

REGULAR COUNCIL MEETING
March 1, 2022
CITY HALL
121 S. MERIDIAN

Council President Anderson called the regular council meeting to order at 7:00 p.m. with the following members present: Matt Stamm, Chris Evans, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent: Clint Bass and Mayor Cicirello

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

Press present: The Ark Valley News

APPROVAL OF AGENDA

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

ADMINISTRATION AGENDA –

FEBRUARY 15, 2022, REGULAR CITY COUNCIL MINUTES-

Gregory moved to approve the minutes of the February 15, 2022, regular City Council meeting as presented, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

Hershel Walker with Waste Connections addressed Council. He stated that Waste Connections has been providing trash service to the residents of Valley Center just over a year. He thanked the city for their business. Mr. Walker acknowledged that the frigid temperatures last February did present some issues with residents, but after the first few months, things seem to be going well. If anyone hears a complaint, please let him know. Councilmember Colbert thanked Waste Connections for their support for the Vietnam Moving Wall.

PUBLIC FORUM – None

APPOINTMENTS –

OLD BUSINESS –

A. ORDINANCE 1371-22; CEMETERY

City Administrator Clark presented for 2nd. reading Ordinance 1371-22. The Ordinance will repeal and replace current Ordinance regarding the Valley Center Cemetery. He stated that staff found no other City owned cemeteries that included residency exemptions. The ordinance does not state specific lot prices, those will be included in a fee schedule.

Wilson moved to approve for 2nd reading; Ordinance 1371-22 regarding the Valley Center Cemetery. Seconded by Colbert. Vote Yea; unanimous. Motion carried.

NEW BUSINESS-

A. ORDINANCE 1372-22: RE-ZONING 321 W. 1ST STREET

Community Development Director Shrack presented for 1st reading and Ordinance which will re-zone property located at 321 W. 1st Street from R-1B (single-family residential district) to C-1 (central business district.) He stated that this has been presented and approved by the Planning and Zoning Board. These lots are the former location of the Public Library. Property owner, Mike Miller, 650 Scott St. was available to answer any questions from Council.

Wilson moved to approve for 1st reading; Ordinance 1372-22 regarding re-zoning of property located at 321 W. 1st. Street. Seconded by Stamm Vote Yea; unanimous. Motion carried.

B. ORDINANCE 1373-22; AMEND ORDINANCE 1357-21

Asst. City Administrator Smith requested approval of Ordinance 1373-22. He explained that the original Ordinance 1357-21 had a small section of real property located outside of City boundary. This Ordinance will amend the original for the re-development district.

Kerstetter moved to approve for 1st reading, Ordinance 1373-22, amending Ordinance 1357-21., seconded by Wilson. Vote Yea: unanimous. Motion carried.

C. MULTI-FACTOR AUTHENTICATION

Asst. City Administrator Smith requested approval of multi-factor authentication equipment and software. Funds for the MFA will be paid from the Equipment Reserve Fund. He explained that municipalities have become high profile targets for cyber-attacks. Renewal of annual cyber security insurance will require MFA to be in place for all users.

Stamm moved to approve multi-factor authentication with Imagine It. Cost not to exceed \$18,947.75. Motion seconded by Evans. Vote Yea: unanimous. Motion carried.

D. MOBILE HOME VARIANCE REQUEST

Comm. Dev. Director Shrack presented a request received regarding a mobile home variance from Rick Mann. This variance approval is needed due to age of mobile home. Shrack explained that there is one additional lot available that could potentially have a variance request.

Evans moved to approve this 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 Colbert. Vote Yea: unanimous. Motion carried

E. RFQ AERATION BASIN

Public Works Director Eggleston requested approval of Request for Qualifications for assessment of existing WWTP aeration basin for the City. He introduced Wade Gaylord, Utility Manager. Gaylord explained the treatment process and addressed the need to have a full assessment conducted as a proactive measure. The basin was constructed in 1978 and updates/repairs have been made, but the system relies on too many mechanical gears for treatment. Clarification was held regarding this is a Request for Qualification (RFQ) This allows the city to be open minded to all opportunities available. An RFQ looks at a company's qualifications, not a proposal for a bid for a project. Discussion was held why this assessment and upgrade wasn't included in the phase 3 wastewater treatment project.

Wilson moved to approve RFQ for aeration basin, seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

F. REP PUBLIC POWER ELECTRIC FEASIBILITY STUDY

City Administrator Clark requested approval of Request for Proposal to conduct a feasibility study for public power electricity. Kerstetter verified that the proposal will list City of Valley Center as 2nd class city.

Kerstetter moved to approve Request for Proposal for Valley Center Electric Utility Feasibility Study. Motion seconded by Wilson. Vote Yea: unanimous. Motion carried.

G. EXECUTIVE SESSION: PRELIMINARY DISCUSSION OF LAND ACQUISITION

Wilson moved, seconded by Stamm to recess into executive session for five minutes to discuss possible acquisition of real estate, K.S.A. 75-4319(b)(1). The open meeting will resume in the City Council chamber at 7:46 pm. Included in executive session in addition to City Council are City Administrator Clark and Community Development Director Shrack. Vote Yea: Unanimous. Motion carried.

Session started at 7:41pm

Anderson called meeting back to order at 7:46 pm.

Wilson stated no official action was taken by Council while in executive session

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – MARCH 1, 2022
- B. APPROVAL OF EASEMENT – B MASSEY
- C. APPROVAL OF EASEMENT – PRAIRIE LAKES HOA
- D. PLANNING AND ZONING BOARD MINUTES- FEBRUARY 22, 2022
- E. DELINQUENT ACCOUNT REPORT – JANUARY 2022
- F. POOL/REC CENTER COMMITTEE -FEBRUARY 16, 2022

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Announced that there is an opening on the Planning and Zoning Board for a person residing outside of the city limits, but within 3 miles. Applications are due by March 25th.

Thanked Council for their continued support of Main Street Valley Center, they will be meeting with the Kansas State Main Street Team later this week. Hopefully Valley Center will receive the State designation.

PUBLIC WORKS DIRECTOR EGGLESTON

Reported that he has been in contact with Kansas Gas regarding the work being completed on Ford Street. They are planning on completing work and reopening the east bound lane along Ford by the end of the week.

Thanked Wade Gaylord and all the water/wastewater staff for identifying the issue in the aeration basin.

CITY ENGINEER GOLKA

Announced that he is transiting from the daily conduct to other roles at PEC. He introduced Gage Scheer. Gage began working daily with staff at Valley Center since December and will be taking Golka's place.

CITY ADMINISTRATOR SMITH

The ARPA deadline is coming up. He will have more information at the next few Council meetings. Reported that he and staff submitted BASE grant applications for three upcoming projects. Awards will be announced at the end of March.

CITY ADMINISTRATOR CLARK

The mayor of Park City has challenged Valley Center to a Red Cross Blood drive competition. Tentative date has been set for March 25th. more details to come. Reported that a memo was sent out lifting the mask mandate for City employees. Stated that March will be a busy month with bids for projects going out.

GOVERNING BODY REPORTS –

COUNCILMEMBER ANDERSON

Reported that the senior meals were distributed only through a drive through option in January and February. However, as COVID positivity rates have dropped drastically, they began serving meals in the community building again.

COUNCILMEMBER GREGORY

Announced that SCAC will have meeting on March 12th, beginning at 8:30AM Valley Center will host in the Community Building.

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

ADJOURN -

Meeting adjourned at 8:03 PM.

Kristi Carrithers, City Clerk