

REGULAR COUNCIL MEETING
February 2, 2021
CITY HALL
121 S. MERIDIAN

Mayor Cicirello called the meeting to order 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 Smith, Assistant City Administrator
Brent Clark, City Administrator
Matt Koehn, City Treasurer
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

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

ADMINISTRATION AGENDA –

JANUARY 19, 2021 REGULAR CITY COUNCIL MINUTES-

Stamm moved to approve the minutes of the January 19, 2021, regular City Council meeting, seconded by Davis. Gregory had a correction on the date of the SCAC meeting. It should be January 21st, not December 21st. Stamm amended motion to approve minutes as corrected, seconded by Davis. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

IRON HORSE DEVELOPMENT ON POTENTIAL DEVELOPMENT/TIF DISTRICT

Tim Austin addressed Council regarding a proposed Tax Increment Finance District to create a regional detention basin for flood protection. This project would allow the development of approximately 173-acres for mixed use residential and commercial development. The general area bound by 85th Street to the North, Seneca Street on the east, a tributary of the Wichita/Valley Center Drainage ditch on the west and the south line of the Prairie Lakes Subdivision on the south.

Council had discussion and questions regarding preliminary costs, TIF usage for residential property vs commercial, and timeline. Several Council members expressed a concern that if lots are not sold, would the City be back in a similar situation like the Ridgfield addition lots.

The remaining 142 lots in the Prairie Lakes would pay off most of the debt of development. The development north of the proposed detention basin would have approximately 185 residential lots. Council would like more information and a timeline proposed.

PUBLIC FORUM – NONE

APPOINTMENTS –

OUTDOOR SPACES BOARD

Mayor Cicirello recommended the following persons to serve another two-year term on the Outdoor Spaces Board: Roger Stewart, Tina Pyne and Larry Hoetmer. Anderson moved to accept the appointments as recommended, motion seconded by Davis. Vote yea: unanimous. Motion carried.

COMMITTEES, COMMISSIONS – NONE

OLD BUSINESS –

A. ORDINANCE 1353-21: ECONOMIC DEVELOPMENT INCENTIVES POLICY

Community Development Director Shrack presented Ordinance 1353-21 for 2nd reading, and approval. Stamm moved to approve Ordinance 1353-21, adoption of a new economic development incentives policy, for 2nd. reading, seconded by Evans. Vote Yea: Unanimous. Motion carried.

B. QUIET ZONE STUDY PROPOSAL

Riley Schmitz presented the proposal for PEC to conduct a study regarding train crossing quiet zones at 8 crossings in Valley Center. Colbert referenced WAMPO studies from 2007 and 2013 that included 53rd Street. Cicirello stated that at that time an overpass was discussed that would have included that crossing due to grading issues.

Anderson stated that he had received a letter from resident Vince Marshall regarding train routes through Kansas. He will distribute letter to all members of Council. Stamm reminded Council that even if a quiet zone is established, an engineer can still blow the horn if he feels it is warranted. Kerstetter inquired on funding of study. Smith stated that professional services such as this are in the budget.

Anderson stated that he felt it would be a disservice to residents not to explore and complete the study. Cicirello agreed and stated the preliminary estimates are so much lower than the previous studies. Davis stated that he lives near the railroad tracks and he doesn't even hear them anymore. The tracks were there when he purchased his house.

Kerstetter moved to approve contract with PEC to complete study on establishment of railroad quiet zone on an hourly basis not to exceed \$17,500.00 and authorize Mayor to sign. Motion seconded by Stamm. Davis stated that he was not opposed to the study when he made his remarks, but just wanted another opinion voiced. Vote Yea: Unanimous. Motion carried.

NEW BUSINESS-

A. INCODE CLOUD SERVICES AGREEMENT

Asst. City Administrator Smith presented proposal from Tyler Technology to migrate to a Cloud services from in house servers. He explained that our current contract for on-site servers is \$31,694.00 with annual increases of 5%. The proposed three-year contract would be \$41,769.00 annually. Tyler Technology has the servers for the Cloud in Georgia and South Dakota ensuring that there would not be down time in case of a natural disaster at one of the locations. This type of server would also allow access to Incode remotely. Costs to replace one of our in-house servers would be approximately \$20,000.00.

Mayor Cicirello remarked that Cloud service is the way to go, just go look at the aging servers and the set up needed. Anderson inquired what the price might go to at the end of the three-year contract. Smith did not have information regarding that far in advance. Kerstetter asked if other vendors were contacted due to the increase in costs. Smith explained that Tyler Technology/Incode is the program used throughout the City for utility, payroll, account payable and all other city functions. It would require complete change costing well over \$100,000.00.

City Administrator Clark stated the open IT position was not filled last year, and Smith has been doing a tremendous job taking on most of the IT responsibilities for the City. Funding of the upgrade is not an issue.

Anderson moved to authorize the agreement for Cloud Services and authorize Mayor to sign. Motion was seconded by Colbert. Vote Yea: Unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - FEBRUARY 2, 2021
- B. OUTDOOR SPACES BOARD MINUTES – JANUARY 11, 2021
- C. VALLEY CENTER PUBLIC LIBRARY 2020 REPORTS

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Shrack announced the Wichita Home Show has been scheduled for February 25th-28th. Valley Center will have a booth again and he will need volunteers to help in the booth. COVID precautions will be in place to keep vendors and the public safe.

Shrack also reported that SRG has held several listening sessions for the Strategic Plan. They have scheduled a visioning session on March 11th from 9:00-12:00. Councilmembers Colbert and Gregory are attending, but if other Councilmembers would like to attend via zoom, please contact him.

PUBLIC SAFETY DIRECTOR NEWMAN

Stood for any questions regarding the 4th quarter public safety report.

ASST. CITY ADMINISTRATOR SMITH

Smith announced that final Cares funding from Sedgwick County has been received. Smith continues to follow State senate bill 13 regarding changes to tax notification and current tax lid.

CITY ADMINISTRATOR CLARK

The City will assist with the KPTS telephone event March 9, 2021.

He stated that the trash provider transition has gone smoothly but reminded Council that there will not be a City-wide spring cleanup with Waste Connections. Residents may come to City Hall to receive a coupon allowing them to take a load of trash up to 1000 lbs. to the transfer station at no cost each year. If residents still have Waste Management trash or recycle carts, please call City Hall.

Thanked Barry Smith and Matt Koehn for their work in getting the meetings on video and Facebook live.

GOVERNING BODY REPORTS –

MAYOR CICIRELLO

Cicirello also thanked Smith and Koehn for getting the meeting broadcast on channel 7 and Facebook live. Announced that he has gone to the KPTS studios to record a message promoting Valley Center.

COUNCILMEMBER ANDERSON

Stated that he is glad we can meet in person again with the COVID numbers trending down.

COUNCILMEMBER WILSON

Encouraged everyone to check out the instagram account for the new VC flag. Also, Go Chiefs!

COUNCILMEMBER COLBERT

Attended SCAC and Wampo meetings and found out there might be grant money to help with quiet zones.

Announced that he and Moving Wall co-chair Chris Evans accepted a donation of \$2,500.00 from Memocause.

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

ADJOURN -

Meeting adjourned at 8:20 PM.

Kristi Carrithers, City Clerk