

REGULAR COUNCIL MEETING  
September 20, 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  
                          Lonnie Tormey, Fire Chief  
                          Joshua Golka, City Engineer  
                          Barry Arbuckle, City Attorney  
                          Scott Hildebrand, City Administrator  
                          Stacy Shay, Court Clerk

Press present:         The Ark Valley News

**APPROVAL OF THE AGENDA -**

Mayor Dove requested that Item 9-A appointments be removed and Item 12-F Ordinance 1300-16 also be removed from the agenda. Cicirello moved to approve the Agenda as amended, seconded by McGettigan. Vote Yea: Unanimous. Motion carried.

**ADMINISTRATION AGENDA -**

MINUTES – SEPTEMBER 6, 2016 REGULAR CITY COUNCIL MEETING

Hobson moved to accept the minutes of the September 6, 2016, regular City Council meeting, seconded by Gregory. Vote Yea: Unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM –**

Janice Sharp presented an update regarding the pledge drive in June. They have raised \$301, 005.00 and the total available monies to date are \$943,099.00

**APPOINTMENTS – None**

**COMMITTEES, COMMISSIONS – None**

**OLD BUSINESS -**

A. ORDINANCE 1295-16; FLOOD PLAN MAPS 2ND READING:

Cicirello moved to adopt Ordinance 1295-16, regarding new flood plain maps for Valley Center, Kansas and amend Chapter 18 of City Municipal Code for 2<sup>nd</sup> reading. Hobson seconded the motion. Vote Yea: Unanimous. Motion carried.

## **NEW BUSINESS -**

### **A. SPT - FORD STREET DEVELOPMENT**

Brad Teeter and Ron Spangenberg presented options regarding development along Ford Street with the intention of gaining feedback. The presentation was complete with four (4) potential layouts for development. Possible development to include retail space, restaurants, office space, residential, including duplexes, patio homes, and apartments, a smaller assisted living community and light industrial space. Layouts also included a bike/walking path, and a park. Several questions were raised by the council, such as having enough space for a 55,000-60,000 square foot building, concerns with the railroad tracks, the true demand for office space, the number of developers interested in the project, acreage, and entrances/exits. It was determined that more information is needed, as the council members saw this for the first time this evening. Cicirello requested copies of the layouts. Polian and Hildebrand will obtain these to send to the Council. Another working session and discussion were requested. No action was taken.

### **B. ORDINANCE 1296-16; FORMATION OF LAND BANK, 1ST READING**

Hildebrand explained the formation of the land bank and proposed ordinance is modeled after the one in Haysville, which has been successful and Bel Aire's, which is similar. He believes it is comprehensive. Arbuckle stated that it does follow statute.

Maschino moved to adopt Ordinance 1296-16, regarding the formation of land bank for Valley Center, Kansas for 1<sup>st</sup> reading.. Gregory seconded the motion. Vote Yea: Cicirello, Gregory, McGettigan, Maschino, Jackson, Anderson, and Hobson. Opposed: Kerstetter. Motion carried.

### **C. ORDINANCE 1297-16; STANDARD TRAFFIC ORDINANCE, 1ST READING**

Hildebrand presented the Standard Traffic Ordinance (STO) for Kansas Cities. He requested it be adopted for immediate use.

Cicirello moved to adopt Ordinance 1297-16, amending Chapter 9.01 of the Valley Center Municipal Code and amendments thereto, for 1st reading. Maschino seconded the motion. Vote Yea: Unanimous. Motion carried.

### **D. ORDINANCE 1298-16; UNIFORM PUBLIC OFFENSE CODE, 1ST READING**

Hildebrand presented the Uniform Public Offense Code (UPOC) for Kansas Cities. He requested it be adopted for immediate use.

Maschino moved to adopt Ordinance 1298-16, amending Chapter 10.04, section 10 of the Valley Center Municipal Code and amendments thereto related to the Regulation of Traffic within the corporate limits of the City of Valley Center, Kansas, for 1st reading. Cicirello seconded the motion. Vote Yea: Unanimous. Motion carried.

### **E. ORDINANCE 1299-16; REPEAL OF ORDINANCE 1226-11, 1ST READING**

Hildebrand requested Council approve this "clean up" Ordinance to repeal Ordinance 1226-11. It has been in place since April 2011 and has been filed with the County. The original PUD contained plans for an apartment complex and a lake area, which does not seem to be the route the city wants to go. Cicirello has concerns the entire design and the layout do not match anymore.

Cicirello moved to adopt Ordinance 1297-16 repealing Ordinance 1226-11 and de-establishing the Chisholm Lake PUD, for 1<sup>st</sup> reading, Maschino seconded the motion. Vote Yea: Unanimous. Motion carried.

#### G. K-9 SQUAD REPLACEMENT

Chief Hephner presented the need for the replacement of two (2) police vehicles. One vehicle has issues and one is nearing 100,000 miles. He reported the vehicle involved in the accident has been fixed. He stated one vehicle is within the budget and the second one, if approved, would come from the drug and alcohol fund, which has a balance of \$30,000 Polian reported there are certain restrictions on how these monies are used, but a purchase of said vehicle falls within the guidelines. Chief presented/reviewed the fleet mileage of each vehicle and the number of cars purchased since 2008. His goal is to have two (2) cars replaced each year for the next several years. He reported the school board has agreed to pay \$2,000.00 required for the dog cage. Several questions were raised by the council, such as if certain monies can be used on regular units or only on K9 units; the use/non-use of the city car; parked at City Hall and as to why a new officer is not using it and using police vehicles instead. Other questions raised were regarding mileage vs hours; what happens to the drug and alcohol fund if not used; what type of cars will be purchased and when. Maschino stated she appreciated Chief and his request.

Jackson moved to adopt the request for K-9 squad car replacement, McGettigan seconded the motion. Vote Yea: Unanimous. Motion carried.

#### H. LAND ACQUISITION

Hildebrand presented the possible acquisition of land from Medical Lodges. He has been is numerous discussions regarding it and the plans for development, including a dog park, parking lot, and bus turn-around. The School Board has agreed to share cost and are ready to start development. Hildebrand reported that if development starts, the road would need to be rededicated as a public road. Several questions were raised by the council, such as time frame, cost, and how maintained. Hobson had concerns with this project starting before others. Anderson stated more info was needed.

Cicirello moved to accept the land from Medical Lodges, Anderson seconded the motion. Vote Yea: Unanimous. Motion carried.

#### I. EXECUTIVE SESSION TO DISCUSS LAND AQUISITION

Cicirello moved, seconded by Anderson to recess into Executive Session for a period of 15 minutes to discuss land acquisition, personnel to include Polian and Hildebrand. Vote Yea: Unanimous. Motion carried.

Recess began at 8:15pm

Recess ended at 8:30pm

Cicirello reported no official action was taken during Executive Session.

#### **CONSENT AGENDA -**

- A. APPROPRIATION ORDINANCE**
- B. TREASURER'S REPORT, AUGUST 2016**
- C. REVENUE AND EXPENSE SUMMARIES, AUGUST 2016**
- D. CHECK RECONCILLIATION, AUGUST 2016**
- E. DELINQUENT ACCOUNTS FOR COLLECTION, JUNE 2016**

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

## **STAFF REPORTS -**

### ADMIN AND FINANCE DIRECTOR POLIAN

Polian reported the server at Public Safety needs replaced. Storing video has taken a toll on the storage. If videos/dash cams/body cams want to be utilized, this is necessary. Polian's plan was to prepare the council, not shock them with the cost, which would be around \$14,000-\$20,000.

### CITY SUPERINTENDENT HOLPER

Holper reported the contractors have installed four (4) culvert pipes along 93<sup>rd</sup> Street. It was delayed one (1) week due to the rain. The project will continue west and occur within the next week or two.

The sidewalk work along Goff Street will begin October 3, 2016 with a public meeting to be held on September 27, 2016 from 5pm-7pm at the Community Building.

Holper also reports the water department continues to switch out water meters. Fifty-five (55) have been changed out as of recent. One hundred twenty-five (125) within the last month.

### CITY DIRECTER OF PARKS AND BUILDINGS OWING

Owing reports he has gotten a solid bid, but plans to get more for the painting of the old Public Works building.

### CITY ENGINEER GOLKA

Golka reports a Geotech analysis was done on the industrial park and report there are no issues and it is in fine condition. It is believed to be a construction workmanship issue and is being looked into further.

### CITY ADMINISTRATOR HILDEBRAND

Hildebrand reports there will be a Strategic Planning meeting on September 29, 2016 and that the Public Safety Study has had some delays.

## **GOVERNING BODY REPORTS –**

### COUNCIL MEMBER GREGORY

Inquired as to the council's involvement with a booth at the Fall Festival. Chief Hephner reported that the Police Department is planning on having a booth downtown. Mayor stated that members of Council are more than welcome to help out at the Police Department booth, but they wouldn't need to this year.

### COUNCIL MEMBER HOBSON

Expressed gratitude toward John Wright, Compliance Officer and Frank Miller, Animal Control Officer and stated they have been doing a super job.

Hobson moved to adjourn, seconded by Maschino. Vote Yea: Unanimous.

## **ADJOURN -**

**Meeting adjourned at 9:00 PM.**

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**Stacy Shay, Court Clerk**