



## CITY COUNCIL AGENDA

January 7, 2020

**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.**

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION: MINISTERIAL ALLIANCE
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF AGENDA p 3
6. ADMINISTRATION AGENDA p 4
  - A. [City Council Meeting Minutes – December 17, 2019](#) –
7. PRESENTATIONS / PROCLAMATIONS p 10 - NONE
8. PUBLIC FORUM (*Citizen input and requests*) p 1
9. APPOINTMENTS p - NONE
10. COMMITTEES, COMMISSIONS p 10
  - A. [Planning and Zoning Board Minutes – December 19, 2019](#)
11. OLD BUSINESS p 11
  - A. [Ordinance 1338-20; Firework Sales](#) p
  - B. [Ordinance 1339-20; Economic Development Board Appointments](#) p
12. OUTGOING MAYOR and CITY COUNCIL RECOGNITION p
13. ADJOURN

### **SWEAR IN OF NEW COUNCILMEMBER/MAYOR**

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF AGENDA
4. NEW BUSINESS p 15
  - A. [Appointment and Swearing in of Ward 1 Vacant Councilmember Seat](#) p
  - B. [Election of Council President](#) p
  - C. [Designation of Account signers-Emprise, Halstead and Intrust Banks](#) p

- D. [Ordinance of 1340-20; Re-Zone 9801 N Broadway](#) p
  - E. [Ordinance of 1341-20; Re-Zone 200 W. 93<sup>rd</sup> St. N.](#) p
  - F. [Street Sweeper; Sale of existing sweeper and purchase of new Ravo sweeper](#) p
5. **CONSENT AGENDA p 21**
- A. [Appropriation Ordinance - January 7, 2020](#) p
  - B. [Disposal of City Property – Purple Wave](#) p
7. **GOVERNING BODY REPORTS p 48**
8. **ADJOURN**

***Land Bank meeting to be held immediately following regular City Council Meeting***

***PLEASE STAY FOR RECEPTION FOLLOWING MEETINGS TO THANK MAYOR DOVE AND COUNCILMEMBER MASCHINO FOR THEIR SERVICE.***

*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 any time 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](mailto: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](http://www.valleycenter-ks.gov) or call (316) 755-7310.*

**CALL TO ORDER**

**ROLL CALL**

**INVOCATION – MINISTERIAL ALLIANCE**

**PLEDGE OF ALLEGIANCE**

## **APPROVAL OF AGENDA**

### **RECOMMENDED ACTION:**

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

## **ADMINISTRATION AGENDA**

### **A. MINUTES:**

Attached are the Minutes from the December 17, 2019 regular City Council Meeting as prepared by the City Clerk.

VALLEY CENTER COUNCIL MEETING  
December 17, 2019  
CITY HALL  
121 S. MERIDIAN

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

Members Absent:           None

Staff Present:           Lloyd Newman, Public Safety Director  
Neal Owings, Parks and Public Buildings Director  
Ryan Shrack, Community Development Director  
Josh Golka, City Engineer  
Barry Arbuckle, City Attorney  
Barry Smith, Asst. City Administrator-Finance  
Brent Clark, City Administrator  
Kristi Carrithers, City Clerk

Press present:           The Ark Valley News

**APPROVAL OF THE AGENDA**

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

**ADMINISTRATION AGENDA**

MINUTES –DECEMBER 3, 2019 REGULAR CITY COUNCIL MEETING

Stamm moved to accept the minutes of the December 3, 2019, regular City Council meeting as presented, seconded by Colbert. Vote yea: unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS –**

RECOGNITION OF EMPLOYEE ACHIEVEMENTS

Mayor Dove thanked Captain Vogt and Sergeant Easley for their work and dedication to the City. Public Safety Director Newman explained the Certified Public Management program and the benefits to the officers and to the department.

**PUBLIC FORUM – None**

**APPOINTMENTS –**

K-9 SWEAR IN FOR CHARLEY

City Clerk Carrithers swore Charley in as the new K-9 officer for the Police Department.

RE-APPOINTMENTS FOR ECONOMIC DEVELOPMENT BOARD

Mayor Dove recommended Casey Carlson and Mike Bonner be re-appointed to the Economic Development Board for a two year term.

McGettigan moved to appoint Carlson and Bonner to the Economic Development Board to serve a two year term, seconded by Cicirello. Vote yea: unanimous. Motion carried.

**COMMITTEES, COMMISSIONS**

ECONOMIC DEVELOPMENT BOARD MINUTES-DECEMBER 4, 2019

Maschino moved to accept and file the Economic Development Board Minutes, seconded by Cicirello. Vote yea: unanimous. Motion carried.

**OLD BUSINESS –**

**A. 2021-2023 STRATEGIC PLAN CONSULTANT APPROVAL**

Discussion was held regarding the proposals from RDG and Wichita State University. The difference in cost estimates between the two was substantial. Councilmembers were impressed with RDG and inquired whether staff has worked with/or heard of other cities experience with them. When asked for a recommendation from staff, Shrack stated that both companies will do a very good job. Wichita State does offer the advantage of being local and familiar with Valley Center. Stamm and Administrator Clark both stated they have worked with RDG and they are very good. Smith stated that the cost of the project would be split among all departments. Cicirello acknowledged that he wasn't in attendance at the presentations, but stated that W.S.U. has done a good job in the past and has the resources of the University at their disposal. Maschino stated that she feels that RDG will give us a better product.

Colbert moved that based on the provided RFP responses and the presentations given on December 3, 2019, to select RDG to complete the 2021-2023 Strategic Plan as outlined in the published RFP packet. City staff will work with the selected firm on finalizing a contract to be signed by the mayor. Gregory seconded the motion. Vote yea: Colbert, Gregory, McGettigan, Maschino, Stamm and Davis. Abstain: Anderson and Cicirello Motion carried.

**B. ORDINANCE 1338-20; FIREWORK SALES**

Smith presented to Council Ordinance 1338-20 which changes the days that fireworks may be sold and discharged. Also changes the permit and fee process to sell fireworks. The proposed changes reflected discussion held in open meeting earlier in the year.

Cicirello moved to approve Ordinance 1338-20, to amend Chapter 9.75 of the Valley Center, Kansas Municipal Code by amending Section B of Chapter 9.75.030 thereof designating the times and days for the retail sale and discharge of fireworks and by amending Section C of Chapter 9.75.030 amending the due date, approval process, and fee for obtaining a permit to sell fireworks in the City of Valley Center, Kansas for 1st. reading. Motion seconded by Gregory. Vote yea: unanimous. Motion carried.

**NEW BUSINESS-**

**A. RESOLUTION 681-19; OFFERING FOR SALE G.O. BONDS SERIES 2020-1**

Dustin Avey, bond council with Piper Jaffrey explained this is the first step in the authorization of offering for sale the G.O. Bonds Series 2020-1. Rates continue to be low. These bonds would finance the 5<sup>th</sup> Street and Public Water Supply System Improvement projects and retire the temporary notes. Bids will be opened at 11:00am on February 21, 2020.

McGettigan moved to adopt Resolution 681-19, authorizing the offering for sale of General Obligation Bonds, Series 2020-1, of the City of Valley Center, Ks. Motion seconded by Maschino. Vote yea: unanimous. Motion carried.

**B. WATERLINE REPLACEMENTS BID AWARD**

Golka presented to Council the bids from the two qualified companies regarding the waterline replacement project. Nowak Construction Company, Inc. submitted the lowest qualified bid of \$2,925,753.30.

McGettigan moved to approve low, qualified bid for Nowak for base bid + add alternates 1 -4 for a total of \$2,925,753.30. Motion seconded by Stamm. Gregory inquired whether the contract had any build in penalties for delays. Golka stated that \$1,200.00 per day is included in the contract. Vote yea: unanimous. Motion carried.

**C. WATERLINE REPLACEMENT CONSTRUCTION OBSERVATION SERVICES AGREEMENT**

Golka presented for approval a standard agreement for observation services performed by PEC during the waterline replacement project. Stamm inquired about the observation being completed by an employee hired as a project inspector. Stamm stated that even a qualified, experienced person would be far less than the proposed agreement amount. Golka acknowledged that is true and he has had conversations regarding PEC being willing to work with and train staff until they are ready. Colbert inquired about the exclusions listed in the agreement. Golka stated that they are listed as exclusions because the contractor would pay PEC directly for the cost. They would not be billed through the City.

Cicirello moved to approve PEC Supplemental Agreement for Construction Administration and Inspection Services for waterline replacement in an amount not to exceed \$297,500.00 and authorize Mayor to sign.

Motion seconded by Anderson. Vote yea: Cicirello, Gregory, McGettigan, Maschino, Stamm, Anderson and Davis. Opposed: Colbert. Motion carried.

**D. INSPECTION SERVICE AGREEMENT FOR FIELDCREST (MENNONITE HOUSING PROJECT)**

Golka explained this two-party agreement and construction agreement is very similar to the agreements during construction at the Sunflower Garden Apartments. Mennonite Housing hires the consultant and contractor but in order to ensure quality we observe during the construction. He recommended the agreement with PEC be contingent upon the two party agreement.

Anderson moved to approve the two party agreement with Mennonite Housing. Motion seconded by Cicirello. Vote yea: unanimous. Motion carried.

and

Anderson moved to approve the agreement with PEC for inspection services contingent upon execution of the two party agreement with Mennonite Housing. Motion seconded by Cicirello. Vote yea: unanimous. Motion carried.

**E. SOUTH MERIDIAN AVENUE DESIGN AGREEMENT**

Golka stated this is the beginning step in the project. Estimates for the project are \$4.7 million with \$3.4 million from the Federal government. City estimated costs are \$1.3 million. He stated that communication with KDOT, property owners and staff will be a high priority.

McGettigan moved to approve agreement with PEC for design of South Meridian Avenue project in an amount of \$278,000.00 and authorize Mayor to sign. Motion seconded by Maschino. Vote yea: unanimous. Motion carried.

**F. RESOLUTION 682-19; G.A.A.P. WAIVER**

Smith request approval of G.A.A.P. waiver. The City uses a cash basis, so this resolution is needed every year.

Maschino moved to approve Resolution 682-19; G.A.A.P. waiver, seconded by Stamm. Vote yea: unanimous.

**G. VALLEY CENTER ECONOMIC DEVELOPMENT BOARD REQUEST**

Councilmember Anderson as Chair of the Economic Development Board is requesting Council consideration of increasing the number of persons serving on the board from 6 to 8. He also would like vested business owners to have a voice on the committee even if they are not residents of Valley Center. Cicirello opposed language that would remove a residency requirement for all members, but would recommend allowing 3 board members to live outside the city limits. Anderson agreed that 3 representatives outside would still give the majority of board members to residents. Shrack explained that this is all set by ordinance so the current ordinance would need to be amended to reflect this changes. He also recommended waiving or 1<sup>st</sup> reading. Council directed staff to draft proposed ordinance with the changes discussed.

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE- DECEMBER 17, 2019
- B. CHECK RECONCILIATION – NOVEMBER 2019
- C. TREASURER’S REPORT – NOVEMBER 2019
- D. REVENUE AND EXPENSE SUMMARY – NOVEMBER 2019
- E. DELINQUENT ACCOUNT REPORT – SEPTEMBER 2019
- F. CEREAL MALT BEVERAGE APPROVAL

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

**STAFF REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR SHRACK**

Reported that a Land Bank Meeting will be held following the January 7<sup>th</sup> regular City Council Meeting. Shrack reported that the Cox on line ad campaign is ending but it has been very successful. In November 38776 impressions were made with 87 clicks.

PUBLIC SAFETY DIRECTOR NEWMAN

Reported that all the children names from the Hornet tree were adopted.

Newman reminded Council about the Kansas Forest Service Volunteer Fire Assistance Grant for \$4,734.00, with a match fund of \$2,367.00 to purchase 10 sets of Wildland Firefighting Personal Protective Equipment. Two weeks ago, we received word that we have also been awarded a Kansas Fire Marshal's Office Recruitment and Safety Grant for \$5,680.20 to purchase 10 additional sets of Wildland protective gear. This additional grant has made it possible to equip the rest of the department with this much needed equipment.

ASSISTANT CITY ADMINISTRATOR SMITH

Will be closing on eight (8) land bank lots on Wednesday.

Stated that he began with the City again in March, and has enjoyed it all. Thanks for the opportunity.

CITY ADMINISTRATOR CLARK

Clark had several thank you mentions.:

Everyone who worked on the Home Town Christmas event; Al Hobson, Main Street Valley Center, VC Parks Department and Ben Anderson.

Employees and committee for the City of Valley Center Christmas Party.

Those individuals that helped with the KPTS telethon.

Clark stated that all the employee evaluations have been completed this year. He will be completing the Department Head evaluations this week.

Clark led the group in singing Happy Birthday to Councilmember Gregory.

**GOVERNING BODY REPORTS –**

COUNCILMEMBER COLBERT

Congratulations to Vogt and Easley on their achievement.

COUNCILMEMBER MCGETTIGAN

Thanked public works staff for getting streets treated and sanded in the recent snow.

COUNCILMEMBER ANDERSON

Thanks to the staff and committee on hosting the Valley Center Christmas party.

**ADJOURN -**

Colbert moved to adjourn, second by Cicirello. Vote Yea: Unanimous.

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

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**Kristi Carrithers, City Clerk**

**ADMINISTRATION AGENDA**  
**RECOMMENDED ACTION**

**A. MINUTES:**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve the minutes of the December 17, 2019 Regular Council Meeting as presented/ amended.**

**PRESENTATIONS / PROCLAMATIONS**

**PUBLIC FORUM**

**APPOINTMENTS**

**COMMITTEES, COMMISSIONS**

A. Planning and Zoning Board minutes-December 19, 2019

# PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING MINUTES

CITY OF VALLEY CENTER, KANSAS

THURSDAY, DECEMBER 19, 2019, 7:00 P.M.  
CITY HALL, 121 S. MERIDIAN AVE.

**CALL TO ORDER:** Chairperson Gary Janzen called the meeting to order at 7:00 P.M. with the following members present: Don Keenan, Vice Chairperson Kelsey Parker and Toby Meadows

**Members Absent:** Katie Patry, Rick Shellengarger, and Mike Boyd

**Staff Present:** Ryan Shrack, Tristan Hendrickson and City Administrator Brent Clark

**Audience:** Kathy Morgan, Amy Bradley, Daniel and Kara Shults, Chris Truman, Lisa Kupfersmith, Brian Hemmen, and Brent Castillo

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

**AGENDA:** A motion was made by Chairperson Janzen and seconded by Vice Chairperson Parker to set the agenda. Motion passed unanimously.

**APPROVAL OF DRAFT MINUTES:** Chairperson Janzen made a motion to approve the October 22, 2019 DRAFT meeting minutes. The motion was seconded by Board Member Keenan. Motion passed unanimously.

## **PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:**

- A. Sedgwick County MAPD staff will present a report on a conditional use application for an accessory apartment that is proposed to be constructed on land outside of the incorporated boundary of the City of Valley Center, but within the defined urban area of influence. The Planning and Zoning Board will be given the opportunity to provide comments on this application after the presentation of the staff report. The property is located at 3201 W. 101<sup>st</sup> Street N., Valley Center, KS 67147.

Community Development Director Ryan Shrack presented the following staff report to the Planning and Zoning Board:

Ryan explained that the board does not get a vote on this, but because this address is in the Valley Center area of influence, the board will be updated on what the resident is wanting to do just no vote.

Cathy Morgan from Sedgwick County MAPD explained that the resident is wanting to put up a detached structure for her parents in the future. The structure will be on a water well and lagoon. They will keep the utilities under same ownership to prevent any future lot splits.

- B. Review of RZ-2019-05, application of Brent & Shannon Castillo, pursuant to Section 17.11., who are petitioning for a rezoning of land that is currently zoned RR-1, which is the City's designation for a suburban residential district, to A-1, which is the City's designation for an agricultural district, for the lot located at 9801 N. Broadway Ave., Valley Center, KS 67147.

Community Development Director Ryan Shrack presented the following staff report to the Planning and Zoning Board:



**Date:** December 12, 2019

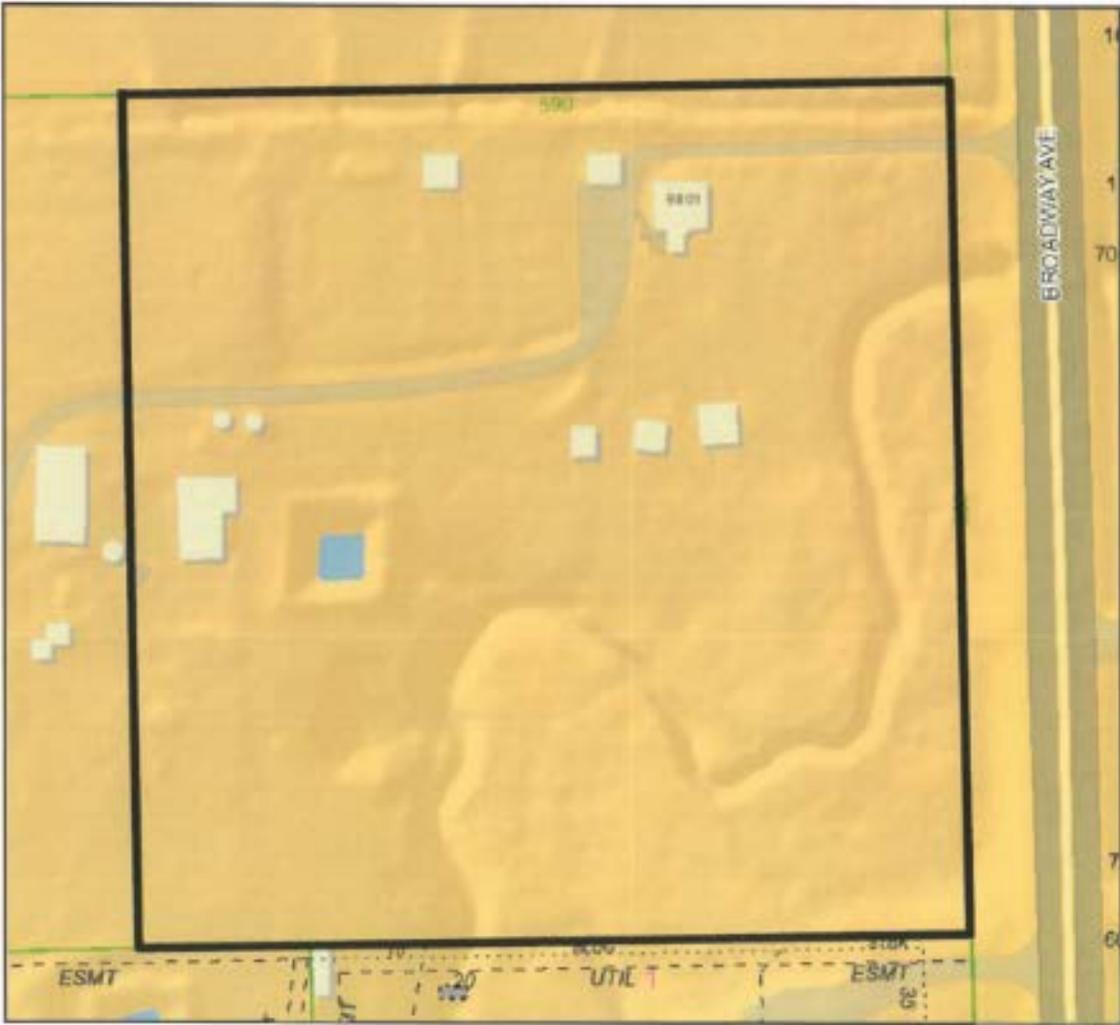
**Present Zoning:** RR-1 (Suburban Residential District)

**Proposed Zoning:** A-1 (Agricultural District)

**Rezoning Number:** RZ-2019-05

**Applicant:** Brent and Shannon Castillo

**Property Address:** 9801 N. Broadway Ave., Valley Center, KS 67147



**Applicant's Reasons for Rezoning:** The applicants are requesting this rezoning due to the nature of their property and its agricultural ties. The applicants would like to engage in more active agricultural activities, such as agritourism and selling agricultural products, that is currently not allowed due to the property being zoned RR-1. If the property is rezoned to an A-1 district, then the applicants will be able to make better use of their property and maintain their compliance with the City's current zoning codes. The applicants have submitted a request letter, which has been attached to this staff report.

**Review Criteria for a Zoning Amendment per 17.11.01.H** (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

This property is located in a primarily agricultural section of the community, which contains a scattering of single-family homes surrounded by large fields and farms. The property is located to the west of Broadway Avenue, just north of 93<sup>rd</sup> Street.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning for this property is RR-1 (Suburban Residential District). The surrounding zoning and land uses are as follows:

- North: A-1 Agricultural District
- South: RR-1 Suburban Residential District
- East: A-1 Agricultural District
- West: RR-1 Suburban Residential District

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

No

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, all utilities and appropriate street access is already in place on this property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

No

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

Not Applicable

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

Not Applicable

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Under the property's current zoning, the applicants are limited on what types of agricultural activities can take place on site. The proposed rezoning will allow the applicants to better utilize their property for agricultural purposes, such as agritourism.

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The transition from a suburban residential to agricultural zoning designation will not have any detrimental impacts on the surrounding neighborhood. It is anticipated that the existing residential buildings in the surrounding area will continue to function as residences and the agricultural buildings on the property will continue to be used for agricultural purposes.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

The City's Comprehensive Plan shows this property as rural density residential use in the future land use plan. The proposed rezoning adheres to the proposed future land use in the Comprehensive Plan in that the density of this property will not increase and it will maintain a rural setting.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. Notices were sent out to surrounding property owners and, at the time of this report being sent to the Planning and Zoning Board members, one response has been received. No one has voiced opposition to the proposed rezoning.
- Other public comments in support or opposition will not be known until the public hearing.

*16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

*17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No

**City staff recommends approval of this rezoning request.**

Dear City Council Members,

Hello, my name is Shannon Castillo and my husband and I would like to gain permission to have our residential property changed to an agricultural status.

We have eight acres and my daughter and her husband just bought the land and house behind us, which is another six acres. They would like to change theirs to agricultural status as well and they plan to write a letter similar to this one. We will be splitting off a little bit from the land that they bought because it has a very large barn on it and which we plan to utilize and own.

Some of the reasons we would like to make this change are as follows: there is a routinely maintained crop of alfalfa surrounding us to the north and the west that makes up about a hundred and thirty acres. The large harvester and baler run alongside my home only 20 feet away. To the south of us we have very kind neighbors who own 5 acres. A couple of densely, wooded acres separate our properties. To the east of us we have a pasture that appears to be about 20 acres or so where cattle graze. I believe the family also has a large rodeo area in which people can come and practice roping and such with their horses. Along with this acreage around us, we enjoy all of the pests that come along with it, such as coyotes, raccoons, and opossums galore. ;)

We have lived on this property for fifteen years. We have a small orchard of fruit trees, an area of raised garden beds, and a large pasture that is fenced in in which we keep a horse and a few goats. We have a chicken coop that we have been rebuilding and extending to house 10 laying chickens at this time (did I mention the pests that come on our property and decrease that number occasionally? ;). This past couple of years we have tilled up more land than most people have as their backyard and we planted a successful pumpkin patch. We have a small winding creek that runs through our front yard that occasionally turns into a torrential, slightly scary, river. When this happens we definitely don't feel like we have a typical, residential setting! (Had to add a joke here as many people might remember seeing the car, nose down in my creek, about 10 years ago! ) In maintaining many of these endeavors, as well as improving our land, we have purchased a new John Deere tractor with several implements such as a tiller and bush hog to go along with it.

We keep hay and the horse in our barn and we enjoy the loft when we host barn dances with family and friends. Our property and home has no rural water, only a maintained well. We have a couple of nut trees in the front yard and occasionally have the goats graze out there. My daughter and her husband plan to plant a fairly large cherry orchard on their land behind us.

In explaining these details I'd like to add that we would appreciate the freedom to sometimes sell some of our pumpkins, apples, pears, chicken eggs, and tomatoes. We'd also like to occasionally sell hedgewood as the north edge of our land is overrun with a hedgerow. We have had a few farmers markets at our house in years past with live music, hayrack rides, kids fishing in the creek, and a small petting zoo. Our property has a very nostalgic look about it and we would like to make this a part of our personal fulfillment, a small amount of livelihood, and even community outreach as we enjoy our home in Valley Center.

Thank you for your time and considering our request. If you have any questions please feel free to reach out to us.

Sincerely,  
Shannon Castillo

After the report presentation, Chairperson Janzen opened the public hearing at 7:16 P.M.

Ryan spoke about how they wish to rezone as agriculture to raise crop, and maybe a pumpkin patch etc. Neighbors of the Castillos did not disapprove, Lisa Kupfersmith is also a neighbor said she approved and gave her full support.

Chairperson Janzen asked if rezoning to Agriculture would cause conflict in the future. Ryan answered that no it would not, if the board approved the rezoning they would then fall into the A-1 Agricultural District zoning regulations.

The board had no further questions.

Chairperson Janzen closed the public hearing at 7:18 P.M.

Based on City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Board Member Keenan made a motion to approve RZ-2019-05. Vice Chairperson Parker seconded the motion. The vote was unanimous.

- C. Review of RZ-2019-06, application of Brian & Brennah Hemmen, pursuant to Section 17.11., who are petitioning for a rezoning of land that is currently zoned RR-1, which is the City's designation for a suburban residential district, to A-1, which is the City's designation for an agricultural district, for the lot located at 200 W. 93rd St., Valley Center, KS 67147.

Community Development Director Ryan Shrack presented the following staff report to the Planning and Zoning Board:



**Date:** December 12, 2019

**Present Zoning:** RR-1 (Suburban Residential District)

**Proposed Zoning:** A-1 (Agricultural District)

**Rezoning Number:** RZ-2019-06

**Applicant:** Brian and Brennah Hemmen

**Property Address:** 200 W. 93<sup>rd</sup> St. N., Valley Center, KS 67147



**Applicant's Reasons for Rezoning:** The applicants are requesting this rezoning due to the nature of their property and its agricultural ties. The applicants would like to engage in more active agricultural activities, such as growing and selling agricultural products, that is currently not allowed due to the

property being zoned RR-1. If the property is rezoned to an A-1 district, then the applicants will be able to make better use of their property and maintain their compliance with the City's current zoning codes. The applicants have submitted a request letter, which has been attached to this staff report.

**Review Criteria for a Zoning Amendment per 17.11.01.H** (*criteria in italics*)

1. *What is the character of the subject property and the surrounding neighborhood in relation to existing uses and their condition?*

This property is located in a primarily agricultural section of the community, which contains a scattering of single-family homes surrounded by large fields and farms. The property is located to the west of Broadway Avenue, just north of 93<sup>rd</sup> Street.

2. *What is the current zoning of the subject property and that of the surrounding neighborhood in relationship to the requested change?*

The current zoning for this property is RR-1 (Suburban Residential District). The surrounding zoning and land uses are as follows:

- North: A-1 Agricultural District
- South: RR-1 Suburban Residential District
- East: RR-1 Suburban Residential District
- West: A-1 Agricultural District

3. *Is the length of time that the subject property has remained undeveloped or vacant as zoned a factor in the consideration?*

No

4. *Would the request correct an error in the application of these regulations?*

No

5. *Is the request caused by changed or changing conditions in the area of the subject property and, if so, what is the nature and significance of such changed or changing conditions?*

No

6. *Do adequate sewage disposal and water supply and all other necessary public facilities including street access exist or can they be provided to serve the uses that would be permitted on the subject property?*

Yes, all utilities and appropriate street access is already in place on this property.

7. *Would the subject property need to be platted or replatted or in lieu of dedications made for rights-of-way, easements, and access control or building setback lines?*

No

8. *Would a screening plan be necessary for existing and/or potential uses of the subject property?*

No

9. *Is there suitable vacant land or buildings available or not available for development that currently has the same zoning?*

Not Applicable

10. *If the request is for business or industrial uses, are such uses needed to provide more services or employment opportunities?*

Not Applicable

11. *Is the subject property suitable for the uses in the current zoning to which it has been restricted?*

Under the property's current zoning, the applicants are limited on what types of agricultural activities can take place on site. The proposed rezoning will allow the applicants to better utilize their property for agricultural purposes.

12. *To what extent would the removal of the restrictions, i.e., the approval of the zoning request detrimentally affect other property in the neighborhood?*

The transition from a suburban residential to agricultural zoning designation will not have any detrimental impacts on the surrounding neighborhood. It is anticipated that the existing residential buildings in the surrounding area will continue to function as residences and the agricultural buildings on the property will continue to be used for agricultural purposes.

13. *Would the request be consistent with the purpose of the zoning district classification and the intent and purpose of these regulations?*

Yes

14. *Is the request in conformance with the Comprehensive Plan and does it further enhance the implementation of the Plan?*

The City's Comprehensive Plan shows this property as rural density residential use in the future land use plan. The proposed rezoning adheres to the proposed future land use in the Comprehensive Plan in that the density of this property will not increase and it will maintain a rural setting.

15. *What is the nature of the support or opposition of the request?*

- City staff supports this rezoning. Notices were sent out to surrounding property owners and, at the time of this report being sent to the Planning and Zoning Board members, no responses have been received. No one has voiced opposition to the proposed rezoning.
- Other public comments in support or opposition will not be known until the public hearing.

*16. Is there any information or are there recommendations on this request available from professional persons or persons with related expertise which would be helpful in its evaluation?*

No

*17. By comparison, does the relative gain to the public health, safety and general welfare outweigh the loss in value or the hardship imposed upon the applicant by not approving the request?*

No

**City staff recommends approval of this rezoning request.**

## Ryan Shrack

---

**From:** Brian H <bahbgh6@gmail.com>  
**Sent:** Friday, November 8, 2019 1:18 PM  
**To:** Ryan Shrack  
**Subject:** Property related to Shannon Castillo

Hello City Council Members,

my name is Brennah Hemmen and I live at 200 W 93rd ST N, just north of town in Valley Center. Our home is on 6 acres and surrounded by farm ground, and we would like to be considered an agricultural property, rather than residential. We plan on putting several of our acres to prairie hay/brome eventually, as well as beginning a sizeable fruit orchard. My husband comes from a family of farmers and cattle ranchers and would like to put his agricultural knowledge to practice now that we have some acreage of our own, and hope to acquire a family tractor in the near future.

Thank you!

Sincerely,

Brennah and Brian Hemmen

Chairperson Janzen opened the public hearing at 7:20 P.M.

Brian and Brennah Hemmen are the daughter and son-in-law of Brent and Shannon Castillo and live to the direct West of the Castillos. They are wanting to rezone for the same reason.

No comments or questions.

Chairperson Janzen closed the public hearing at 7:21 P.M.

Based on City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2019-06. Board member Meadows seconded the motion. The vote was unanimous.

- D. Review of V-2019-04, application of Daniel Shults, pursuant to Section 17.10.08., who is petitioning for a building rear setback variance of ten feet on a proposed accessory garage building to be constructed at 429 N. Colby St., Valley Center, KS 67147.

Community Development Director Ryan Shrack presented the following staff report to the Planning and Zoning Board:



**Date:** December 12, 2019

**Present Zoning:** R-1B (Single Family Residential District)

**Variance Request:** The applicant, Daniel Shults, is petitioning for a rear yard building setback variance of ten (10) feet for a proposed accessory garage building to be constructed at 429 N. Colby St., Valley Center, KS 67147. The standard rear yard building setback for this proposed building is twenty (20) feet. The new rear yard setback would be ten (10) feet if this variance request is approved by the Board of Zoning Appeals.

**Applicant:** Daniel Shults

**Property Address:** 429 N. Colby St., Valley Center, KS 67147 (outlined in black below)



**Applicant's Reasons for Variance Request:**

Per the City of Valley Center's Zoning Code (17.04.05.E.2.b.3.), the minimum rear yard setback for accessory garage buildings with driveways connected to alleyways in an R-1B (Single Family Residential District) is twenty (20) feet. The applicant is requesting this variance to reduce the rear yard setback to allow for a shorter driveway that will connect the proposed detached garage to the alleyway. The proposed garage is noted on the attached map found at the end of this staff report. As indicated on the map, if the proposed building is constructed and this variance request is granted, there will be ten (10) feet between the rear of the garage and the alleyway. The applicant has indicated in the attached application letter that he would like to construct this building in order to allow him and his wife to work on various projects.

**Review Standards for a Variance per 17.10.08.D. (standards in italics):**

1. *That the variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant.*

This variance request is unique to this property and is not the result of any actions already taken by the property owners. If this variance request is approved, along with the other variance request on the proposed size of the building, the applicant will move forward with obtaining the necessary building permit to construct the proposed garage on the property.

2. *That granting of the variance will not adversely affect the rights of adjacent property owners or residents.*

The granting of this variance will not adversely affect the rights of adjacent property owners/residents. A public notice was published in *The Ark Valley News* and notice letters were mailed to all property owners within 200 feet of the applicant's property boundaries. To date, one response has been received by City staff and is attached to this report.

3. *That strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application.*

The property owners will have unnecessary hardship if this application is not approved. If this variance is not approved, the applicant will have to construct a driveway twenty (20) feet in length, instead of ten (10) feet, which will mean significant additional construction costs.

4. *That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.*

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare of the surrounding neighbors or the community in general.

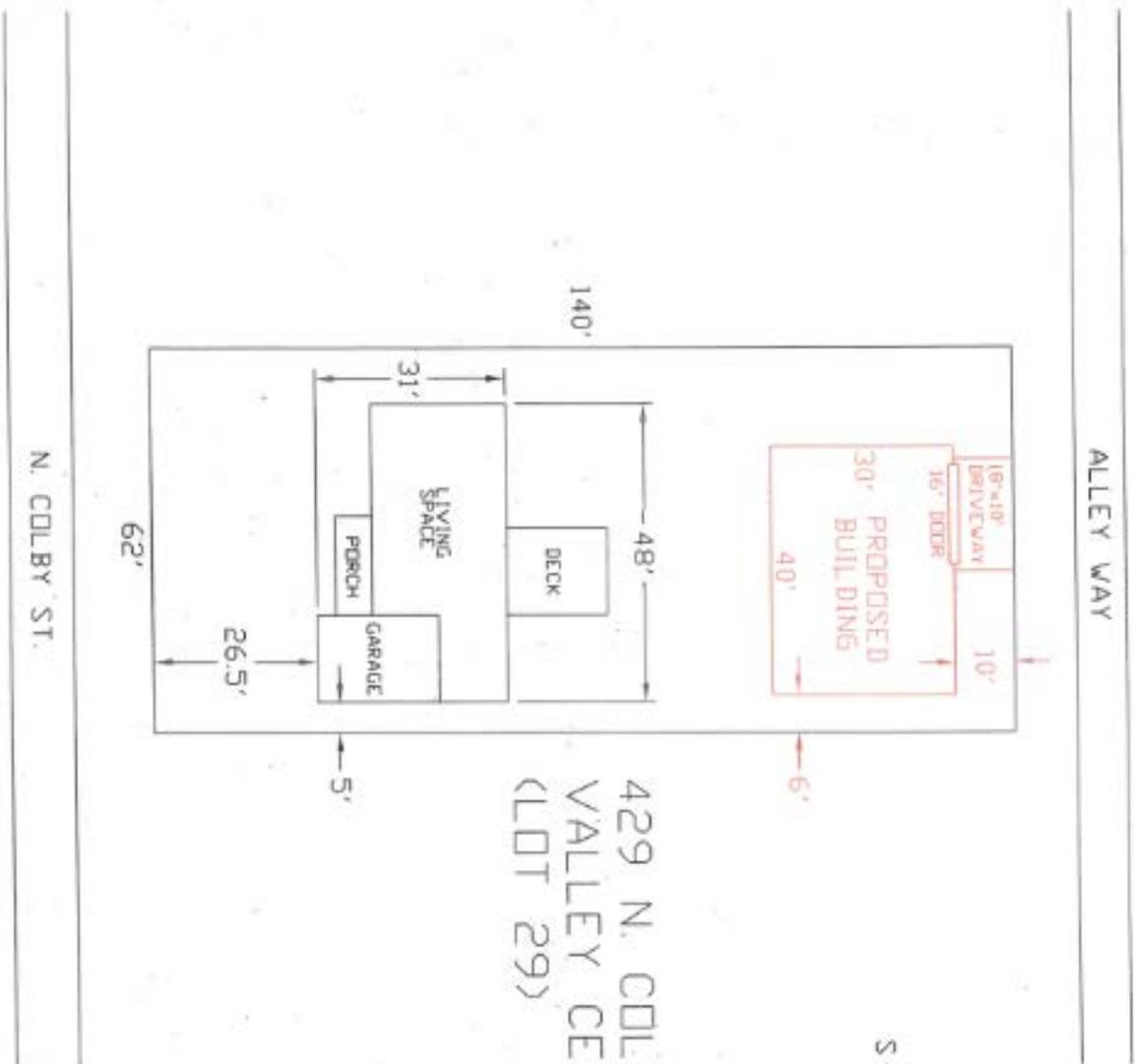
5. *That granting the variance desired will not be opposed to the general spirit and intent of these regulations.*

The granting of this variance will not be opposed to the general spirit and intent of the referenced regulations.

**Staff Recommendation:** Staff recommends approval of this variance application.

This project is for the installation of a new thirty by forty garage/workshop in our backyard. We are asking for two variances. One to achieve the desired position of the structure. The other one is for the square footage we desire. The Variance of setback and total square footage are to achieve the desired interior space we need to work on different projects my wife and I enjoy.

- 1) Variance of rear setback to be reduce from twenty feet to ten feet.
- 2) Variance of total square footage to be increased up to twelve hundred square feet.



429 N. COLBY ST.  
VALLEY CENTER, KS 67147  
(LOT 29)

Jeff and Christine Kelley  
301 E. 4<sup>th</sup> St  
Valley Center, KS 67147

We believe the variances should remain the way they are but if negotiating size, we believe it should remain under 1,000 square feet.  
Thanks!

Christine Kelley  
Fugate Enterprises  
208 S. Maize Road  
Wichita, KS 67209  
316-722-5670 ext 148  
316-722-2437 fax

**RECEIVED: 12/10/19**

Ryan explained to the board that the Shults have staff approval for the variance of ten feet in the back of their home by the alley.

Chairperson Janzen asked Ryan why the setback does and variance matter? Ryan answered that there is an open space code with regulations, and it must be concrete not gravel since that is the code in that particular zoning district.

Chairperson Janzen opened the public hearing at 7:26 P.M.

Applicant Daniel Shults stepped up to the podium to explain that he will be putting concrete on his property line not in the alley and it will be a 16 x 10 slab of concrete.

Board member Keenan asked how the applicant Shults will park a truck on a 10 ft. slab? Mr. Shults replied that it will be to the side of the proposed building in the next agenda V-2019-05 and that inside will be a airstream Mr. Shults is planning to restore with his wife.

Chairperson Janzen closed the public hearing at 7:29 P.M.

Based on City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Vice Chairperson Parker made a motion to approve V-2019-04. Board member Meadows seconded the motion. The vote was unanimous.

- E. Review of V-2019-05, application of Daniel Shults, pursuant to Section 17.10.08., who is petitioning for a building size variance of 480 square feet on a proposed accessory garage building to be constructed on the lot located at 429 N. Colby St., Valley Center, KS 67147.

Community Development Director Ryan Shrack presented the following staff report to the Planning and Zoning Board:



**Date:** December 12, 2019

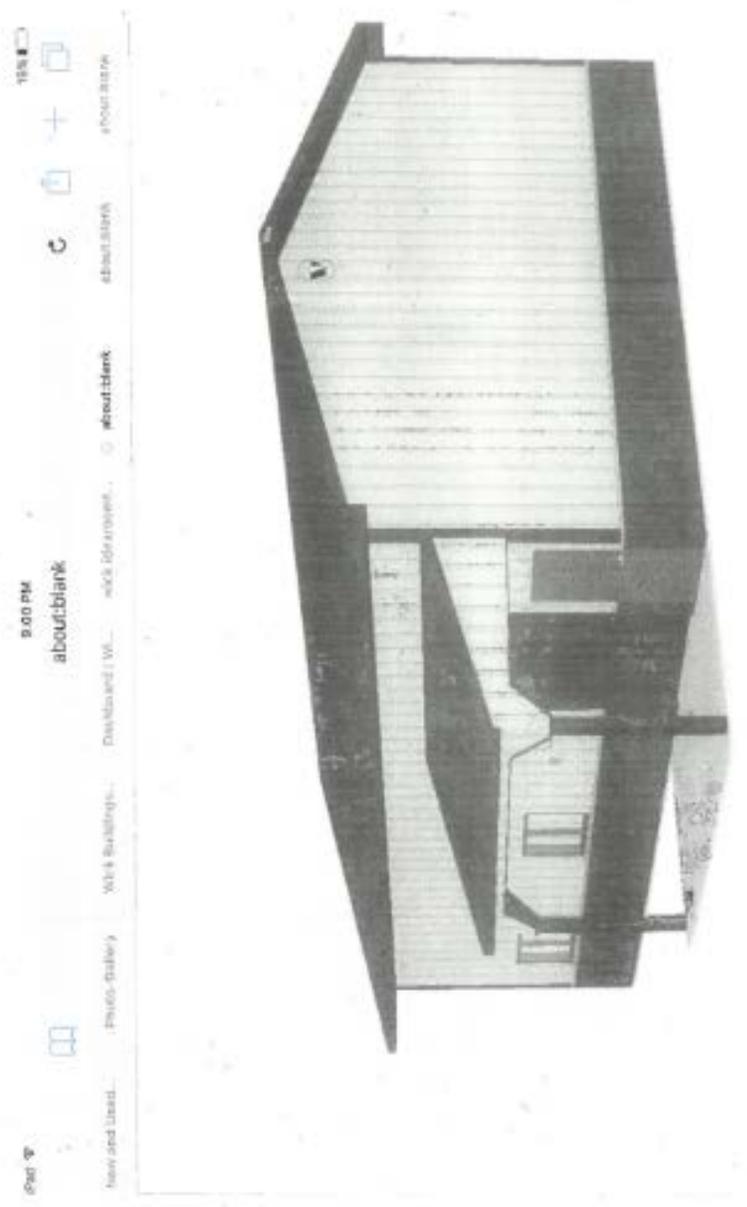
**Present Zoning:** R-1B (Single Family Residential District)

**Variance Request:** The applicant, Daniel Shults, is requesting a variance on the allowed accessory garage building size as established by the City's zoning regulations. The applicant would like to construct a 1,200 square foot accessory garage on his lot, which is 8,680 square feet in size. Per City Code 17.06.01.B.2., lots smaller than 20,000 square feet are only allowed to have accessory garages up to 720 square feet in size.

**Applicant:** Daniel Shults

**Property Address:** 429 N. Colby St., Valley Center, KS 67147 (outlined in black below)





Jeff and Christine Kelley  
301 E. 4<sup>th</sup> St  
Valley Center, KS 67147

We believe the variances should remain the way they are but if negotiating size, we believe it should remain under 1,000 square feet.  
Thanks!

Christine Kelley  
Fugate Enterprises  
208 S. Maize Road  
Wichita, KS 67209  
316-722-5670 ext 148  
316-722-2437 fax

**RECEIVED: 12/10/19**

501.4

Ryan spoke to the board that the proposed 1,200 sqft building is 480 SQFT larger than the 720 SQFT code Valley Center has for lot sizes smaller than 20,000 SQFT. Staff recommends and approves a 960 SQFT detached garage not the proposed 1,200 SQFT structure. Neighbors of the Shults do not have a problem as long as it stays under 1,000 SQFT. Also Ryan noted the larger detached garages in the immediate area and the year built. All of them were before 2014, before the currently adopted zoning codes and regulations were put in place.

Chairperson Janzen opened the public hearing at 7:36 P.M.

Applicant Daniel Shults came back up to the podium and showed the board members that he has a list of 40+ addresses around their home that signed a paper saying they were okay with a 1,200 SQFT detached garage being built. Also, the reason he is asking for the structure to be so big is because the outside might be 30 x 40 but the inside will be smaller than that and he needs all the room to fit the airstream, tools, material and his truck.

Chairperson Janzen asked if the staff recommendation of 960 SQFT would be enough to at least fit the tools, materials and airstream. Shults explained that as he previously stated the actual inside of the detached garage would be smaller than 906 SQFT and it would be to tight of a fit.

Chairperson Janzen then explained if they approve the 1,200 SQFT structure they will have to approve everyone elses then why would Valley Center have regulations on building sizes.

Shults explained that he has been a resident of Valley Center his whole life and plans to be a resident the rest of his life. He has also gone around Valley Center and wrote down addresses and approximate sizes of larger detached garges that were put up.

Chairperson Janzen replied that Ryan has facts that at least one person has disapproved of this building and that those detached garages Shults noted were more than likely before the regulations were in place or were approved.

Shults replied that he does not care when they were built that no one has said anything to him about disapproval.

Ryan interjected that a Mrs. Kelly disapproves 1,200 SQFT and wishes it to stay under 1,000 SQFT. Shults replied that she is a signature on his list that approved.

Vice Chairperson Parker commented that everyone has to keep in mind flooding, open area, not to much confinement and that in previous cases the board and applicant came to a compromise; the other applicant had a larger lot and settled with 960 SQFT.

Shults replied that the 1,200 SQFT meets the 30% lot coverage code

Chairperson Janzen asked Ryan what the 30% lot coverage code was; Ryan replied that no property can have more than 30% coverage and that not every lot has the same rules if they are under 20,000 SQFT, Over 20,000, but less than 1 acre and lots over 1 acre.

Board member Keenan enlightened Mr. Shults that the board is being fair with allowing a 960 SQFT detached garage and they have to be equal with every applicant.

Chairperson asked Ryan if Mr. Shults does not want to settle with the 960 SQFT size what could he do? Ryan replied that Mr. Shults's next move could be to go to the District Court.

Mr. Shults noted that he could go to District Court next. He then asked if 28 x 40 – 1,120 SQFT would be tight be he could compromise with that.

Chairperson Janzen explained that 1,120 SQFT is still too big for the board to approve.

Vice Chairperson Parker explained that the board is here to keep Valley Center a functioning community, it would not be if they just let residents/citizens do what they want when they want. If that was the case, then there would not be a need for the Planning and Zoning Board to even exist. They are not trying to anger Mr. Shults, they are trying to be fair and keep the peace between citizens.

Chairperson Janzen closed the public hearing at 7:52 P.M.

Based on City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Chairperson Janzen made a motion to approve V-2019-05 with the staff recommendation of 960 maximum SQFT for the proposed accessory garage. Vice Chairperson Parker seconded the motion. The vote was unanimous.

**NEW BUSINESS-** Ryan explained that the board needed to approve the 2020 Meeting Schedule. Board Member Keenan approved 2020 Meeting Schedule. Seconded by Chairperson Janzen. Vote was unanimous.

**OLD OR UNFINISHED BUSINESS-**None

**COMMITTEE AND STAFF REPORTS-** Chairperson Janzen asked Ryan when the Officer Election was; Ryan replied it is in April 2020. Chairperson Janzen then asked Ryan to send out an attendance report to all the Board Members, and there should be an attendance policy for Board Members.

**ITEMS BY PLANNING AND ZONING BOARD MEMBERS:**

Gary Janzen-Nothing  
 Don Keenan-Nothing  
 Kelsey Parker-Nothing  
 Rick Shellenbarger-Not present  
 Katie Patry-Not present  
 Mike Boyd- Not present  
 Toby Meadows – Nothing

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING:** At 8:20 P.M., a motion was made by Chairperson Janzen to adjourn and was seconded by Board Member Meadows. Vote was unanimous.

Respectfully submitted,

\_\_\_\_\_  
 Ryan Shrack, Community Development Director

\_\_\_\_\_  
 Gary Janzen, Chairperson

## **OLD BUSINESS**

### **A. ORDINANCE 1338-20; FIREWORK SALES:**

Smith will present Ordinance 1338-20 amending Sections B and C of Chapter 9.75.030. The amendment would designate times and days for retail sales and discharge of fireworks and amend the due date, approval process and fee for obtaining a permit to sell fireworks in the City of Valley Center for 2<sup>nd</sup> reading.

- Ordinance 1338-20

**ORDINANCE NO. 1338-20**

**AN ORDINANCE OF THE CITY OF VALLEY CENTER, KANSAS AMENDING CHAPTER 9.75 OF THE VALLEY CENTER, KANSAS MUNICIPAL CODE BY AMENDING SECTION B OF CHAPTER 9.75.030 THEREOF DESIGNATING THE TIMES AND DAYS FOR THE RETAIL SALE AND DISCHARGE OF FIREWORKS AND BY AMENDING SECTION C OF CHAPTER 9.75.030 AMENDING THE DUE DATE, APPROVAL PROCESS, AND FEE FOR OBTAINING A PERMIT TO SELL FIREWORKS IN THE CITY OF VALLEY CENTER.**

**BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS;**

**Section 1. Section B of Chapter 9.75.030 of the Municipal Code of Valley Center, Kansas is hereby amended to read as follows:**

- B. Except as provided for in this chapter, it is unlawful for any person to possess, store, offer for sale, expose for sale, or sell at retail, or use or explode any fireworks as the same is described in this chapter. Anyone desiring to sell at retail any of those items specifically exempted from the definition of fireworks as set out in this chapter, shall comply with the requirements of the section before initiating such sales. Persons, corporations, partnerships, or others entitled and engaged in the business of the storage and sale at wholesale of fireworks shall be permitted to possess, to store, to offer the bona fide wholesale sales, to expose for bona fide wholesale sales any fireworks; provided, that the fire chief shall have power to adopt reasonable rules and regulations for the granting of permits for supervised public displays of fireworks by jurisdiction, fair associations, amusement parks, or other organizations or for the use of fireworks by artisans in pursuit of their trade. Every such use or display shall be handled by a competent operator approved by the fire chief, and shall be of such character and so located, discharged or fired, as in the opinion of the fire chief after proper investigation, so as not to be hazardous to property or endanger any person. The retail sale of fireworks, as defined in this chapter, shall only be permitted from June 27th through July 4th, unless July 4th falls on a Sunday, in which case sales shall be allowed through July 5th. The use and discharge of such fireworks shall only be permitted on the days of June 27th through July 3rd between the hours of ten a.m. and ten p.m. and on July 4th between the hours of ten a.m. and eleven-thirty p.m., and shall not occur on any publicly owned property or any other area accessible to the general public except as expressly permitted by the police chief through a block party permit. In the event July 4th falls on a Sunday, then fireworks may also be used and discharged on July 5th during the same hours as July 4th.

**Section 2. Section C of Chapter 9.75.030 of the Municipal Code of Valley Center, Kansas is hereby amended to read as follows:**

- C. Application for a fireworks display permit shall be made to the Valley Center fire department by the responsible party for the display at least ten (10) days prior to the event. Applicants must submit evidence they are licensed in the state of Kansas to handle and discharge fireworks of the type proposed in display and written permission from the local landowner of the property from where the fireworks will be detonated. After the approval of the application by the fire chief or his designee, proper investigation, and payment of a permit fee, such privilege shall be granted. The sale, possession, use and distribution of such fireworks for such public display shall be lawful for that purpose only. No public display permit granted under this chapter shall be transferable.

The chief of the Valley Center fire department, or his designee, shall determine what, if any, fire department resources will be required to stand by during the event based on the size of the display, the current weather conditions, and other safety factors. The fire chief or his designee shall make the final decision as to the safety of the scene and weather conditions, and will either grant or deny permission for the display to proceed after evaluating the current conditions at the proposed time for the event.

The Valley Center fire department shall collect a reasonable permit fee that is sufficient to offset the cost of administration and inspection of the site. The applicant shall also be responsible for reimbursing the city of Valley Center for the required fire apparatus and manpower coverage to assure safety during the display as specified above and deemed appropriate by the Valley Center fire chief, or his designee. The fireworks display permit amount and the rates for apparatus and manpower shall be published in the current city of Valley Center schedule of license, permit, and application fees.

Application for permits to sell at retail those items permitted for retail sale under this chapter shall be made to the city clerk in writing at least ten (10) days in advance of the date sales are to commence in the event such retail sales outlet is a temporary sales operation. If the application is received within one (1) to nine (9) days in advance of the date sales are to commence, the City Administrator must approve the permit request and an additional fee will be added to the application for permit. After the approval of the application by the city clerk and fire chief or his designee, proper investigation, and payment of a permit fee, such permit shall be granted. A permit for retail sales of fireworks shall specify all of the following:

1. The name and address of the permit holder.
2. The date on and after which fireworks may be purchased.
3. The dates and location of permitted use.
4. Other special conditions prescribed by ordinance.
5. Signature of Valley Center fire chief or his designee, certifying the site has passed an initial inspection.

Applicants receiving a permit for retail sales of fireworks will also be issued a "city sign" noting the days and times discharge of fireworks is allowed and the legality associated with the sale, transportation and use of fireworks in Valley Center. The sign must be prominently posted at the permitted location and continuously displayed during all hours of operation.

No person shall be issued or reissued a permit in the city of Valley Center until the appropriate fee has been paid to the city clerk. No person shall be issued or reissued a permit who has failed

to properly and fully complete and submit to the city clerk the application form as developed and provided by the city of Valley Center. Permits are nonassignable. No person shall be issued or reissued a permit in the city of Valley Center if the applicant:

1. Fails to create or maintain adequate safety protections during the requested or permitted use when established by the city of Valley Center as a condition of the permit. Specific site requirements include, but are not limited to:
  - a. If housed in a tent must be housed in a tent of material with a flame retardancy certificate attached thereto, and available for inspection.
  - b. Any power extension cords extended to site must be protected to avoid damage or abuse by public or automobiles.
  - c. Site must have an appropriate A-B-C type fire extinguisher.
  - d. Any additional state, county and local ordinances/codes/laws to which said operation is subject.
2. Fails to install or maintain adequate fire safety equipment during the requested or permitted use when established by the fire chief or designee as a permit condition.
3. Fails to prevent open fires intentionally ignited at the permitted use location.
4. Fails to continuously display "city sign."
5. Fails to provide or maintain adequate physical structures, equipment, and operational control as determined by fire chief or designee to prevent trespassing and littering and to prevent private nuisances on private and public land adjacent to the requested or permitted use location.
6. Fails to provide for or to keep the requested or permitted use location free of trash, papers, or other debris during and after the requested or permitted use.
7. Fails to allow physical access to the requested or permitted use location by the fire chief or designee for inspection purposes upon four hours notice to the applicant or permittee.
8. Has had two or more violations of this Ordinance.

The fee charged for the issuance of such a permit by the Valley Center, Kansas Municipal Code shall be one dollar and fifty cents (\$1.50) per square foot of the foot print of the building or tent if the application is received at least ten days in advance of the date sales are to commence. If the application is received less than ten days in advance of the date sales are to commence the fee shall be two dollars (\$2.00) per square foot of the foot print of the building or tent.

**Effective Date.** This Ordinance shall take effect and be in full force from and after its passage by the Governing Body, approval by the Mayor and publication of the Ordinance or a summary thereof in the official City newspaper.

**PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 7<sup>th</sup> day of January 2020.**

First Reading: December 17, 2019

Second Reading: January 7, 2020

{SEAL}

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Laurie Dove, Mayor

ATTEST:

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Kristi Carrithers, City Clerk

**OLD BUSINESS**  
**RECOMMENDED ACTION**

**A. ORDINANCE 1338-20; FIREWORK SALES:**

**Should Council choose to proceed,**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve Ordinance 1338-20, to amend Chapter 9.75 of the Valley Center, Kansas Municipal Code by amending Section B of Chapter 9.75.030 thereof designating the times and days for the retail sale and discharge of fireworks and by amending Section C of Chapter 9.75.030 amending the due date, approval process, and fee for obtaining a permit to sell fireworks in the City of Valley Center, Kansas for 2nd. reading.**

**OLD BUSINESS**

**B. ORDINANCE 1339-20; ECONOMIC DEVELOPMENT BOARD APPOINTMENTS:**

Based on Council discussion and guidance from the December 17, 2019 City Council meeting, Shrack will present Ordinance 1339-20 amending the Valley Center Economic Development Board membership guidelines. Staff is requesting waiver of 1<sup>st</sup> reading.

- Ordinance 1339-20

**ORDINANCE NO. 1339-20**

**AN ORDINANCE AMENDING SECTION ONE OF VALLEY CENTER, KANSAS, ORDINANCE NO. 1224-11, SAID ORDINANCE CREATING AN ECONOMIC DEVELOPMENT BOARD AND ESTABLISHING ITS COMPOSITION AND FUNCTIONS.**

**BE IT ORDAINED, BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS;**

**SECTION 1.** Section 1. of Ordinance 1224-11 is hereby amended to read:

Section 1. **CREATED; MEMBERS.** A board is created to be known as the Economic Development Board (“EDB”), which shall be comprised of eight members. The members of the Board shall be appointed by the mayor with the consent of the City Council. Five members of the Board shall have permanent residency within the incorporated boundary of the City of Valley Center, Kansas. The remaining three members of the Board may live outside the incorporated boundary of the City of Valley Center, Kansas, but must have a vested interest in the economic wellbeing of the community.

**SECTION 2.** This ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

**PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 7<sup>th</sup> day of January, 2020.**

First Reading: Waived  
Second Reading: January 7, 2020

\_\_\_\_\_  
Laurie Dove, Mayor

{SEAL}

ATTEST:

\_\_\_\_\_  
Kristi Carrithers, City Clerk

**OLD BUSINESS**  
**RECOMMENDED ACTION**

**B. ORDINANCE 1339-20; ECONOMIC DEVELOPMENT BOARD APPOINTMENTS:**

**Should Council choose to proceed,**

**RECOMMENDED ACTION:**

**Staff recommends motion to waive 1<sup>st</sup> reading of Ordinance 1339-20 amending the appointment of members to the Valley Center Economic Development Board.**

**and**

**Staff recommends motion to approve Ordinance 1339-20 amending the Valley Center Economic Development Board Membership.**

**OUTGOING CITY COUNCIL/MAYOR RECOGNITION**

**COUNCILMEMBER MARCI MASCHINO**

**MAYOR LAURIE DOVE**

**ADJOURN**

**SWEAR IN NEW COUNCILMEMBERS/MAYOR**

- **COUNCILMEMBER CHRISTOPHER EVANS**
- **MAYOR LOU CICIRELLO**

**CALL TO ORDER**

**ROLL CALL**

**APPROVAL OF AGENDA**

**NEW BUSINESS**

**A. APPOINTMENT AND SWEAR IN OF WARD 1 VACANT  
COUNCILMEMBER SEAT:**

Council will review applications for vacant Ward 1 City Council Seat and vote to fill the vacancy. Following the appointment, City Clerk Carrithers will administer Oath of Office.

**NEW BUSINESS**

**B. ELECTION OF VALLEY CENTER CITY COUNCIL PRESIDENT:**

With the election and appointments of the new Councilmembers the Council shall elect a new Council President.

**NEW BUSINESS**

**C. DESIGNATION OF ACCOUNT SIGNERS- HALSTEAD, INTRUST AND EMPRISE BANKS:**

The election of Mayor Cicirello and loss of Council President Maschino requires new signers be designated for checking accounts at Halstead Bank, Intrust Bank and Emprise Bank. Smith requests official action to authorize persons to sign checks. The following people are requested:

Barry Smith – Asst. City Administrator of Finance

Matthew Koehn – City Treasurer

Lou Cicirello – Mayor

\_\_\_\_\_ – Councilmember

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommends motion to approve Barry Smith, Matthew Koehn, Mayor Lou Cicirello and \_\_\_\_\_ as authorized signers on City of Valley Center checking accounts.**

**NEW BUSINESS**

**D. ORDINANCE 1340-20; RE-ZONE 9801 N BROADWAY AVE.:**

Based on recommendation from the Planning and Zoning Board, Shrack will present Ordinance 1340-20 to re-zone property located at 9801 N. Broadway Ave from RR-1 (Suburban Residential) to A-1( Agricultural District).

- Ordinance 1340-20

**ORDINANCE NO. 1340-20**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF VALLEY CENTER, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.**

**NOW THEREFORE, BE IT ORDAINED** BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:

**SECTION 1.** Having received a recommendation from the Valley Center City Planning and Zoning Board on Case No. RZ-2019-05, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the amended Zoning Regulations of the City as approved by Ordinance No. 1279-14, the zoning district classification of the property legally described herein is changed as follows:

Change of zoning district classification from RR-1 (Suburban Residential District) to A-1 (Agricultural District).

Legal Description: BEG 600 FT N & 460 FT E NW COR PROMISED LAND ADD. TH E 590 FT TH S 600 FT TH W 590 FT TH N 600 FT TO BEG SE1/4 SEC 20-25-1E.

Property Address: 9801 N. Broadway Ave., Valley Center, KS 67147

**SECTION 2.** Upon the taking effect of this Ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said map(s) is hereby reincorporated as a part of the Zoning Regulations as amended.

**SECTION 3.** This ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

**PASSED** by the Governing Body and signed by the Mayor of the City of Valley Center, Kansas, on this 21<sup>st</sup> day of January 2020.

First Reading: January 7, 2020  
Second Reading: January 21, 2020

(SEAL)

/s/ \_\_\_\_\_  
Louis Cicirello, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Kristi Carrithers, City Clerk

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**D. ORDINANCE 1340-20; RE-ZONE 9801 N BROADWAY AVE.:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommends motion to approve Ordinance 1340-20; re-zoning of land located at 9801 N. Broadway Ave, Valley Center, Kansas for 1st reading.**

**NEW BUSINESS**

**E. ORDINANCE 1341-20; RE-ZONE 200 W. 93<sup>RD</sup> ST. N.:**

Based on recommendation from the Planning and Zoning Board, Shrack will present Ordinance 1341-20 to re-zone property located at 200 W. 93<sup>rd</sup>. Street N. from RR-1 (Suburban Residential) to A-1( Agricultural District).

- Ordinance 1341-20

**ORDINANCE NO. 1341-20**

**AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE CITY OF VALLEY CENTER, KANSAS, UNDER THE AUTHORITY GRANTED BY THE ZONING REGULATIONS OF THE CITY.**

**NOW THEREFORE, BE IT ORDAINED** BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:

**SECTION 1.** Having received a recommendation from the Valley Center City Planning and Zoning Board on Case No. RZ-2019-06, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of the amended Zoning Regulations of the City as approved by Ordinance No. 1279-14, the zoning district classification of the property legally described herein is changed as follows:

Change of zoning district classification from RR-1 (Suburban Residential District) to A-1 (Agricultural District).

Legal Description: BEG NW COR PROMISED LAND ADD N 600 FT E 460 FT S 600 FT W TO BEG SE1/4 SEC 20-25-1E.

Property Address: 200 W. 93<sup>rd</sup> St., Valley Center, KS 67147

**SECTION 2.** Upon the taking effect of this Ordinance, the above zoning change shall be entered and shown on the Official Zoning Map(s) as previously adopted by reference and said map(s) is hereby reincorporated as a part of the Zoning Regulations as amended.

**SECTION 3.** This ordinance shall take effect and be in force from and after its passage, approval and publication once in the official city newspaper.

**PASSED** by the Governing Body and signed by the Mayor of the City of Valley Center, Kansas, on this 21<sup>st</sup> day of January 2020.

First Reading: January 7, 2020  
Second Reading: January 21, 2020

(SEAL)

/s/ \_\_\_\_\_  
Louis Cicirello, Mayor

ATTEST:

/s/ \_\_\_\_\_  
Kristi Carrithers, City Clerk

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**E. ORDINANCE 1341-20; RE-ZONE 200 W. 93<sup>RD</sup> ST. N:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommends motion to approve Ordinance 1341-20; re-zoning of land located at 200 W. 93<sup>rd</sup>. Street N. Valley Center, Kansas for 1st reading.**

## **NEW BUSINESS**

### **F. STREET SWEEPER; SALE OF EXISTING SWEEPER AND PURCHASE OF NEW RAVO SWEEPER:**

Eggleston requests Council approval to sell the existing 2014 Elgin Pelican street sweeper to Key Equipment for \$50,000.00. He recommends those funds be used toward the purchase of new Ravo 5 street sweeper. Cost of new sweeper is \$200,000.00, application of \$50,000.00 brings replacement cost to \$150,000.00. Lease/purchase financed through Halstead Bank

- Proposal from Red Municipal & Industrial Equipment

# LEASE FINANCING PROPOSAL

Requested by  
**Red Municipal & Industrial Equipment**

Representing



Presented To (As Lessee)  
**City of Valley Center, KS**

<b>Proposal Date:</b>	December 17, 2019			
<b>Equipment Description:</b>	1- 2018 RAVO Street Sweeper			
<b>Commencement Date:</b>	January 15, 2020			
	<u>Option 1</u>	<u>Option 2</u>	<u>Option 3</u>	<u>Option 4</u>
<b>Equipment Cost:</b>	\$200,000	\$200,000	\$200,000	\$200,000
<b>Lessee Down Payment:</b>	\$50,000	\$50,000	\$50,000	\$50,000
<b>Amount Financed:</b>	\$150,000	\$150,000	\$150,000	\$150,000
<b>Lease Term:</b>	3 Years	4 Years	5 Years	6 Years
<b>First Payment Date:</b>	9/1/2020	9/1/2020	9/1/2020	9/1/2020
<b>Payment Frequency:</b>	Annual	Annual	Annual	Annual
<b>Lease Rate:</b>	4.19%	3.94%	3.94%	3.94%
<b>Payment Amount:</b>	\$53,461.60	\$40,700.97	\$33,178.05	\$28,169.72
<b>Payment Factor:</b>	0.35641	0.27134	0.22119	0.18780

**Qualifications:**

- Pricing:** This is a lease proposal for the payment stream(s) indicated above. If any of the information identified above are not correct, please advise us so that we can determine if a new proposal is required. Other important elements of this proposal are:
  - Rate Expiration:** Signing this proposal does not in itself lock in your rate. This lease must be credit approved, contracts properly signed, and the lease funded by Leasing 2 within thirty days from the date of this proposal to protect the rates quoted.
  - Closing Costs:** There will be no up-front costs of any kind charged by Lessor including closing costs, points, administrative costs, etc. Your attorney may charge you to review the lease documents and complete the opinion letter required with our lease documentation.
  - Fixed Rates:** Rates for ten (10) years and under are fixed for the entire term. Terms over ten years have a one time rate adjustment after seven (7) years to the then current interest rates for the remaining term.
- Type of Lease:** This is a lease-purchase type of financing. After all the lease payments are made, Lessee will own the equipment without further cost.
- Financial Reporting:** All city, county and tax districts (including fire districts) will be expected to provide GAAP audited financial reports. All non-profit corporations (vfd's) will be expected to provide IRS 990 federal tax returns. If you do not maintain these types of financial reports, please contact us to discuss.
- Vendor Payable / Escrow Account (where applicable):** In the event that the truck(s) and/or equipment are not ready to be delivered, proceeds of this lease will be held in a vendor payable account until delivery/acceptance. This is a non-interest bearing account to Lessee.
- Credit Approval and Documentation:** This is a proposal only, and does not represent a commitment to lease. This financing is subject to credit review and approval and execution of mutually acceptable documentation, including the opinion of lessee's counsel opining that the agreement is legal, valid and binding, obligation of Lessee.

**Financing by:** **Leasing 2, Inc.**  
**Contact:** **Rick Carney**  
**Phone:** 813-258-9888 x16  
**Email:** rcarney@leasing2.com  
**Web:** www.leasing2.com



**REQUEST TO PROCEED:**

When you are ready to proceed with Leasing 2 towards finalizing this lease financing arrangement, please indicate so by signing below and completing the requested information. We will immediately email you our application. Thank you for your confidence and consideration.

Proposal date: December 17, 2019

Option Chosen: \_\_\_\_\_ (where applicable)

Upcoming Governing Body meeting date for lease approval: \_\_\_\_\_

City of Valley Center, KS

Name of Lessee

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name Of Authorized Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Contact Name (If Different Than Authorized Signature)

\_\_\_\_\_  
Contact Phone

\_\_\_\_\_  
Contact E-Mail Address

\_\_\_\_\_  
Last month of your budget year?

*Please complete the above information and **fax or email** all pages of the proposal to **813-258-9333 / rcarney@leasing2.com***



**\*\* Important: A Resolution will be required with the lease contract \*\***  
**In the event that you require board action to sign this proposal, please call us so that we may forward the preferred form for the meeting.**

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**F. STREET SWEEPER; SALE OF EXISTING SWEEPER AND  
PURCHASE OF NEW RAVO SWEEPER:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommends motion to approve sale of City's existing Pelican street sweeper to Key Equipment for \$50,000.00.**

**And**

**Staff recommends motion to approve lease/purchase of a Ravo 5 series street sweeper from Red Municipal & Industrial Equipment in the amount of \$200,000.00 and apply funds from the sale of old sweeper to purchase.**

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JANUARY 7, 2020**
- B. DISPOSAL OF CITY PROPERTY-PURPLE WAVE AUCTION**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve the Consent Agenda as presented.**



12/31/2019 9:32 AM  
 VENDOR SET: 02 City of Valley Center  
 BANK: APBK INTRUST CHECKING  
 DATE RANGE: 0/00/0000 THRU 99/99/9999

A/P HISTORY CHECK REPORT

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I-201912114653	KANSAS DEPT OF REVENUE	R	12/13/2019	100.00		051165		100.00
0088	DONDLINGER & SONS CONSTRUCTION							
I-201912094634	DONDLINGER & SONS CONSTRUCTION	R	12/13/2019	55,730.00		051166		55,730.00
0162	CIVIC PLUS							
I-201912114651	CIVIC PLUS	R	12/13/2019	2,360.43		051167		2,360.43
0183	KANSAS ONE-CALL SYSTEM, INC							
I-201912094633	KANSAS ONE-CALL SYSTEM, INC	R	12/13/2019	90.00		051168		90.00
0195	MUNICIPAL CODE CORPORATION							
I-201912094631	MUNICIPAL CODE CORPORATION	R	12/13/2019	275.00		051169		
I-201912094632	MUNICIPAL CODE CORPORATION	R	12/13/2019	1,160.44		051169		1,435.44
0220	UNDERGROUND VAULTS & STORAGE							
I-201912094628	UNDERGROUND VAULTS & STORAGE	R	12/13/2019	324.48		051170		324.48
0328	UCI - UTILITY CONSULTANTS							
I-201912094630	UCI - UTILITY CONSULTANTS	R	12/13/2019	1,040.00		051171		1,040.00
0631	OVERHEAD DOOR COMPANY							
I-201912114650	OVERHEAD DOOR COMPANY	R	12/13/2019	385.50		051172		385.50
0824	GALLS, LLC							
I-201912094629	GALLS, LLC	R	12/13/2019	39.02		051173		
I-201912114652	GALLS, LLC	R	12/13/2019	38.25		051173		77.27
0942	GLOBAL TECHNOLOGY SYSTEMS, INC							
I-201912124655	GLOBAL TECHNOLOGY SYSTEMS, INC	R	12/13/2019	171.88		051174		171.88
1056	WEX BANK							
I-201912124657	WEX BANK	R	12/13/2019	4,083.51		051175		4,083.51
1070	INTERNATION CODE COUNCIL, INC.							
I-201912114654	INTERNATION CODE COUNCIL, INC.	R	12/13/2019	135.00		051176		135.00
0032	AFLAC							
I-AF 201912044617	SUPPLEMENTAL INSURANCE	R	12/20/2019	52.52		051179		
I-AF 201912174680	SUPPLEMENTAL INSURANCE	R	12/20/2019	52.52		051179		
I-AFC201912044617	SUPPLEMENTAL INSURANCE	R	12/20/2019	22.62		051179		
I-AFC201912174680	SUPPLEMENTAL INSURANCE	R	12/20/2019	22.62		051179		
I-AFD201912044617	SUPPLEMENTAL INSURANCE	R	12/20/2019	25.94		051179		
I-AFD201912174680	SUPPLEMENTAL INSURANCE	R	12/20/2019	25.94		051179		
I-AFO201912044617	SUPPLEMENTAL INSURANCE	R	12/20/2019	29.12		051179		
I-AFO201912174680	SUPPLEMENTAL INSURANCE	R	12/20/2019	29.11		051179		260.39

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PAGE: 2

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	I-DDS201912044617 DENTAL INSURANCE	R	12/20/2019	250.35		051180		
	I-DDS201912174680 DENTAL INSURANCE	R	12/20/2019	233.66		051180		
	I-DEC201912044617 DENTAL INSURANCE	R	12/20/2019	195.48		051180		
	I-DEC201912174680 DENTAL INSURANCE	R	12/20/2019	195.48		051180		
	I-DES201912044617 DENTAL INSURANCE	R	12/20/2019	165.25		051180		
	I-DES201912174680 DENTAL INSURANCE	R	12/20/2019	165.25		051180		
	I-DFM201912044617 DENTAL INSURANCE	R	12/20/2019	664.68		051180		
	I-DFM201912174680 DENTAL INSURANCE	R	12/20/2019	681.19		051180		2,551.34
0566	SURENCY LIFE AND HEALTH							
	I-VEC201912044617 VISION INSURANCE	R	12/20/2019	7.59		051181		
	I-VEC201912174680 VISION INSURANCE	R	12/20/2019	7.59		051181		
	I-VMC201912044617 VISION INSURANCE	R	12/20/2019	41.55		051181		
	I-VMC201912174680 VISION INSURANCE	R	12/20/2019	41.55		051181		
	I-VME201912044617 VISION INSURANCE	R	12/20/2019	60.06		051181		
	I-VME201912174680 VISION INSURANCE	R	12/20/2019	55.44		051181		
	I-VMF201912044617 VISION INSURANCE	R	12/20/2019	129.12		051181		
	I-VMF201912174680 VISION INSURANCE	R	12/20/2019	129.12		051181		
	I-VMS201912044617 VISION INSURANCE	R	12/20/2019	38.72		051181		
	I-VMS201912174680 VISION INSURANCE	R	12/20/2019	43.15		051181		553.89
0372	U S DEPT OF EDUCATION AWG							
	I-JED201912174680 ACCT # 1019322044	R	12/20/2019	121.29		051182		121.29
0270	INTRUST CARD CENTER							
	I-201912174679 INTRUST CARD CENTER	R	12/20/2019	9,503.87		051183		9,503.87
0006	AT&T							
	I-201912174676 AT&T	R	12/20/2019	222.03		051184		
	I-201912174677 AT&T	R	12/20/2019	222.03		051184		
	I-201912174678 AT&T	R	12/20/2019	1,385.32		051184		1,829.38
0009	VERIZON WIRELESS SERVICES, LLC							
	I-201912174686 VERIZON WIRELESS SERVICES, LLC	R	12/20/2019	129.07		051185		129.07
0059	CITY OF WICHITA							
	I-201912164670 CITY OF WICHITA	R	12/20/2019	4,560.00		051186		
	I-201912194708 CITY OF WICHITA	R	12/20/2019	420.00		051186		4,980.00
0084	KMIT-KS MUNICIPAL INSURANCE							
	I-201912164659 KMIT-KS MUNICIPAL INSURANCE	R	12/20/2019	48,221.00		051187		48,221.00

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0088	DONDLINGER & SONS CONSTRUCTION							
I-201912184691	DONDLINGER & SONS CONSTRUCTION	R	12/20/2019	475,465.30		051188		475,465.30
0125	EMERGENCY FIRE EQUIPMENT							
I-201912164666	EMERGENCY FIRE EQUIPMENT	R	12/20/2019	1,797.50		051189		1,797.50
0133	MAYER SPECIALTY SERVICES							
I-201912174684	MAYER SPECIALTY SERVICES	R	12/20/2019	4,050.00		051190		4,050.00
0196	P E C (PROFESSIONAL ENGINEERIN							
I-201912184687	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2019	350.00		051191		
I-201912184688	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2019	4,230.00		051191		
I-201912184689	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2019	517.20		051191		
I-201912184690	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2019	32,042.20		051191		
I-201912184697	P E C (PROFESSIONAL ENGINEERIN	R	12/20/2019	40,150.00		051191		77,289.40
0224	SUMNERONE, INC.							
I-201912164664	SUMNERONE, INC.	R	12/20/2019	112.58		051192		
I-201912174675	SUMNERONE, INC.	R	12/20/2019	53.76		051192		166.34
0227	SEDGWICK COUNTY TREASURER							
I-201912174683	SEDGWICK COUNTY TREASURER	R	12/20/2019	5,771.28		051193		5,771.28
0321	DECKER ELECTRIC							
I-201912164660	DECKER ELECTRIC	R	12/20/2019	616.00		051194		
I-201912164661	DECKER ELECTRIC	R	12/20/2019	10,883.00		051194		11,499.00
0396	MOTOROLA SOLUTIONS INC.							
I-201912164669	MOTOROLA SOLUTIONS INC.	R	12/20/2019	5,078.92		051195		5,078.92
0530	GALLAGHER BENEFIT SERVICES, IN							
I-201912164662	GALLAGHER BENEFIT SERVICES, IN	R	12/20/2019	236.50		051196		236.50
0567	RAVENS CRAFT IMPLEMENT, INC.							
I-201912194706	RAVENS CRAFT IMPLEMENT, INC.	R	12/20/2019	23,468.71		051197		23,468.71
0574	WORKFORCE ALLIANCE OF SOUTH CE							
I-201912164658	WORKFORCE ALLIANCE OF SOUTH CE	R	12/20/2019	2,170.00		051198		2,170.00
0631	OVERHEAD DOOR COMPANY							
I-201912174674	OVERHEAD DOOR COMPANY	R	12/20/2019	133.00		051199		133.00
0708	UNIFIRST							
I-201912184694	UNIFIRST	R	12/20/2019	92.45		051200		
I-201912184695	UNIFIRST	R	12/20/2019	25.91		051200		
I-201912194700	UNIFIRST	R	12/20/2019	99.08		051200		
I-201912194701	UNIFIRST	R	12/20/2019	104.83		051200		322.27

12/31/2019 9:32 AM  
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 DATE RANGE: 0/00/0000 THRU 99/99/9999

A/P HISTORY CHECK REPORT

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0768	MABCD							
I-201912174673	MABCD	R	12/20/2019	1,100.27		051201		1,100.27
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-201912194702	MERIDIAN ANALYTICAL LABS, LLC	R	12/20/2019	451.00		051202		451.00
0796	BARDAVON HEALTH INNOVATIONS							
I-201912164668	BARDAVON HEALTH INNOVATIONS	R	12/20/2019	210.00		051203		210.00
0809	VALLEY CENTER SENIOR ASSOCIATI							
I-201912194703	VALLEY CENTER SENIOR ASSOCIATI	R	12/20/2019	700.00		051204		700.00
0817	H.M.S. LLC							
I-201912164665	H.M.S. LLC	R	12/20/2019	179.95		051205		
I-201912174672	H.M.S. LLC	R	12/20/2019	101.97		051205		281.92
0824	GALLS, LLC							
I-201912184692	GALLS, LLC	R	12/20/2019	21.25		051206		
I-201912184693	GALLS, LLC	R	12/20/2019	164.40		051206		185.65
0898	GREATER WICHITA YMCA							
I-201912164671	GREATER WICHITA YMCA	R	12/20/2019	225.00		051207		225.00
0988	FELD FIRE							
I-201912174685	FELD FIRE	R	12/20/2019	5,599.10		051208		5,599.10
1005	ADT US HOLDINGS, INC							
I-201912194707	ADT US HOLDINGS, INC	R	12/20/2019	623.88		051209		623.88
1071	CONRRAD FIRE EQUIPMENT							
I-201912164667	CONRRAD FIRE EQUIPMENT	R	12/20/2019	1,674.29		051210		1,674.29
1072	NU LINE COMPANY INC.							
I-201912194721	NU LINE COMPANY INC.	R	12/20/2019	884.00		051211		884.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	45	753,467.07	0.00	753,467.07
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00	
		VOID CREDITS	0.00	
			0.00	

TOTAL ERRORS: 0

VENDOR SET: 02	BANK: APBK	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
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12/31/2019 9:32 AM  
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 BANK: APBK INTRUST CHECKING  
 DATE RANGE: 0/00/0000 THRU 99/99/9999

A/P HISTORY CHECK REPORT

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0012	JASON EASLEY							
I-201912094626	JASON EASLEY	R	12/13/2019	20.00		051177		20.00
0107	KATHERINE LECHNER							
I-201912124656	KATHERINE LECHNER	R	12/13/2019	32.00		051178		32.00
0079	RYAN SHRACK							
I-201912174682	RYAN SHRACK	R	12/20/2019	22.04		051212		22.04
0082	SHELLEY JOHNSON							
I-201912194720	SHELLEY JOHNSON	R	12/20/2019	35.96		051213		35.96
0085	STACY SHAY							
I-201912194704	STACY SHAY	R	12/20/2019	20.13		051214		
I-201912194705	STACY SHAY	R	12/20/2019	12.76		051214		32.89
0094	SCHARLENE PORCHIA-WASHINGTON							
I-201912164663	SCHARLENE PORCHIA-WASHINGTON	R	12/20/2019	362.18		051215		362.18

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
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HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

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REPORT TOTALS:			51	753,972.14	0.00	753,972.14

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A/P HISTORY CHECK REPORT

PAGE: 6

SELECTION CRITERIA

VENDOR SET: \* - All  
VENDOR: ALL  
BANK CODES: All  
FUNDS: All

CHECK SELECTION

CHECK RANGE: 051165 THRU 051215  
DATE RANGE: 0/00/0000 THRU 99/99/9999  
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99  
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES  
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

**CONSENT AGENDA**

**B. DISPOSAL OF CITY PROPERTY – PURPLE WAVE:**



**January 7, 2020**

**To: Mayor Dove & Members of Council**

**From: Rodney Eggleston, Public Works Director & Neal Owings, Director of Park & Public Buildings**

**Subject: Recommendation to Dispose of City Property**

## RECOMMENDATION

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City staff is recommending authorization to dispose of city property using Purple Wave Auction Services.

## BACKGROUND

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By policy, the Governing Body must authorize the disposal of surplus property inventoried within the City. Items of value will be disposed of on Purple Wave (online municipal auction service.) Items not sold and not of significant value will be donated to charity, sold for scrap or taken to land-fill.

## FINANCIAL CONSIDERATION

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The use of Purple Wave Auction Services is available for municipal use at no charge to the City.

## ATTACHMENTS

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### **Description of Items:**

**Janitor Supplies:** Janitor supply carts, paper towel dispensers

**Building Equipment & Construction Remnants:** Cabinets, 3 bay sink, counter tops, florescent light guards, doors, vinyl tile, sink, coffee pots, rocking chair, art/paintings, phones, coat rack, bathroom stall dividers, display cases, wood shelves, wood tables, desks, air conditioner unit, cork boards, metal table, wainscoting board.

**Electronics/Office Supplies:** cords, cables, fan, computers (no hard drives), modems, routers, conference tables, car stereos, VCR & DVD players, A/V sound equipment, stereo equipment, media carts, mic stand, chairs, CB radio equipment, 15 Push to Talk cell phones, 4 Advance Tech cell phone chargers, MiFi Jetpack hot spots .

**Pool Supplies:** pumps, chlorine equipment.

**Equipment & Tools:** small equipment motor, drills, vacuums, push mower, air compressors, tool box/push cart, fertilizer spreader, back pack sprayer, equipment dolly, trailer dolly 2 air compressors, 1000 Gallon Polyurethane tank, diesel generator recently removed from the Waste Treatment Plant.

**Landscape Supplies:** 4 pallets of brick, miscellaneous landscape block & brick.

**Park Equipment:** Slides, swing set, picnic tables & picnic table frames.



**Vehicles:** 1994 Ford Econoline Van, 1980 Ford Sludge Truck

**STAFF REPORTS**

- A. Community Development Director Shrack**
- B. Parks & Public Buildings Director Owings**
- C. Public Safety Director Newman**
- D. Public Works Director Eggleston**
- E. City Engineer Golka**
- F. City Attorney Arbuckle**
- G. Asst. City Administrator of Finance Smith**
- H. City Administrator Clark**

## Public Works Status Report

### Streets:

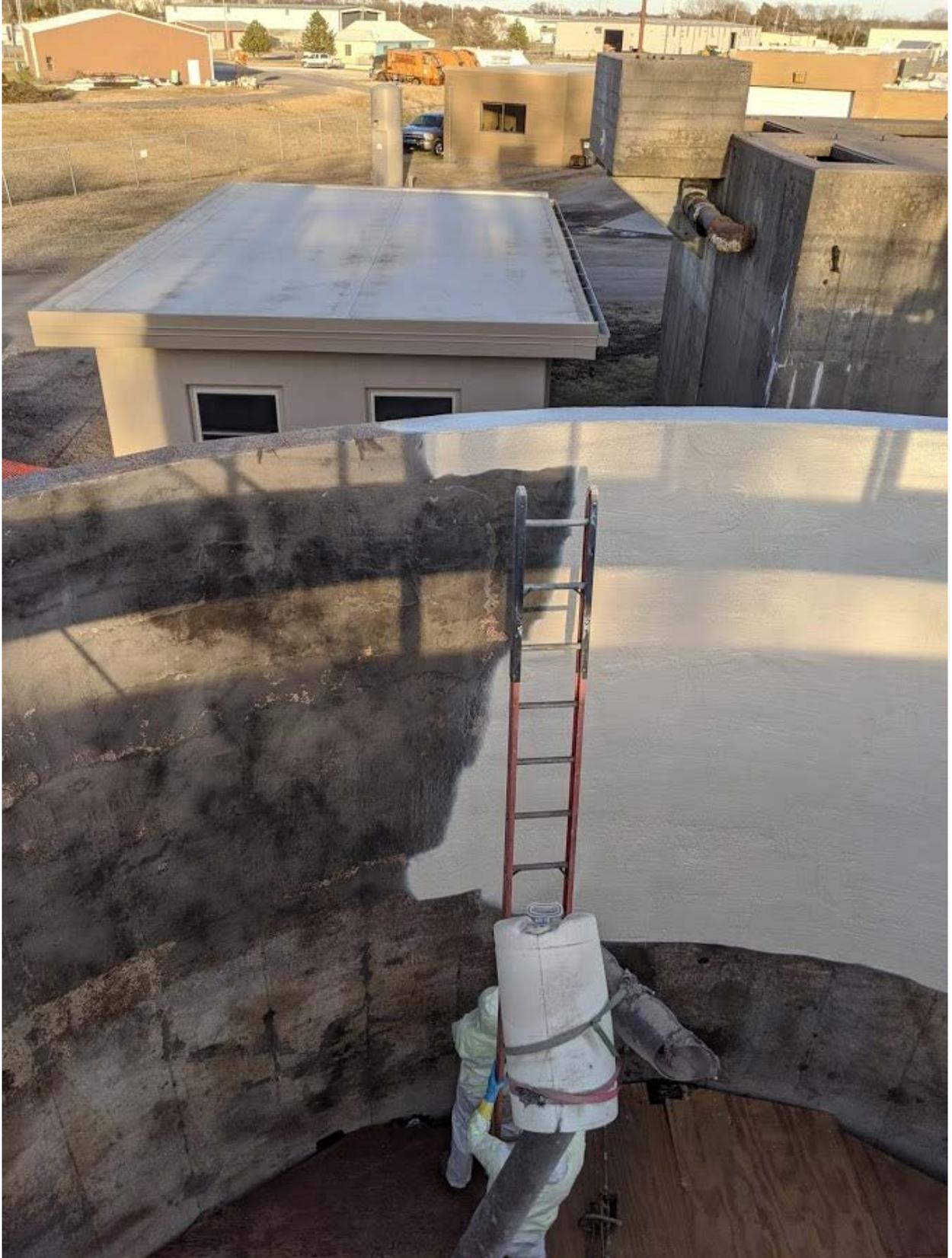
- Our new Wheel loader arrived on Tuesday the 31<sup>st</sup> and employees are familiarizing themselves with the differences. It is very nice and has several safety features the old one did not have.
- Grading, Sweeping, etc. Begun to gather information for our annual Stormwater report for our MS4 permit.

### Sewer:

- Progress continues with phase 3 construction. I have added more pictures with brief explanations.
- We are now holding sludge in the north tank and they have begun work on the south tank.
- Make up air units (heaters) have been installed on UV disinfection & Headworks buildings and are operating.
- The new clarifier is mainly constructed. There is some piping to finish and they will clean the inside and coat it to protect the concrete for acidic properties of the sewage.

### Water:

- Scheduled rounds, tests, flushing to maintain chlorine levels, and maintenance.
- Continue to work on trouble-shooting meters to reduce the number of missed reads every month.
- Beginning preparation for the waterline replacement project.



Beginning to coat the inside of the north Sludge tank.



Almost done.





Some of damage needing repaired on the south sludge tank.



One new clarifier almost complete.



This will be the structure to house the 3 new blowers for the sludge holding tanks.



Here we have a manhole for the return line from the sludge holding tanks. This manhole is slated to be replaced.



The shiny new generator in the admin building. The old will be put on auction to be sold.

**GOVERNING BODY REPORTS**

- A. Mayor Cicirello**
- B. Councilmember Colbert**
- C. Councilmember Ward One**
- D. Councilmember Gregory**
- E. Councilmember McGettigan**
- F. Councilmember Evans**
- G. Councilmember Stamm**
- H. Councilmember Anderson**
- I. Councilmember Davis**

**ADJOURN**