

REGULAR COUNCIL MEETING  
March 21, 2017  
CITY HALL  
121 S. MERIDIAN

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

Members Absent: Brendan McGettigan and Mayor Laurie Dove

Staff Present: Kristine Polian, Assistant City Administrator  
Neal Owing, Parks and Public Buildings Director  
Ryan Shrack, Community Development Director  
Joshua Golka, City Engineer  
Rob Tormey, Fire Chief  
Lloyd Newman, Police Sergeant  
Barry Arbuckle, City Attorney  
Scott Hildebrand, City Administrator  
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

**APPROVAL OF THE AGENDA -**

Hildebrand noted that in addition to the change in agenda order of business in front of them, there is 1 item of business to include and 1 for removal. Addition: Administration Agenda Item B-Halstead Bank CD signature card. Remove: Old Business Item A-KPTS Donation. Cicirello moved to approve the Agenda as amended, seconded by Kerstetter. Vote Yea: Unanimous. Motion carried.

**ADMINISTRATION AGENDA -**

- A. MINUTES - FEBRUARY 28, 2017 SPECIAL WORK CITY COUNCIL MEETING & MINUTES - MARCH 7, 2017 REGULAR CITY COUNCIL MEETING

Gregory moved to accept the minutes of the February 28, 2017, special City Council work meeting and the March 7, 2017 regular City Council meeting, seconded by Anderson. Vote Yea: Unanimous. Motion carried.

- B. HALSTEAD BANK CERTIFICATE OF DEPOSIT SIGNATURE CARDS

Hildebrand requested approval from Council to update authorized signatures for the Certificates of Deposit at the Halstead Bank, to include Mayor Laurie Dove, Marci Maschino, Kristine Polian and Barry Smith.

Anderson moved to authorize Dove, Maschino, Polian and Smith be listed as the authorized signers on the CD. The motion was seconded by Hobson. Vote Yea: Unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS – None**

**COMMITTEES, COMMISSIONS –**

**A. COMMUNITY BUILDING COMMITTEE REPORT**

Hildebrand met with Brad Teeter, SPT regarding the design. A proposal from PEC for drainage around Lions Park is on tonight's agenda for discussion. Hildebrand had hoped that the senior club would be able to remain in the current building until the new community building was completed, but with all the construction and close proximity, he feels the risk to our senior citizens and others using the current building is too great. Council member Anderson has worked to secure an alternate location in a local church for the Tuesday & Thursday senior noon meals and other senior activities beginning mid-June.

**OLD BUSINESS –**

**A. KANSAS COLLEGIATE LEAGUE BASEBALL DONATION**

Council discussed pros & cons of monetary donation to support a local Valley Center team. Many felt it would benefit the citizens of the community with a family friendly activity while other Council members questioned whether it would be a good use of tax dollars. Cicirello noted that cost of uniforms is \$3,000.00 (same amount donated to Fall Fest by the City) and thought if we could get "City of Valley Center" on uniforms it would be good PR.

Jackson moved, seconded by Cicirello to approve donation of \$3000.00 to the Kansas Collegiate Baseball League.

Cicirello asked that the city name be visible on uniforms and Kerstetter asked that the money would go directly to pay for the expenses for the local Valley Center team, not just to the baseball league. Anderson feels the money will come back to the community and not wasted.

Vote Yea: Kerstetter, Cicirello, Gregory, Jackson, Anderson and Hobson Opposed: Maschino

**B. ORDINANCE 1301-17; REGARDING WATER ACCOUNTS & RELATED FEES, 2<sup>ND</sup> READING**

Hildebrand presented Ordinance 1301-17 for 2<sup>nd</sup> reading.

Anderson moved, seconded by Gregory to approve Ordinance 1301-17, regarding water accounts and related fees, for 2<sup>nd</sup>. reading. Vote Yea: Unanimous. Motion carried.

**NEW BUSINESS –**

**A. RESOLUTION 660-17; WATER RATES & FEES**

Resolution 660-17 sets the current fees for utility billing, delinquency charges and turn-on fees. Hildebrand and Polian discussed that this resolution would give more flexibility to establish service for new residents and help defray staff expenses for cost of delinquent turn off/turn on.

Anderson moved, seconded by Hobson to approve Resolution 660-17, regarding water rates and fees. Vote Yea: Unanimous. Motion carried.

**B. ORDINANCE 1302-17; OPERATION OF GOLF CARTS, 1<sup>ST</sup> READING**

In response to requests from Valley Center residents and directive from Council to begin process to allow golf carts to operate on City streets, Hildebrand and Arkbuckle presented Ordinance 1302-17, for 1<sup>st</sup> reading. Arkbuckle explained the Ordinance is based on sample ordinance from the League of Kansas Municipalities with specific language regarding Valley Center included in Section 1.

Cicirello moved, seconded by Hobson to adopt Ordinance 1302-17, allowing for the operation of golf carts on Valley Center city streets for 1<sup>st</sup>. reading. Vote Yea: Kerstetter, Cicirello, Maschino, Jackson, Anderson and Hobson. Opposed: Gregory

C. ORDINANCE 1303-17; PEDDLERS, SOLICITERS AND CANVASSERS, 1<sup>ST</sup> READING

Hildebrand presented to Council an Ordinance revision regarding policies with respect to solicitors, canvassers and peddlers within the city limits. Gregory clarified the fees specifically regarding non-profit vendors or farmers market events.

Cicirello moved, seconded by Kerstetter to adopt Ordinance 1303-17, establishing policies regarding solicitors, canvassers and peddlers within the city limits of Valley Center, for 1<sup>st</sup> reading. Vote Yea: Unanimous.

D. MIDLAND GIS PROPOSAL

Hildebrand introduced Erin Allen with Midland GIS. Hildebrand explained while the city could opt for less modules than proposed, he preferred that all modules be completed at the beginning. Funding for this program would come from each department. Council questioned Ms. Allen regarding proposal and included technical support. Ultimately, the city would save money by immediately locating water lines, sprinkler systems and cemetery plots.

Cicirello moved, seconded by Anderson to accept proposal from Midland GIS Solutions and authorize Mayor to sign. Vote Yea: Unanimous.

E. WASTEWATER TREATMENT PLANT CONTRACT

Hildebrand and Golka presented a contract between PEC and Valley Center to start the design process for phase 3 of the wastewater treatment plant. Recognizing that new nutrient regulations will be implemented by KDHE in the near future and lack of a backup redundant clarifier, phase 3 has become a priority. The timeline proposed in the contract is contingent on KDHE approval, but estimated to begin construction in 390 days.

Cicirello moved, seconded by Anderson to accept contract with PEC regarding phase 3 design of wastewater treatment plant and authorize Mayor to sign. Vote Yea: Unanimous.

F. LIONS PARK DRAINAGE PROPOSAL

The time to address drainage around Lions Park is during the construction phase of the new community building prior to parking lots and sidewalks being poured. Golka presented a plan to help drainage issues in 4 phases. Phase 1 and 2 along Clay and Colby would be the most time sensitive during construction. The construction of the community building would not affect development of phase 3 and 4. Polian reported that funding for these drainage projects would not be included in the funds earmarked for the community building. Funds would come from General Obligation Debt and be included in 2019 CIP funding. Council acknowledged that phase 1 and 2 do need to be completed during the community building development.

Cicirello moved, seconded by Kerstetter to accept phase 1 and phase 2 provisions of the drainage proposal from PEC in regards to Lions Park area and authorize Mayor to sign.. Vote Yea: Unanimous.

G. RESOLUTION 661-17; HOUSING INCENTIVES PROGRAM

Hildebrand presented Resolution 661-17 to establish incentives for residents to purchase and/or build new single family residences in Valley Center. The 5 year incentive program would offer a 100% City only tax abatement to first time occupants of all new single-family residents.

Wess Galyon with the WABA addressed Council confirming the timing is excellent for new construction and appreciates the forward thinking, forward moving of the governing body.

Tom Bartel, 12131 Valley Farms, Sedgwick, Ks. informed Council that he has received calls from area realtors inquiring about possible incentives.

Cicirello moved, seconded by Hobson to adopt Resolution 661-17, establishing incentives for residents to purchase and/or build new single family residences. Vote Yea: Unanimous.

#### H. HOUSING ASSISTANCE COUNCIL CONTRACT

An agreement between Valley Center and HAC for the disposition of certain tracts of land located in the Ridgefield Subdivision was presented. HAC has a lien of \$5,000.00 on each parcel, so the purchase price on each lot would be \$5,000.00 to cover the lien. Any amount over the \$5,000.00 would be split between the City and HAC. Polian assured Council that she has been negotiating with HAC for close to a year and they will not budge lower until the City shows good faith that they have tried to market the properties before the lien amount could be lowered. Council expressed concerns with the contract.

Gregory moved, seconded by Anderson to approve contract with Housing Assistance Council and authorize Mayor to sign. Vote, Aye: Kerstetter, Gregory, Maschino, Jackson and Anderson. Opposed: Cicirello. Abstain: Hobson.

#### **CONSENT AGENDA -**

- A. APPROPRIATION ORDINANCE MARCH 21, 2017
- B. DELINQUENT ACCOUNTS FOR COLLECTION-DECEMBER 2017
- C. CHECK RECONCILIATION-FEBRUARY 2017
- D. TREASURER'S REPORT-FEBRUARY 2017
- E. REVENUE & EXPENSE REPORT-FEBRUARY 2017
- F. VALLEY CENTER BOOSTER CLUB BBQ EVENT REQUEST
- G. MAIN STREET VALLEY CENTER REQUEST TO CLOSE MAIN STREET

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

#### **STAFF REPORTS -**

##### ASSISTANT CITY ADMINISTRATOR POLIAN

Polian asked Council members to complete the conflict of interest questionnaire and return it in attached envelope.

Polian reported that the independent auditors were on site last week and she anticipates zero deficiencies.

##### COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Reported that John Wright, code enforcement office for the City has completed 2 more certifications in the process to be licensed a residential inspector.

Shrack also received notice of an application for a conditional use permit to build a cemetery along 69<sup>th</sup> Street between Meridian and Interurban. While it is not in the city limits, he plans on attending the Sedgwick County Planning meeting on April 20, 2017.

##### PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS

Owings reminded Council of the Vietnam Veteran Commemorative ceremony on April 1, 2017.

CITY ADMINISTRATOR HILDEBRAND

Reminded Council to return the budget priority questionnaires as soon as possible.

Hildebrand reported that he has made a conditional offer for the Public Works Director Position. Anticipated start date would be April 4, 2017.

**GOVERNING BODY REPORTS – None**

**ADJOURN -**

Hobson moved to adjourn the regular scheduled Council meeting and re-convene Council meeting immediately following Land Bank meeting, seconded by Cicirello. Vote Yea: Unanimous.

**Meeting adjourned at 8:38 PM.**

---

**Kristi Carrithers, City Clerk**

Matthew McCreary address Council prior to official call to order to talk about the Valley Center rocks art project.

REGULAR COUNCIL MEETING  
Re-Convened  
March 21, 2017  
CITY HALL  
121 S. MERIDIAN

Council Member Maschino called the meeting to order at 8:51 p.m. with the following members present: Dale Kerstetter, Lou Cicirello, Gina Gregory, Marci Maschino, Lionel Jackson and Ben Anderson.

Members Absent: Brendan McGettigan, Al Hobson and Mayor Laurie Dove

**NEW BUSINESS – CONTINUED**

I. ACCEPT RECOMMENDATION OF THE LAND BANK

Anderson moved, seconded by Kerstetter to accept recommendations from Land Bank to defer special taxes on Land Bank properties and allocate funds to the Land Bank for maintenance and marketing of properties. Vote Yea: Kerstetter, Gregory, Maschino, Jackson and Anderson. Opposed: Cicirello

J. VOTE TO FUND LAND BANK

Jackson moved, seconded by Kerstetter to transfer \$5,000.00 from both the water and sewer budgets to fund the Land Bank. Vote Yea: Unanimous.

K. ORDINANCE 1306-17; DEFERRING SPECIALS, 1<sup>ST</sup> READING

Gregory moved, seconded by Anderson to adopt Ordinance 1306-17, authorizing a tax deferral of special assessments for parcels owned by the Land Bank, for 1<sup>st</sup> reading. Vote Yea: Unanimous.

**ADJOURN –**

Cicirello moved to adjourn the Council meeting, seconded by Kerstetter. Vote Yea: Unanimous.

**Meeting adjourned at 9:18 PM.**

---

**Kristi Carrithers, City Clerk**