIS,							
I-202606045075	CHRISTOPHER MICHAEL LEE DAVIS,	R	6/05/2026	125.00		064652	O	125.00
0578	PHILIP L. WEISER, J.D.							
I-202606045051	PHILIP L. WEISER, J.D.	R	6/05/2026	750.00		064653	O	750.00

VENDOR SET: 02 City of Valley Center

BANK: APBK PEOPLES CHECKING

DATE RANGE: 6/05/2026 THRU 6/05/2026

June 16, 2026 City Council Meeting58

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0601	JOY K. WILLIAMS, ATTORNEY AT L							
I-202606045077	JOY K. WILLIAMS, ATTORNEY AT L	R	6/05/2026	1,485.00		064654	O	1,485.00
0680	FLUID EQUIPMENT							
I-202606045062	FLUID EQUIPMENT	R	6/05/2026	15,317.81		064655	O	15,317.81
0756	OFFICE OF ACCOUNTS							
I-202606045069	OFFICE OF ACCOUNTS	R	6/05/2026	75.00		064656	O	75.00
0824	GALLS, LLC							
I-202606045055	GALLS, LLC	R	6/05/2026	370.98		064657	O	370.98
0842	DON HATTAN CHEVROLET							
I-202606045064	DON HATTAN CHEVROLET	R	6/05/2026	224.20		064658	O	224.20
0861	SHERWIN-WILLIAMS							
I-202606045059	SHERWIN-WILLIAMS	R	6/05/2026	947.96		064659	O	947.96
0910	EMPAC, INC							
I-202606045060	EMPAC, INC	R	6/05/2026	624.00		064660	O	624.00
1162	CUT RATES LAWN CARE LLC							
I-202606045065	CUT RATES LAWN CARE LLC	R	6/05/2026	7,525.00		064661	O	7,525.00
1258	WILDCAT CONSTRUCTION CO., INC							
I-202606045052	WILDCAT CONSTRUCTION CO., INC	V	6/05/2026	597,584.97		064662	V	597,584.97
1258	WILDCAT CONSTRUCTION CO., INC							
M-CHECK	WILDCAT CONSTRUCTION CO.VOIDED	V	6/05/2026			064662		597,584.97CR
1376	LAMPTON WELDING SUPPLY CO., IN							
I-202606045071	LAMPTON WELDING SUPPLY CO., IN	R	6/05/2026	30.50		064663	O	30.50
1394	IDEATEK TELECOM, LLC.							
I-202606035048	IDEATEK TELECOM, LLC.	R	6/05/2026	1,772.54		064664	O	1,772.54
1474	JAN-PRO REGIONAL FRANCHISE							
I-202606045058	JAN-PRO REGIONAL FRANCHISE	R	6/05/2026	5,135.00		064665	O	5,135.00
1491	FLEESON GOOING ATTORNEYS AT LA							
I-202606045066	FLEESON GOOING ATTORNEYS AT LA	R	6/05/2026	975.00		064666	O	975.00
1500	DELTA FIRE & SAFETY INC.							
I-202606035049	DELTA FIRE & SAFETY INC.	R	6/05/2026	378.39		064667	O	378.39

VENDOR SET: 02 City of Valley Center
 BANK: APBK PEOPLES CHECKING
 DATE RANGE: 6/05/2026 THRU 6/05/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1519	OPIE'S LAWN SPRINKLER SERVICE							
I-202606045056	OPIE'S LAWN SPRINKLER SERVICE	R	6/05/2026	445.11		064668	0	445.11

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	29	744,925.85	0.00	147,340.88
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 597,584.97CR	597,584.97CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 02 BANK: APBK TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	29	147,340.88	0.00	147,340.88

VENDOR SET: 03 City of Valley Center
 BANK: APBK PEOPLES CHECKING
 DATE RANGE: 6/05/2026 THRU 6/05/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0171	CYNDRA KASTENS							
I-202606045054	CYNDRA KASTENS	R	6/05/2026	415.42		064610	O	415.42

* * T O T A L S * *		NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:		1	415.42	0.00	415.42
HAND CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
EFT:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS		0.00		
	VOID CREDITS		0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 03	BANK: APBK	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			1	415.42	0.00	415.42

VENDOR SET: 04 City of Valley Center
 BANK: APBK PEOPLES CHECKING
 DATE RANGE: 6/05/2026 THRU 6/05/2026

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0253	JIM GOENTZEL							
I-202606045053	JIM GOENTZEL	R	6/05/2026	1,904.33		064609 0		1,904.33

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	1,904.33	0.00	1,904.33
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 04 BANK: APBK TOTALS:	1	1,904.33	0.00	1,904.33
BANK: APBK TOTALS:	31	149,660.63	0.00	149,660.63
REPORT TOTALS:	31	149,660.63	0.00	149,660.63

SELECTION CRITERIA

VENDOR SET: * - All
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 6/05/2026 THRU 6/05/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: YES
PRINT STATUS: * - All

STAFF REPORTS

A. Community Development Director Fiedler

B. Parks & Public Buildings Director Owings

C. Public Safety Director Newman

D. Public Works Director Eggleston

E. City Engineer- Scheer

F. City Attorney Arbuckle

G. Public Librarian Sharp

H. Finance Director Miller

I. City Clerk/HR Director Park

J. City Administrator Kastens

GOVERNING BODY REPORTS

A. Mayor Truman

B. Councilmember Colbert

C. Councilmember Scriven

D. Councilmember Reid

E. Councilmember Anderson

F. Councilmember Gregory

G. Councilmember Daniels

H. Councilmember Evans

I. Councilmember Stamm

ADJOURN