

OPEN WORK SESSION
September 6, 2016
CITY HALL
121 S. MERIDIAN

Mayor Laurie Dove called the session to order at 6:00 p.m. with the following members present: Dale Kerstetter, Lou Cicirello, Gina Gregory, Brendan McGettigan and Al Hobson.

Members Absent: Marci Maschino, Lionel Jackson and Ben Anderson.

Staff Present Kristine Polian, Finance and Admin Director
Ryan Shrack, Community Development Director
Scott Hildebrand, City Administrator
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

Shrack addressed Council with history of a Land Bank and how a municipality can benefit from the creation of a Land Bank. A Land Bank acts as a quasi-municipal government that takes ownership of distressed or abandoned properties to postpone property taxes until property is sold and taxes can be re-amortized.

Hildebrand would like for Council to consider a pro-active approach in development of a Land Bank after learning of recent developments that have indicated that taxes will be in default in 2017 and probably not paid in December. Staff has also identified other properties around the city that would benefit the City to bring them into a Land Bank.

Polian acknowledged the Council has stated in Open Meetings previously that they do not want to be in the Real Estate business and doesn't want to purchase any lots, but placing property into a Land Bank allows the property taxes to be placed on hold and then re-amortized. The City Bond obligation will still be due and paid, but a Land Bank allows payment of special assessments to be delayed until such property is sold or otherwise conveyed by the bank.

Discussion was held among Council. Hobson and McGettigan both felt that the City does need to begin the process. Kerstetter felt that full Council input was needed.

Polian recommended that Council allow staff to proceed with drafting an Ordinance for formation of a Land Bank that Council can discuss at the September 20th meeting. The focus at this time should be on creation of a Land Bank in general, not individual property or developments.

Cicirello moved to adjourn the open work session, seconded by Kerstetter. Session adjourned at 6:45p.m..

REGULAR COUNCIL MEETING
September 6, 2016
CITY HALL
121 S. MERIDIAN

Mayor Laurie Dove called the meeting to order at 7:00 p.m. with the following members present: Dale Kerstetter, Lou Cicirello, Gina Gregory, Brendan McGettigan, Marci Maschino, Lionel Jackson, Ben Anderson and Al Hobson.

Members Absent: None

Staff Present: Kristine Polian, Finance and Admin Director
Mark Hephner, Police Chief
Brent Holper, City Superintendent
Neal Owing, Parks and Public Buildings Superintendent
Ryan Shrack, Community Development Director
Joshua Golka, City Engineer
Barry Arbuckle, City Attorney
Scott Hildebrand, City Administrator
Kristi Carrithers, City Clerk
Stacy Shay, Court Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA

Cicirello moved to approve the Agenda as presented, seconded by Jackson. Vote yea: unanimous. Motion carried.

ADMINISTRATION AGENDA

MINUTES – AUGUST 16, 2016 REGULAR CITY COUNCIL MEETING

Hobson moved to accept the minutes of the August 16, 2016, regular City Council meeting, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

Mayor Dove read a proclamation declaring September 17th through September 23, 2016 as Constitution Week for the City of Valley Center.

Two Eagle Scouts, Derek Dunn and Chase Lemastres were recognized by Mayor Dove and the City of Valley Center for their work and dedication in completing projects at the Wetland Park. Derek constructed approximately 900ft of trail and Chase constructed a wildlife observation deck that overlooks the pond.

PUBLIC FORUM – None

APPOINTMENTS –

The League of Kansas Municipalities annual conference will be held October 8th - 10th. in Overland Park. Mayor Dove and Lou Cicirello volunteered to serve as voting delegates. Administrator Hildebrand and City Clerk Carrithers will serve as alternates. Gregory moved to appoint these persons as the City of Valley Center delegates. Kerstetter seconded the motion. Vote yea: unanimous. Motion carried.

COMMITTEES, COMMISSIONS – None

OLD BUSINESS

A. CHARTER ORDINANCE 29-2016; ELECTION OF COUNCIL MEMBERS:

Arbuckle presented Resolution 657-16 amended from the 1st reading to reflect an ending date on the first Tuesday in January.

Cicirello moved to adopt Charter Ordinance 29-2016, exempting the City of Valley Center, Kansas from the provision of K.S.A. 14-201 relating to the election of officers, their terms of office and transition to November elections and amending Charter Ordinance 23-06 with respect to the timing of election of Council and Mayor, for 2nd Reading. McGettigan seconded the motion. Vote Yea: Unanimous. Motion carried.

B. TREASURER POSITION

Polian reported that the sixty day period following the passage of Charter Ordinance 28-2016 regarding appointment of City Treasurer has passed. She reminded Council that they can now authorize the Mayor to appoint the City Treasurer position and approve such appointment.

Cicirello moved to authorize Mayor to appoint the City Treasurer position for an indefinite term per Charter Ordinance. Maschino seconded the motion. Vote yea: unanimous. Motion carried.

Cicirello moved to approve Mayor's appointment of City Treasurer position, seconded by Gregory. Vote yea; unanimous. Motion carried.

NEW BUSINESS

A. ORDINANCE 1295-16; FLOOD MAPS

Shrack presented an Ordinance recommended by the Valley Center Planning Commission to adopt new flood maps for the City of Valley Center. This ordinance would change three sections in the City Code.

Following question from Cicirello regarding changes regarding zoning of property, Shrack stated that there is a process for property owners to appeal to FEMA using formal elevation surveys.

Cicirello moved to adopt Ordinance 1295-16, regarding new flood maps for Valley Center, Kansas and amend Chapter 18 of City Municipal Code for 1st reading. Jackson seconded the motion. Vote Yea: Unanimous. Motion carried.

B. GOFF SIDEWALK PROJECT - AWARD PACKET

Holper recommended that Pearson Construction be awarded the bid for the Goff Sidewalk project. KDOT will be the administrator of the project which should begin in October or early November. Project will be on a 40 day schedule, and the contractor will return in the spring to re-seed.

Cicirello moved to accept bid from Pearson Construction LLC for the Goff Street Sidewalk Project and authorize Mayor to sign. Kerstetter seconded the motion. Vote Yea: Unanimous. Motion carried.

C. EXECUTIVE SESSION TO DISCUSS NON-ELECTED PERSONNEL

Cicirello moved, seconded by Anderson to recess into Executive Session for a period of 10 minutes to discuss non-elected personnel to include Administrator Hildebrand. Vote Yea: Unanimous. Motion carried.

Recess began at 7:19pm

Recess ended at 7:29pm

Cicirello reported no action was taken during Executive Session.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE

B. SUPPLEMENTAL AGREEMENT WITH KDOT REGARDING SHARED USE TRAIL

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

STAFF REPORTS

ADMIN AND FINANCE DIRECTOR POLIAN

Polian introduced Stacy Shay. She began as the Court Clerk in April.

POLICE CHIEF HEPHNER

Hephner reported major parking problems occurred during a recent cross country meet. His department did not issue citations but he will address the issue with School officials since it did create a hazard for emergency vehicles.

COMMUNITY DEVELOPMENT DIRECTOR SHRACK.

The Main Street Valley Center hosted the first "Food Trucks on Main Street" event on August 26, 2016, It was a huge success, but the committee welcomes feedback from Council members and the community as they meet later this month.

CITY SUPERINTENDENT HOLPER

The 93rd Street project will start with work on the roads culverts. This will begin at the 93rd Street and Broadway intersection, then continue along 93rd Street.

The street department will begin patching streets through October. Holper reported that the price for asphalt has dropped to '07 and '08 prices.

Bids were opened for the Butler Street paving from Abilene to Meridian. Kansas Paving submitted the lowest bid out of the 6 bids submitted. Bids for the Highpoint project will be opened tomorrow at 4:00pm

The water department continues to switch out water meters.

CITY ENGINEER GOLKA

Golka highlighted a couple of items from his written report. The existing water well houses are still functional and will not need to be replaced.

The survey of the Windmill Valley Drainage has been completed and staff will meet to discuss options.

CITY ADMINISTRATOR HILDEBRAND

WSU representatives attended the Food Truck Event to visit with people about the Strategic Plan for Valley Center. They will meet with the committee and present the findings at the September 20, 2016 Council Meeting.

Hildebrand has contacted several firms regarding the study of our Fire Department.

GOVERNING BODY REPORTS –

COUNCIL MEMBER MCGETTIGAN

Attended the Food Truck Event and thought it was great. Huge crowds and that seemed to benefit all local businesses and restaurants.

COUNCIL MEMBER MASCHINO

Asked if there was an update from SPT regarding the Ford Street Development project. Mayor Dove reported that they have been in contact and should have a presentation at the next Council meeting.

COUNCIL MEMBER HOBSON

Expressed concern that people are still turning left from the north driveway at Leeker's Family Foods. Chief Hephner has also been contacted and has instructed his officers to focus on the area.

Hobson also questioned when the fence is to be built around the property on 2nd St. Ownings reported that it is still on the list to be completed this year.

Hobson moved to adjourn, second by Kerstetter. Vote Yea: Unanimous.

ADJOURN -

Meeting adjourned at 7:50 PM.

Kristi Carrithers, City Clerk