

VALLEY CENTER COUNCIL MEETING  
May 15, 2018  
CITY HALL  
121 S. MERIDIAN

Mayor Laurie Dove called the work session to order at 6:00 p.m. with the following members present: Dale Kerstetter, Gina Gregory, Brendan McGettigan, Marci Maschino, Matt Stamm, Ben Anderson and Paul Davis.

Members Absent: Ray Strunk

Staff Present: Scott Hildebrand, City Administrator  
Kristine Polian, Asst. City Administrator  
Lloyd Newman, Police Chief  
Phil Tennissen, Fire Captain  
Neil Owings, Parks and Public Buildings Director  
Kelley Zellner, Public Works Director  
Ryan Shrack, Community Development Director  
Joshua Golka, City Engineer  
Barry Arbuckle, City Attorney  
Kristi Carrithers, City Clerk  
Jennifer Courtney, City Treasurer  
Amanda Park

Press present: The Ark Valley News

## **PRESENTATIONS**

Parks and Public Buildings Director Owings highlighted projects and anticipated expenditures for the 2019 budget. They include: door and gate access controls, cemetery maintenance facility, vehicle replacement and shade canopies. Owings also anticipates the need for an additional full time employee. Owings reported that the swimming pool is in need of major repairs and has outlived its expected live span. He urged them to begin process of incorporating a new pool in CIP.

Community Development Director Shrack is excited about the economic development in Valley Center. The Main Street Valley Center has brought a new vitalization to the downtown area and additional funding resources with continue to help with economic development.

Police Chief Newman presented 4 outcome strategies for 2019. Newman stated several staffing changes have occurred in the last 2 years with promotions and the animal control officer. Goals for 2019 and beyond include: technology upgrades, aggressive vehicle replacement and new portable and mobile radios for police and fire.

Chief Newman presented 2019 outcome strategies on behalf of the Fire Department. Staffing goals will include recruitment of more paid on call firefighters and host firefighter I trainings. Vehicle replacement will also include a fire engine and fire truck. Future goals include a carport at public safety to protect both fire and police vehicles and equipment.

Public Works Director Zellner reported on the 2019 budget proposals for Streets, Wastewater, Water and Storm Water. While trying to keep projected costs at a minimum, Zellner stated that a new 2 ½ yard loader and new backhoe will be needed. He is anticipating the expense to be included in the 2019 and 2020 budgets.

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

**ADJOURN -  
Meeting adjourned at 6:53 PM.**

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**Kristi Carrithers, City Clerk**

Mayor Laurie Dove called the regular meeting to order at 7:00 p.m. with the following members present: Dale Kerstetter, Gina Gregory, Brendan McGettigan, Marci Maschino, Matt Stamm, Ben Anderson and Paul Davis.

Members Absent: Ray Strunk

Staff Present: Scott Hildebrand, City Administrator  
Kristine Polian, Asst. City Administrator  
Lloyd Newman, Police Chief  
Phil Tennissen, Fire Captain  
Neil Owings, Parks and Public Buildings Director  
Kelley Zellner, Public Works Director  
Ryan Shrack, Community Development Director  
Joshua Golka, City Engineer  
Barry Arbuckle, City Attorney  
Kristi Carrithers, City Clerk  
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### **APPROVAL OF THE AGENDA**

Mayor Dove noted that item 12-A-Budget Request Presentation will not be needed..

Maschino moved to approve the agenda as amended, seconded by McGettigan. Vote yea: unanimous. Motion carried.

### **ADMINISTRATION AGENDA**

#### MINUTES – MAY 1, 2018 REGULAR CITY COUNCIL MEETING

Gregory moved to accept the minutes of the May 1, 2018, regular City Council meeting, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS –**

VALLEY CENTER LIBRARY BOARD

Mayor Dove re-appointed Christina House to the Library Board. Anderson moved to accept the appointment, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

**COMMITTEES, COMMISSIONS – None**

**OLD BUSINESS –**

A. ORDINANCE 1318-18; RE-ZONING OF 141 S. ABILENE ST., 2<sup>nd</sup>. READING

Shrack presented Ordinance 1318-18 and 1319-18 regarding re-zoning of 2 lots on south Abilene Ave. from a classification of C-2, general business district to R-1B, single family residential.

Kerstetter moved, seconded by Gregory to adopt Ordinance 1318-18 to rezone land located at 141 S. Abilene Ave. for 2<sup>nd</sup> reading. Vote yea: unanimous. Motion carried.

B. ORDINANCE 1319-18; RE-ZONING OF 145 S. ABILENE ST., 2<sup>nd</sup>. READING

Kerstetter moved, seconded by Gregory to adopt Ordinance 1319-18 to rezone land located at 145 S. Abilene Ave. for 2<sup>nd</sup> reading. Vote yea: unanimous. Motion carried.

C. COMMUNITY BUILDING RULES AND POLICY APPROVAL

Hildebrand requested approval of the proposed Community Building Rules and Policy. Kerstetter would like to include a statement that any alcohol application submissions must be from persons age 21 or older. Anderson stated that he would like Council to review rules and reports on the Community Building on an ongoing basis.

Anderson moved to approve the Community Building Rules and Policy with the addition of “Must be 21 years of age, or older, to rent facility with alcohol application.” included under Use/Rules #3, item b. Stamm seconded the motion. Vote yea: unanimous. Motion carried.

**NEW BUSINESS-**

A. REQUEST FROM THE PLANNING AND ZONING BOARD

Don Keenan, Vice Chair of the Planning and Zoning Board addressed Council regarding the refund of re-zoning application fees from the properties on S. Abilene. Discussion was held regarding when and how these properties had been zoned commercial. Council also raised the issue of setting a precedence for future requests. Shrack explained that residences in Commercial zones have been grandfathered in, but are not allowed with new construction. Gary Janzen, Chair of the Planning and Zoning Board, stated that he was not able to attend the Planning and Zoning Board meeting when these applications were discussed, but there are residential dwellings throughout commercial zoned areas of Wichita and no issues regarding lending or insurance have been raised that he is aware of.

Anderson moved to approve request to refund re-zoning application fees for two properties located at 141 S. Abilene and 145 S. Abilene. Kerstetter seconded the motion. Vote yea: unanimous. Motion carried.

B. SALE OF PROPERTY AT 141 N. ASH

Shrack presented offer to purchase lot located at 141 N. Ash for a single family residence. Anderson stated that he thought that the property was purchased with plans to expand the Public Library. Gregory questioned whether the lot has been offered for sale to the public or if it has been appraised. Janice Sharp, Library Director stated that the lot and house was purchased for \$60,000.00 with the City and the Library splitting the cost. However, no expansion could occur because of the alley dividing the two properties. Anderson

clarified that the Library's portion of the money was funds received from the City and not Friends of the Library money.

Gregory moved, seconded by Maschino, to deny sale of lot located at 141 N. Ash. Discussion followed. Stamm and McGettigan both stated they were in favor of selling the lot. Building a residence would get funds going back into the tax rolls. Anderson wondered if we should wait until something was decided regarding the Library building. Tammy Miller addressed Council regarding their offer to purchase the lot and build their home. They already own the 2 lots directly south and are working to improve the area. The offer was based on the County's appraised value. Vote yea: Kerstetter, Gregory and Maschino. Nay: McGettigan, Stamm, Anderson and Davis. Motion not carried.

Kerstetter moved, seconded by Gregory, to direct staff to research options for appraisals or disposal of property. Discussion was held. Vote yea: Kerstetter and Gregory. Nay: McGettigan, Maschino, Stamm, Anderson and Davis. Motion not carried.

Anderson moved, seconded by Stamm to approve sale of lot located at 141 N. Ash to Michael and Tammy Miller for \$9,000.00. Further discussion was held. Tammy Miller stated that it will be a single family home, but they do hope to build a small apartment above the garage. Plans would be to consolidate 2 lots and tear down the small old house that her brother currently lives in. Shrack stated that would be allowed per zoning ordinance. Vote yea: McGettigan, Maschino, Stamm, Anderson and Davis. Nay: Kerstetter and Gregory. Motion carried.

#### D. EXECUTIVE SESSION TO DISCUSS NON-ELECTED PERSONNEL

Maschino moved for Council to recess into executive session to discuss an individual employee's performance pursuant to the non-elected personnel matter exception, K.S.A. 75-4319 (b)(1). The executive session to include Council, City Administrator Hildebrand and Asst. City Administrator Polian. The open meeting will resume in the City Council Chamber in ten minutes. Anderson seconded the motion. Vote Yea: Unanimous. Motion carried.

Recess began at 7:50pm

Recess ended at 8:00pm

Maschino reported no official action was taken during executive session.

#### E. ORDINANCE 1320-18; PUBLIC SAFETY DEPARTMENT

Hildebrand presented to Council the organizational flow chart for the proposed Public Safety Department. He also provided for 1<sup>st</sup> reading, Ordinance 1320-18 to establish a public safety department.

Anderson moved, seconded by Kerstetter to approve Ordinance 1320-18, establishing a Public Safety Department for 1<sup>st</sup> reading. Vote yea: unanimous. Motion carried.

### **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE**
- B. TREASURER'S RPORT**
- C. REVENUE AND EXPENSE SUMMARIES**
- D. DELINQUENT ACCOUNT REPORT**

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

### **STAFF REPORTS**

CAPTAIN TENNISSEN

Reported that the AED equipment approved at the May 1, 2018 Council Meeting has arrived. Kerstetter requested training to employees that might use it.

PUBLIC WORKS DIRECTOR ZELLNER

His department has received numerous calls regarding the closure of 5<sup>th</sup> Street. Requested help from all departments and Council to encourage residents to be patient during this time.

ADMINISTRATOR HILDEBRAND

The SHOW programs salsa contest will be held this Saturday.

**GOVERNING BODY REPORTS –**

Councilmember Kerstetter stated that his family has purchased a new house outside of his ward. He will resign from the Council effective May 23, 2018.

Gregory thanked Kerstetter for his service to the Community. Gregory reported that she has been elected an officer for the Sedgwick County Association of Communities. Valley Center will host the September meeting in the new Community Building, September 8, 2018.

McGettigan noted that the 5<sup>th</sup> Street closure has created more traffic and speeding.

Anderson voiced his appreciation for the Kerstetter's service.

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

**ADJOURN -**

**Meeting adjourned at 8:08 PM.**

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**Kristi Carrithers, City Clerk**