

REGULAR COUNCIL MEETING
January 5, 2021
CITY HALL
121 S. MERIDIAN

Mayor Cicirello called the meeting to order via Zoom at 7:00 p.m. with the following members present: Matt Stamm, Paul Davis, Ben Anderson, Gina Gregory, Dale Kerstetter, Chris Evans, Robert Wilson and Ronald Colbert.

Members Absent: None

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

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

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

ADMINISTRATION AGENDA –

DECEMBER 15, 2020 REGULAR CITY COUNCIL MINUTES-

Evans moved to approve the minutes of the December 15, 2020, regular City Council meeting, seconded by Davis. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS – NONE

PUBLIC FORUM – NONE

APPOINTMENTS – NONE

COMMITTEES, COMMISSIONS – NONE

OLD BUSINESS –

A. CITY OF VALLEY CENTER FLAG

City Administrator Clark stated that staff is working with Dove Media and Valley Offset regarding trademark issues. The preliminary estimate of cost of 3 x 5 flags ranges from \$112-\$165. Clark also stated that he is obtaining quotes from other vendors and other size of flags including smaller garden flags. The Council expressed appreciation to Ryan McCormick for his work in the design of the flag.

Colbert moved to approve presented flag design to be the official flag of Valley Center seconded by Evans. Vote Yea: Unanimous. Motion carried

NEW BUSINESS-

A. 2020 VALLEY CENTER LAND BANK ANNUAL REPORT

Asst. City Administrator Smith presented the 2020 annual financial report for the Land Bank. All lots were sold and closed in 2020. Smith reported that the fund has a balance of \$78,255.51.

Anderson moved to accept and file the 2020 Valley Center Land Bank Annual Report, seconded by Stamm. Vote Yea: Unanimous. Motion carried

B. 2021 WATER RATE APPROVAL

Asst. City Administrator Smith presented two options for Council consideration regarding water rates. Smith explained that current Ordinance allows a 4% annual increase in water rates in addition to any increase from the City's water supplier. Smith explained that following the Council approval of a Site Study and Conceptual Design for water treatment plant in December he explored 2 options. He presented to Council rate comparisons for surrounding cities and financial projections for Valley Center for the next five years.

Option A would maintain the 4% increase in water rates allowing a larger amount of cash in reserve prior to building water treatment plant.

Option B would decrease the meter base charge on all 5/8"-3/4" meters as well as reducing tier 1 water rates. Tier 2 and Tier 3 would continue to be increased by 4%. This option give immediate relief to water customers, but would increase the indebtedness of bonds for the project cost of new water treatment facility.

Council discussed the options. City Engineer Golka reported that it would be realistic to have a new water treatment facility operational in four years. Council acknowledged that building a reserve would be helpful, but felt that lower interest rates should continue for a while longer and wanted to give residents relief now.

Anderson moved to approve Option B regarding water rates as presented. Motion seconded by Wilson. Vote Yea: Unanimous. Motion carried

C. MOBILE HOME VARIANCE REQUEST

Community Development Director Shrack reported that Rick Mann with Backroads Property Management has requested a variance to place a 1994 mobile home in the River Valley Mobile Home Park. He stated that if the placement of this mobile home is approved, only two remaining lots will be empty. Kerstetter commented that the photos of this mobile home showed more damage/age than the others that have been approved. Mr. Mann stated that upgrades will be completed on the trailer, including new siding and or paint, new windows and vinyl plank flooring.

Gregory asked if variances are being requested and approved, should the Ordinance be reviewed or changed. Shrack stated that the ordinance only effects this area and this mobile home park. Discussion was held regarding adding stipulations regarding the proposed improvements. Stamm stated that he didn't see a need to change the Ordinance or add stipulations. Reminded Council that Mann has done well with the last 2 homes moved in.

Kerstetter moved to approve variance request based on pictures provided by the applicant and that the mobile home will be inspected, once installed, by the City's residential building inspector, Bill Andrews. Motion seconded by Davis. Vote yea: Unanimous. Motion carried.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE - JANUARY 5, 2021

B. PLANNING AND ZONING BOARD MINUTES – DECEMBER 17, 2020

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Reported that RDG will be beginning listening sessions in January with Stakeholders regarding the new Strategic Plan for the City.

Shrack also reported that Governor Kelly re-instated the Main Street program in Kansas last year. The Valley Center Main Street program will be applying for accreditation from the State. He will seek approval of Resolution of Support at the next City Council Meeting.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

His department has been taking down the Christmas lights and decorations. The tree on Main Street will be removed on Friday. Any decorations provided by citizens should be removed by Thursday evening. The Christmas Tree recycle lot will remain until January 24th.

PUBLIC WORKS DIRECTOR EGGLESTON

Eggleston reported in December of last year, Grant Weaver (a consultant hired by KDHE to visit and evaluate the performance of wastewater treatment plants around the state) visited our plant and performed an analysis. His findings are as follows.

At 0.5 mg/L, the phosphorous concentration in Valley Center's treated water is not only **HALF** the 1.0 mg/L that KDHE has set as a target to not be exceeded ...

Valley Center's treatment facility – as far as phosphorus removal goes – is one of the most efficient in the state.

Well done!

Nitrogen, at 7 mg/L, is also below KDHE's target.

That target being 10 mg/L.

Again, well done.

Eggleston recognized the following employees that have worked so hard to achieve these results. Utility Manager Eric Purk has worked with 2 employees that both started March 2020, just at the onset of the COVID-19 pandemic and a major plant upgrade. Wade Gaylord, took over the programming of the new sludge basin blowers until further automation could be implemented. He researched and brought to our attention the need for a pre-trip checklist for the sludge truck and this has been implemented.

Scott Lemuz came to us from the city of Augusta with a class a cdl and took on the sludge hauling, which we were in our first year of handling, and does so skillfully and safely.

Through the adjusted operation of the new blower system and close attention to the plant, we have less loads of sludge hauled per month resulting in a significant savings to the city.

CITY ENGINEER GOLKA

Staff continues working on plans for the Ford Street project. Bidding and construction will be later this spring. Urged and Council members with questions to reach out to himself or Administrator Clark.

ASST. CITY ADMINISTRATOR SMITH

The 2021 GFOA budget has been submitted.

CITY ADMINISTRATOR CLARK/MAYOR CICIRELLO

Acknowledged that 2020 has been interesting, but is definitely looking forward to 2021. Appreciated the careful consideration Council took in regards to the water rates.

GOVERNING BODY REPORTS –

MAYOR CICIRELLO

Stated that Bel Aire has been successful in enforcement of “quiet zones” for trains in their City limits. Would like Valley Center to once again look into the process and possible costs. Golka stated that studies

were conducted previously, but the situation and options have changed. Staff has begun investigating options and will have a memo at the next meeting.

COUNCILMEMBER GREGORY

Thanked the City employees for the decorating of the City and keeping the streets clear during the recent snow.

COUNCILMEMBER WILSON

Also thanked staff for their work. Appreciated the staff report from Rodney Eggleston and the presentation regarding water rates from Barry Smith.

COUNCILMEMBER COLBERT

Asked about Ordinance regarding political signs. Shrack stated that the City Ordinance matches the State statutes. It only addresses signs placed in the right of way, not on private property.

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

ADJOURN -

Meeting adjourned at 8:14 PM.

Kristi Carrithers, City Clerk