

CITY OF VALLEY CENTER

FINAL AGENDA

JANUARY 30, 2014

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.

FEBRUARY 4, 2014

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION: MINISTERIAL ALLIANCE**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA** p 3
- 6. CLERK'S AGENDA** p 4
 - A. Minutes p
 - January 21, 2014 Regular Council Meeting p
 - B. Appropriation Ordinance p
- 7. PRESENTATIONS / PROCLAMATIONS** p
- 8. PUBLIC FORUM** (*Citizen input and requests*) p
- 9. APPOINTMENTS** p
- 10. COMMITTEES, COMMISSIONS** p
 - A. Items for Council review p 19
- 11. OLD BUSINESS** p
- 12. NEW BUSINESS** p
 - A. 2014 Tax Abatement Review p
 - B. Executive Session (Land Acquisition) p
- 13. CONSENT AGENDA** p
 - A. Cereal Malt Beverage Licenses p
 - B. Delinquent Accounts for Collection p
- 14. STAFF REPORTS** p
- 15. GOVERNING BODY REPORTS** p
- 16. 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 anytime 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@valleycenter-ks.gov or by phone at (316)755-7310.

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

APPROVAL OF AGENDA

RECOMMENDED ACTION:

Staff recommends motion to approve the agenda as presented / amended.

CLERK'S AGENDA

A. MINUTES:

Attached are the Minutes from the January 21, 2014 Regular City Council Meeting as prepared by the Assistant City Clerk.

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of the January 21, 2014 Regular Council Meeting Minutes as presented / amended

REGULAR COUNCIL MEETING
JANUARY 21, 2014
CITY HALL
121 S. MERIDIAN

Mayor McNown called the meeting to order at 7:00 p.m. with the following members present: Judith Leftoff, Lou Cicirello, Marci Maschino, Lionel Jackson, Benjamin Anderson, and Al Hobson.

Members Absent: Terry Ishman, Laurie Dove

Staff Present: Joel Pile, City Administrator
Kristine Polian, City Clerk
Jose Santiago, Assistant City Clerk
Mark Hephner, Chief of Police
Robert Tormey, Fire Captain
Warren Utecht, Community Development Director
George Kolb, Interim City Superintendent
Neal Owings, Parks and Public Buildings Superintendent
Mike Kelsey, City Engineer

Press present: The Ark Valley News

APPROVAL OF THE AGENDA

Cicirello moved, seconded by Hobson, to approve the Agenda as presented. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

CLERK'S AGENDA

A. MINUTES – JANUARY 07, 2014 REGULAR CITY COUNCIL MEETING

Jackson moved, seconded by Anderson, to approve the Minutes of the January 07, 2014 Regular Council Meeting as presented. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

B. APPROPRIATION ORDINANCE – 01/21/2014

Anderson moved, seconded by Cicirello, to approve the January 21, 2014 Appropriation Ordinance as presented. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

C. TREASURER'S REPORT – YTD DECEMBER 2013

Hobson moved, seconded by Cicirello, to receive and file the YTD December 2013 Treasurer's Report. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

PRESENTATIONS/PROCLAMATIONS - None

PUBLIC FORUM – None

APPOINTMENTS

A. APPOINTMENTS TO ECONOMIC DEVELOPMENT BOARD

- Rob Colbert to replace Lisa Vermillion for a two year term.
- Ben Anderson to replace Harry Gerling for a two year term.

- Renew Marshella Pederson's appointment for two years.
- Renew Jack Jackson's appointment for two years.

Cicirello moved, seconded by Hobson, to approve recommended appointments to the Economic Development Board. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

COMMITTEES, COMMISSIONS – No Questions/Comments.

OLD BUSINESS - None

NEW BUSINESS

A. PRESENTATION OF PETITION FOR WATER MAIN IMPROVEMENTS, SEWARD STREET AND SENECA STREET

A petition for Water Main Improvements along Seward Street and Seneca Street. A petition was presented to the City Clerk on January 02, 2014. City Administrator Pile presented Map of Improvement Area. Gillmore & Bell (Bond Counsel) has reviewed the petition and found it sufficient, with the owners of 13 out of 22 total parcels signing in favor, as well as 20 owners out of 36 total owners signing in favor.

Maschino moved, seconded by Hobson, to find the Petition for Water Main Improvements along Seward Street and Seneca Street sufficient. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

B. RESOLUTION 626-14; PROJECT AUTHORIZATION WATER MAIN IMPROVEMENTS SEWARD STREET AND SENECA STREET

Maschino moved, seconded by Jackson, to adopt Resolution 626-14, determining the advisability of the making of certain internal improvement in the City of Valley Center, Kansas; making certain findings with respect thereto; and authorizing and providing for the making of the improvements in accordance with such findings (Water Main Improvements/Seward Street and Seneca Street). Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

NEW BUSINESS (CONTINUED)**C. CONSIDERATION OF REQUEST TO PURCHASE SALT-BRINE STREET PRE-TREATMENT SYSTEM**

The Interim Public Works Superintendent Kolb presented a Salt-Brine Street Pre-Treatment Recommendation. Kolb stated the salt-brine street pre-treatment system seems to be the most efficient, less destructive, and cost effective at this time versus just rock and salt.

Cicirello moved, seconded by Maschino, to approve the recommendation of The Interim Public Works Superintendent and authorize an expenditure of \$35,000.00 to purchase and install a Salt-Brine Street Pre-Treatment System. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

D. CONSIDERATION OF POLICE DEPARTMENT REORGANIZATION

Police Chief Hephner recommended the re-designation of an Officer position to a Sergeant position. The following are the reasons for Hephner requesting the Governing Body's consideration: 1) the population of the City has increased 42%. 2) Since 2007 the number of Officers has increased from 7 full-time officers to 14 officers, but the numbers of Supervisors still the same: the Chief and two Sergeants. 3) Number of new officers during night shift needing supervision, and 4) the new Sergeant would be assigned to patrol and provide for more supervisory coverage on nights.

Councilmember Leftoff asked why Officers were resigning. Hephner stated there were a variety of issues, with some that could not be discussed in open meeting.

Hobson moved, seconded by Cicirello, to approve the proposed Police Department reorganization, specifically re-designating an Officer position to a Sergeant position. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

CONSENT AGENDA

- A. REVENUE EXPENSE SUMMARIES – DECEMBER 2013**
- B. DELINQUENT ACCOUNTS FOR COLLECTIONS**
- C. CHECK RECONCILIATION – DECEMBER 2013**

Cicirello moved, seconded by Hobson, to approve the Consent Agenda as presented. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

STAFF REPORTS**COMMUNITY DEVELOPMENT DIRECTOR UTECHT**

Mr. Utecht presented Council and Staff with a new flood map. It was done using most recent radar information. The blue area on the map shows new boundary lines. Older map did not show anything west of the levy. Mr. Utecht stated this will impact probably a significant number of people in our community. Utecht provided an informational sheet about how to get properties out of the flood plan designation. There will be an open house meeting Thursday

STAFF REPORTS (CONTINUED)

January 23rd at the Sedgwick County Public Works building at 1144 S. Seneca at 8:30AM to 12:00PM and 1:30PM to 5:00PM. There will be a presentation at 9:00AM and 2:00PM with public participation. Planning commission meeting will be on February 25th, then will publish the public hearing notice and request the public to come to the meeting with any questions.

Maschino asked when this will become final. Utecht did not know when the whole process would be finalized.

CITY ENGINEER KELSEY

Kelsey stated they are planning on having a public meeting on the 4th Street project at City Hall, 121 S. Meridian, on February 18th at 6:00PM to get people in and talk to businesses and anyone else that will like to attend.

GOVERNING BODY REPORTS**COUNCILMEMBER CICIRELLO**

Cicirello asked if there is going to be any work done on Butler Street. Pile stated there will be temporary work done during the Meridian and the 4th Street project. The full reconstruction will be done as part of the street project; if we happen to do it now we would be tearing it out and having to redo it all over again.

Hobson moved, seconded by Anderson, to adjourn the meeting. Vote yea: Leftoff, Cicirello, Maschino, Jackson, Anderson, and Hobson. Motion carried.

Meeting adjourned at 7:53 PM.

Jose A. Santiago, Assistant City Clerk

CLERK'S AGENDA**B. APPROPRIATION ORDINANCE:**

Below is the proposed Appropriation Ordinance for February 4, 2014 as prepared by City Staff.

[February 4, 2014 Appropriation](#)

Total **\$ 139,505.12**

RECOMMENDED ACTION:

Staff recommends motion to approve the February 4, 2014 Appropriation Ordinance as presented / amended.

1/29/2014 11:19 AM

A/P HISTORY CHECK REPORT

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	C-CHECK	COVENTRY HEALTH CARE, INVOICED	V 1/10/2014			044320		37,779.11CR

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0511	COVENTRY HEALTH CARE, INC.							
I-INV # 53584894	JAN'14 HEALTH INSURANCE	R	1/10/2014	36,890.67		044316		
I-M1F201312105321	MEDICAL INSURANCE- EMP COST	R	1/10/2014	331.20		044316		
I-M1S201312105321	MEDICAL INSURANCE- EMP COST	R	1/10/2014	113.02		044316		37,334.89
0032	AFLAC							
I-201401105361	AFLAC	R	1/10/2014	188.78		044317		
I-AF 201312235354	SUPPLEMENTAL INSURANCE	R	1/10/2014	41.25		044317		
I-AFC201312235354	SUPPLEMENTAL INSURANCE	R	1/10/2014	33.06		044317		
I-AFD201312235354	SUPPLEMENTAL INSURANCE	R	1/10/2014	102.12		044317		
I-AFO201312235354	SUPPLEMENTAL INSURANCE	R	1/10/2014	12.35		044317		377.56
0445	DELTA DENTAL OF KANSAS, INC.							
I-201401105364	DELTA DENTAL OF KANSAS, INC.	R	1/10/2014	1,284.29		044318		
I-DD 201312235354	DENTAL INSURANCE	R	1/10/2014	1,442.33		044318		2,726.62
0511	COVENTRY HEALTH CARE, INC.							
I-M1F201312235354	MEDICAL INSURANCE- EMP COST	R	1/10/2014	331.20		044319		
I-M1S201312235354	MEDICAL INSURANCE- EMP COST	R	1/10/2014	113.02		044319		444.22
0511	COVENTRY HEALTH CARE, INC.							
I-53584894	JAN'14HEALTH INS PREMIUM	V	1/10/2014	37,779.11		044320		37,779.11
0511	COVENTRY HEALTH CARE, INC.							
M-CHECK	COVENTRY HEALTH CARE, INVOICED	V	1/10/2014			044320		37,779.11
0061	EDNA BUSCHOW							
I-2013 ADD'L DISBURS	2013 DISBURSEMENT	R	12/31/2013	6,498.31		044321		6,498.31
0025	MIKE JOHNSON SALES, INC.							
I-3750	30 HOODIES-NAVY	R	1/17/2014	484.11		044322		484.11
0162	CIVIC PLUS							
I-145160	SEPT-DEC'13 QTR FEES	R	1/17/2014	1,125.00		044323		1,125.00
0193	MEDICAL PLAZA OF VALLEY CENTER							
I-REF # 49827	PRE-EMPLOYMENT EXAMS	R	1/17/2014	442.00		044324		442.00
0235	MID-STATES ORGANIZED							
I-033014-20355	MOCIC 2014 MEMBERSHIP	R	1/17/2014	150.00		044325		150.00
0245	BUSINESS PROTECTION EQUIPMENT							
I-027315	2/12/14-2/14/15 RENEWAL	R	1/17/2014	1,115.00		044326		
I-027380	FOLDER/STUFFER PART/REPAI	R	1/17/2014	45.04		044326		1,160.04

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0253	CITY ATTORNEYS ASSN OF KS							
I-14-507	2014 MEMBERSHIP DUES	R	1/17/2014	35.00		044327		35.00
0450	DAVIS - MOORE AUTOMOTIVE, INC.							
I-STOCK # A2131116	2013 DODGE CAHRGER	R	1/17/2014	21,000.00		044328		21,000.00
0530	GALLAGHER BENEFIT SERVICES, IN							
I-44978	JAN'14 COBRA/FSA ADMINFEE	R	1/17/2014	221.50		044329		221.50
0576	JEANNINE HOHEISEL							
I-B HIPPS/REGION 5	REGION 5 MEETING 2014	R	1/17/2014	20.00		044330		20.00
0285	KDHE							
I-D ROGERS CERT6879	'14CLASS2 CERT6879RENEWAL	R	1/17/2014	35.00		044331		35.00
0575	3D ELECTRIC							
I-1027	STLIGHTREPR/MERIDIAN/MAIN	R	1/17/2014	125.00		044332		125.00
1	TIDEMANN, LIANE R							
I-000201401175376	TIDEMANN, LIANE R:	R	1/17/2014	1,000.00		044333		1,000.00
0085	Laurie B Williams							
I-BJE201401225377	CASE # 09-14039	R	1/24/2014	55.00		044334		
I-REB201401225377	CASE # 13-12943	R	1/24/2014	200.00		044334		255.00
0210	SECURITY BENEFIT							
I-SCB201401225377	DEFERRED COMPENSATION	R	1/24/2014	63.00		044335		63.00
0270	INTRUST CARD CENTER							
I-DEC'13 TRANSACTION	INTRUST-PCARD DEC 2013	R	1/24/2014	26,610.13		044336		26,610.13
0313	VANTAGEPOINT TRANS AGENTS							
I-ICM201401225377	RETIREMENT 457 DEFERRED COMP	R	1/24/2014	15.00		044337		15.00
0372	U S DEPT OF EDUCATION							
I-JED201401225377	ACCT # 1002461211	R	1/24/2014	175.37		044338		175.37
0421	FAMILY SUPPORT PAYMENT CENTER							
I-JHC201401225377	CASE # 11LWAD00059	R	1/24/2014	67.00		044339		67.00
0032	AFLAC							
I-AF 201401085358	SUPPLEMENTAL INSURANCE	R	1/24/2014	85.12		044340		
I-AF 201401225377	SUPPLEMENTAL INSURANCE	R	1/24/2014	85.12		044340		
I-AFC201401085358	SUPPLEMENTAL INSURANCE	R	1/24/2014	108.81		044340		
I-AFC201401225377	SUPPLEMENTAL INSURANCE	R	1/24/2014	108.86		044340		
I-AFD201401085358	SUPPLEMENTAL INSURANCE	R	1/24/2014	85.29		044340		
I-AFD201401225377	SUPPLEMENTAL INSURANCE	R	1/24/2014	85.29		044340		
I-AFO201401085358	SUPPLEMENTAL INSURANCE	R	1/24/2014	12.35		044340		
I-AFO201401225377	SUPPLEMENTAL INSURANCE	R	1/24/2014	12.35		044340		583.19

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	I-ACC201401085358	R	1/24/2014	6.35		044341		
	I-ACC201401225377	R	1/24/2014	6.35		044341		
	I-CNC201312235354	R	1/24/2014	13.97		044341		
	I-CNC201401085358	R	1/24/2014	13.97		044341		
	I-CNC201401225377	R	1/24/2014	13.97		044341		60.96
0511	COVENTRY HEALTH CARE, INC.							
	I-54245591	R	1/24/2014	37,414.52		044342		
	I-M1F201401085358	R	1/24/2014	248.40		044342		
	I-M1F201401225377	R	1/24/2014	248.40		044342		
	I-M1S201401085358	R	1/24/2014	113.02		044342		
	I-M1S201401225377	R	1/24/2014	113.02		044342		38,137.36
0566	SURENCY LIFE AND HEALTH							
	I-VEC201401085358	R	1/24/2014	30.36		044343		
	I-VEC201401225377	R	1/24/2014	30.36		044343		
	I-VES201401085358	R	1/24/2014	35.36		044343		
	I-VES201401225377	R	1/24/2014	35.36		044343		
	I-VFM201401085358	R	1/24/2014	88.39		044343		
	I-VFM201401225377	R	1/24/2014	88.39		044343		
	I-VSS201401085358	R	1/24/2014	25.32		044343		
	I-VSS201401225377	R	1/24/2014	25.32		044343		358.86

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PAGE: 5

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PRINT OPTIONS

SEQUENCE: CHECK NUMBER

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

PRESENTATIONS / PROCLAMATIONS

PUBLIC FORUM

APPOINTMENTS

COMMITTEES, COMMISSIONS

A. ITEMS FOR COUNCIL REVIEW

- Valley Center Planning Commission / Board of Appeals
January 28, 2014 Minutes

**VALLEY CENTER
PLANNING COMMISSION/BOARD OF APPEALS
MINUTES**

7:00 P.M., Tuesday, January 28, 2014
Valley Center City Hall at 121 S. Meridian Avenue

CALL TO ORDER: Chairperson Park called the meeting to order at 7:00 p.m. with the following members present, Ronald Colbert Sr., Don Bosken, Matt Stamm, Danny Park, Scot Phillips, Terry Nantkes, and Dee Wretberg.

Members absent: Gary Janzen and Del James

Staff Present: Warren Utecht

Also attending: Mayor Michael McNown

Meeting started with the Pledge of Allegiance to the American Flag.

AGENDA: A Motion was made by Commissioner Stamm, seconded by Commissioner Colbert to set the agenda as presented. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES:

A motion was made by Commissioner Wretberg, seconded by Commissioner Nantkes to accept the December 10, 2013 draft minutes as written. Motion passed unanimously.

There were no public non-agenda comments.

PUBLIC HEARING: SWOT (Strengths, Weaknesses, Opportunities and Threats) Workshop associated with the update of the Valley Center Comprehensive Plan

At 7:05 p.m. Chairperson Park opened the Public Hearing. Warren Utecht introduce the SWOT discussion by going through a list of questions to stimulate discussion, outlined as follows:

List Strengths of Valley Center

- What makes this city stand out among other cities in the region?
- What attracted you to live in this city?
- Why would people buy a house, or start a business in this city?

List Weaknesses of Valley Center

- What would detract someone from moving to this city?
- What does the city lack in comparison to other similarly sized cities?
- What has this city lost in the past 10 years that makes it weaker?
- What obvious deficiencies can be improved upon?
- What kind of negative aspects does our city have when adjacent to a much larger metropolitan area?

List Opportunities we need to take advantage of, or go after

- What types of businesses should we pursue?
- What kind of joint effort should be promoted to bring about higher quality community services competitive with other cities?
- How can we use our weaknesses to generate opportunities?

List Threats which could negatively impact our Way of Life

- What kind of things might we be doing or not doing which could discourage people or business from moving to our city?
- What are our competing cities doing which will discourage growth in our city?
- What aspects of our city place us at a disadvantage with all other cities in the region?

Warren Utecht then started going through each category, asking the Commission and those in attendance to share their thoughts. The following is a summary of what was said.

Regarding Strengths:

- Good School District
- Variety of active churches in the community
- "Small town" feel
- Lower crime rate as compared to Wichita
- Good Police and Fire Departments
- A number of social organizations
- Good Recreation Program for all ages
- Good parks and open space areas
- Restaurants
- Active Senior Citizen's Program
- Close proximity to commercial/service type businesses such as grocery, hardware, car repair, attorney, veterinarians, doctors and dentist, auditors, insurance, investments, banks
- Newer housing and vacant lots available for construction
- Community Involvement
- Library
- A number of private airports accessible from adjoining home sites.

Regarding Weaknesses:

- Flooding in the streets and occasionally in lawns when it rains hard
- Frequent train noise and street blockage
- City lacks a wide variety of restaurants and shopping
- City lacks sidewalks and walking paths. The few existing sidewalks are in poor condition
- Some public roads are in need of repair or reconstruction
- The City has an identity problem. Many do not know where it is. Its borders lack frontage on a major highway corridor
- Past council decisions have hurt it's visibility
- Lack of places for our young people to congregate in the evenings and weekends
- Need a new Library
- Lack of indoor recreation center or private work-out facilities
- Some view Code Enforcement too rigid, others not rigid enough
- Internal transportation is lacking for senior citizens who cannot drive

Regarding Opportunities:

- City residents need to support the new 3-par Golf Course
- Dog track reopening could be a possible source of school district revenue
- Donations to the Community Foundation could generate funds for many good causes
- Need for Senior Housing

- City needs to “market” itself to new businesses, industry and housing
- City-wide support of a new Community Center jointly facilitating the following users:
 - a. Library
 - b. Indoor recreation activities
 - c. Senior’s Group activities
 - d. Youth activities in evenings and weekends

Regarding Threats:

- Taking a “Do-Nothing” approach to making improvements and adding amenities to the city
- Public water availability, especially during future “drought” conditions
- Close proximity to the City of Wichita
- Need for an updated emergency preparedness plan and “mock-drills”

COMMUNICATIONS-None

OLD OR UNFINISHED BUSINESS

Discussion of MOVE 2040 Long Range Transportation as It Relates to Valley Center
 Warren Utecht went through a follow-up discussion initially held at the December meeting when Gloria Jeff from WAMPO made a presentation and was seeking community opinions regarding long range transportation planning and how monies should be spent on competing transportation issues. Warren indicated he would be showing the following future road corridors on the future Land Use Plan, which will be part of the updated Comprehensive Plan:

1. Emporia extension north from its present terminus to 93rd Street
2. Southwind extension from city limits to 93rd. Street
3. Northridge in Prairie Lakes Subdivision extended east to Seneca
4. A north-south collector street from 77th to 83rd Streets, between Seneca and Broadway

Commissioner Don Bosken, who designs new roads as a profession, said he liked the idea of preserving road corridors on the City’s Land Use Plan as a long term planning strategy.

NEW BUSINESS BEFORE PLANNING COMMISSION-None

COMMITTEE AND STAFF REPORTS-None

ITEMS BY PLANNING COMMISSIONERS:

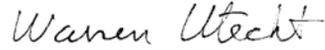
- Ronald Colbert Sr. – Announced the upcoming Economic Development Board meeting prior on Feb. 4th just prior to the Council meeting (6:30 p.m.).
- Matt Stamm – Nothing
- Dee Wretberg – Nothing
- Don Bosken - Nothing
- Scot Phillips-Nothing
- Danny Park – Nothing
- Terry Nantkes – Nothing

ADJOURNMENT:

Motion made by Commissioner Stamm and seconded by Commissioner Colbert to adjourn.
Motion passed unanimously.

Time of Adjournment 8:19 p.m.

Respectfully submitted,



Warren Utecht,
Planning Commission Secretary

Minutes to be reviewed and approved by the Valley Center Planning Commission at the next meeting.

/Danny Park/
Danny Park, Chairperson
WU/dt

OLD BUSINESS

NONE

NEW BUSINESS

A. 2014 TAX ABATEMENT REVIEW:

- National Plastics Color Inc. Abatement
- Retro Systems Abatement

Community Development Director's Report will be distributed prior to the start of the City Council Meeting.

- *Per Section 21 of the Tax Exemption & Incentives Policy, "any Tax Exemptions granted shall be subject to an annual review..."*

Should Council choose to proceed,

RECOMMENDED ACTION:

[This item requires 2 separate motions]

Staff recommends motion to adopt the findings of the Economic Development Committee and to:

- Renew National Plastic Abatement Request for 2014
- and
- Renew Retro System Request for 2014



Date: February 4, 2014

To: Economic Development Board

From: Warren Utecht, Community Development Director

RE: 2014 Review of National Plastics Color Annual Claim for Exemption from Property Taxation

History:

The City Council approved (by Ordinance No. 1106-06) an exemption from property taxation for a plant expansion in 2006.

Present Situation

- The summary sheet shows that National Plastic's employment numbers decreased slightly by 3 employees from last year's high of 109 employees. However, In 2014 the NPC is projecting 115 employees by the end of the year, and increase of 6 employees. The original 2006 "Tax Abatement Cost-Benefit Analysis" projected 150 employees by 2015.
- NPC added an addition to their plant in 2013 and also installed a new extrusion line worth 1.8 million. In 2014, NPC will be investing in another extrusion line worth 1.5 million, which is the reason for an additional 9 staff members (3 per shift). There is also a possibility additional staff will be hired for a weekend shift if work orders increase.
- The abatement alleviates some but not all taxes paid by National Plastic's. In 2013, the company paid \$74,340.63 in general taxes.

Recommendation of Economic Development Board to the City Council:

The Economic Development Board recommends to the City Council a one-year renewal of the National Plastics tax abatement agreement based on the number of employees and new investments anticipated in 2014.

**Valley Center Community Development
Warren Utecht, Director**

**121 S. Meridian Phone:
P.O. Box 188Fax:
Valley Center, KS 67147**

**(316) 755-7310
(316) 755-7319**

Email: communitydevelopment@valleycenterks.org



Date: February 4, 2014

To: Economic Development Board

From: Warren Utecht, Community Development Director

RE: 2014 Review of Retro Systems Annual Claim for Exemption from Property Taxation

History:

The City Council approved (by Ordinance No. 1106-05) an exemption from property taxation for a \$425,000 plant expansion in 2006 and a \$625,000 plant expansion in 2009.

Present Situation:

Retro-Systems has increased their employment from 18 employees in 2006 to 47 employees as of January 1, 2014, with a projection of 50 employees by the end of the year. The original 2006 "Tax Abatement Cost-Benefit Analysis" projected 42 employees by 2015.

Retro Systems has seen an increase in total payroll from \$643,585 in 2006 to \$2,600,000 in 2013. Estimated payroll in 2014 is projected to be \$2.9 million. Their sales have gone from \$6 million (out of state) in 2006 to 13 million in 2013, and is projected to grow to \$15 million by the end of 2014.

Recommendation of Economic Development Board to the City Council:

The Economic Development Board recommend to the City Council a one-year renewal of the Retro Systems tax abatement agreements for Hornet Enterprises #1 (in its 8th year) and Hornet Enterprises #2 (in its 5th year) based on their trend of increasing employment and total sales.

**Valley Center Community Development
Warren Utecht, Director**

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NEW BUSINESS

B. EXECUTIVE SESSION (LAND ACQUISITION):

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends motion to recess into Executive Session for a period of 20 minutes, pursuant to the Land Acquisition Exception, in order to discuss a possible land acquisition; to include the Governing Body and City Administrator.

CONSENT AGENDA

A. CEREAL MALT BEVERAGE LICENSES

B. DELINQUENT ACCOUNTS FOR COLLECTION

CONSENT AGENDA

A. CEREAL MALT BEVERAGE LICENSES:

The following business has made application for a Cereal Malt Beverage License for the year 2014.

Application was received by the City Clerk and recommended for approval by the Chief of Police, Mark Hephner.

PACKAGE SALES:

Casey's General Store # 3308, 222 S Meridian, Valley Center, KS

CONSENT AGENDA

B. DELINQUENT ACCOUNTS for COLLECTION:

- OCTOBER 31, 2013 – NOVEMBER 30, 2013

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A C C O U N T A G I N G R E P O R T

PAGE: 1

ZONE: ALL

CONTRACTS: NO

STAT: Disconnect, Final, Inactive

START DATES: 0/00/0000 THRU 99/99/9999

LAST BILL DATES: 0/00/0000 THRU 99/99/9999

FINAL DATES: 10/31/2013 THRU 11/30/2013

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-0036-08	HARRIS, SHAWN	10/15/2013	F			129.08	120.31		249.39
01-0066-02	BAILEY, HOLLY	10/07/2013	F		53.63	110.92	94.21		258.76
01-0106-06	EVANS, RANDALL V	9/23/2013	F		63.26	110.30	101.81		275.37
01-0152-90	NIEDENS, JEFF	0/00/0000	F				3.00		3.00

=====
 **** BOOK # :0001 TOTAL ACCOUNTS: 4 0.00 116.89 350.30 319.33 0.00 786.52
 =====

02-0045-06 GLENN, KAYLA 10/07/2013 F 73.45 113.94 101.51 288.90
 =====

=====
 **** BOOK # :0002 TOTAL ACCOUNTS: 1 0.00 73.45 113.94 101.51 0.00 288.90
 =====

03-0129-02 MC VICAR, TONYA 10/07/2013 F 15.27 15.27
 =====

=====
 **** BOOK # :0003 TOTAL ACCOUNTS: 1 0.00 0.00 15.27 0.00 0.00 15.27
 =====

04-0044-01 REFFNER, JASON & JULIE 11/05/2013 F 29.71 34.62 64.33
 =====

=====
 **** BOOK # :0004 TOTAL ACCOUNTS: 1 29.71 34.62 0.00 0.00 0.00 64.33
 =====

=====
 **** BOOK # :0005 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00
 =====

06-0019-90 J K RENTALS 11/14/2013 F 79.94 79.94
 =====

=====
 **** BOOK # :0006 TOTAL ACCOUNTS: 1 0.00 79.94 0.00 0.00 0.00 79.94
 =====

07-0276-07 HOCKANSON, CHARLES 9/27/2013 F 60.53 110.92 102.19 1.39 275.03
 =====

=====
 **** BOOK # :0007 TOTAL ACCOUNTS: 1 0.00 60.53 110.92 102.19 1.39 275.03
 =====

10-0003-10 LEBLANC, DENAE 10/02/2013 F 71.43 129.08 114.17 314.68

10-0013-03 ROTH, AMY 11/13/2013 F 25.00 25.00

=====
 **** BOOK # :0010 TOTAL ACCOUNTS: 2 0.00 71.43 154.08 114.17 0.00 339.68
 =====

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A C C O U N T A G I N G R E P O R T

PAGE: 2

ZONE: ALL

CONTRACTS: NO

STAT: Disconnect, Final, Inactive

START DATES: 0/00/0000 THRU 99/99/9999

LAST BILL DATES: 0/00/0000 THRU 99/99/9999

FINAL DATES: 10/31/2013 THRU 11/30/2013

ACCOUNT NO#	NAME	LAST PAY	ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
12-0007-02	BAILEY, ERIN	11/06/2013	F		49.02				49.02
=====									
**** BOOK #	:0012	TOTAL ACCOUNTS:	1	0.00	49.02	0.00	0.00	0.00	49.02
=====									
=====									
**** BOOK #	:0014	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
=====									
=====									
**** BOOK #	:0018	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
=====									
80-0051-00	NIEDENS, JEFF	2/14/2012	F			3.00	6.00	39.60	48.60
80-0183-01	WILSON, BECKIE	11/12/2013	I						0.00
=====									
**** BOOK #	:0080	TOTAL ACCOUNTS:	2	0.00	0.00	3.00	6.00	39.60	48.60
=====									
=====									
REPORT TOTALS	TOTAL ACCOUNTS:	14		29.71	485.88	747.51	643.20	40.99	1947.29
=====									

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A C C O U N T A G I N G R E P O R T

PAGE: 3

===== R E P O R T T O T A L S =====

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	10.56	155.85	233.00	202.08	0.36	601.85
200-SEWER	16.15	242.68	311.42	269.44	0.66	840.35
300-PROT	0.00	0.35	0.62	0.54	0.00	1.51
400-RECONNECT FEE	0.00	28.47	63.86	57.54	0.13	150.00
600-STORMWATER UTILITY FEE	0.00	13.52	17.01	20.55	26.92	78.00
610-SOLID WASTE	13.88CR	32.25	90.24	65.01	0.16	173.78
850-PENALTY	0.00	12.76	31.36	28.04	12.76	84.92
999-Refunds	16.88	0.00	0.00	0.00	0.00	16.88
TOTALS	29.71	485.88	747.51	643.20	40.99	1947.29

TOTAL REVENUE CODES: 1,947.29
 TOTAL ACCOUNT BALANCE 1,947.29
 DIFFERENCE: 0.00

ERRORS: 000

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A C C O U N T A G I N G R E P O R T

PAGE:

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SELECTION CRITERIA-----
REPORT OPTIONS

ZONE: * - All
ACCOUNT STATUS: DISCONNECT, FINAL, INACTIVE
CUSTOMER CLASS: ALL
COMMENT CODES: All

BALANCE SELECTION

SELECTION: ALL
RANGE: 9999999.99CR THRU 9999999.99
AGES TO TEST: ALL
INCLUDE ZERO BALANCES: Include Accts w/Revenue Code balances

DATE SELECTION

CUSTOMER DATES: YES
START DATE: 0/00/0000 THRU 99/99/9999
LAST BILL DATE: 0/00/0000 THRU 99/99/9999
FINAL DATE: 10/31/2013 THRU 11/30/2013

TRANSACTION DETAIL

PRINT TRANSACTION DETAIL: NO
OLDEST TRANSACTION DATE: 99/99/9999

PRINT OPTION

TOTALS ONLY: NO
CONTRACTS: NO
PRINT SEQUENCE: ACCOUNT NUMBER
COMMENT CODES: None

*** END OF REPORT ***

STAFF REPORTS

A. City Clerk Polian

B. Chief of Police Hephner

C. Fire Chief Tormey

D. Community Development Director Utecht

E. Interim City Superintendent Kolb

F. Parks & Public Buildings Superintendent Owings

G. City Engineer Kelsey

H. City Attorney Arbuckle

I. City Administrator Pile

GOVERNING BODY REPORTS

A. Mayor McNown

B. Councilmember Leftoff

C. Councilmember Cicirello

D. Councilmember Ishman

E. Councilmember Dove

F. Councilmember Maschino

G. Councilmember L. Jackson

H. Councilmember Anderson

I. Councilmember Hobson

ADJOURN