

REGULAR COUNCIL MEETING  
April 5, 2022  
CITY HALL  
121 S. MERIDIAN

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

Members Absent: Chris Evans

Staff Present: Matt Koehn, City Treasurer  
Barry Arbuckle, City Attorney  
Neal Owings, Parks and Public Building Director  
Gage Scheer, 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**

Mayor Cicirello stated that NB items I and J need to be added to the agenda. Stamm moved to approve the agenda as amended, seconded by Colbert. Vote yea: unanimous. Motion carried.

**ADMINISTRATION AGENDA –**

**MARCH 15, 2022, REGULAR CITY COUNCIL MINUTES-**

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

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS –**

Mayor Cicirello recommended the following persons to serve on the Planning and Zoning Board. Scot Phillips appointed to serve until April 2025. Gary Janzen re-appointed to serve until April 2025. Anderson moved to accept the appointments as recommended, motion seconded by Bass. Vote Yea: unanimous. Motion carried.

Mayor Cicirello recommended the following persons to serve on the Public Library Board: Barbara Jarman and Chris Porter both to serve terms expiring April 2026. Anderson moved to accept the appointments as recommended, motion seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

**OLD BUSINESS – None**

**NEW BUSINESS-**

**A. RESOLUTION 715-22; SIDEWALK INCENTIVE PROGRAM**

Public Works Director Eggleston presented a Resolution to establish a sidewalk incentive program for residents of Valley Center. He recognized Katie Lechner for her hard work in drafting the proposed Resolution. Eggleston stated it is very similar to program currently used by City of Newton. He requested approval of \$10,000.00 to be available in 2022. Kerstetter inquired how/which applications will be approved. Kerstetter also stated he didn't want residents to be picked on if they still couldn't afford to make repairs. Eggleston explain that all inspections of sidewalks use a rating system to determine conditions. He also stated that applications will be reviewed and compared to the Master pedestrian/bicycle plan. Gregory questioned whether there would be 2 or 3 inspections as it was unclear in the program information. There would be 2 inspections with one application review. Colbert inquired about areas of City that have no sidewalks. Eggleston said that all applications would be considered and evaluated. Streets staff and Neal Owings would be making the decision.

Bass moved to approve Resolution 715-22 to establish a sidewalk incentive program for the City of Valley Center. The funding amount for 2022 will be \$10,000.00. Seconded by Wilson. It was questioned that the wording of the program should clarify the inspection process. Bass amended his motion; Wilson seconded the amended motion. Vote Yea; unanimous. Motion carried.

#### B. APPROVAL OF PURCHASE OF DUAL DRUM VIBRATORY ROLLER

Public Works Director Eggleston requested approval of purchase of dual drum vibratory roller. He stated that the purchase of the roller and the hydraulic breaker attachment will be used in the execution of full depth asphalt road patching. He received 3 bids with the lowest from White Star machinery. Wilson asked about the large price difference in the bids. Eggleston explained that there are different classes of equipment, such as construction and municipal class. This roller would be sufficient for the cities purpose.

Wilson moved to approve purchase of dual drum vibratory roller from White Star Machinery in the amount of \$17650.00, seconded by Gregory. Vote Yea: unanimous. Motion carried.

#### C. APPROVAL OF PURCHASE OF HYDRAULIC BREAKER ATTACHMENT

Public Works Director Eggleston requested approval of a hydraulic breaker attachment. 2 bids were received.

Colbert moved to approve purchase of hydraulic breaker attachment from Victors L. Phillips in the amount not to exceed \$8,000.00. Motion seconded by Kerstetter. Vote Yea: unanimous. Motion carried.

#### D. AERATION BASIN RFQ SELECTION APPROVAL

Public Works Director Eggleston presented a scoring for the three RFQ's for the assessment of the existing aeration basin. The scores from staff were unanimous for Short Elliot Hendrickson Inc. Gregory inquired on the background of this company. Jake Vasa with SEH introduced himself stating he would be the point of contact. SEH headquarters in St Paul, Minnesota and have been working on projects in Kansas about a year.

Wilson moved to approve the selection of SEH Inc. to allow staff to begin negotiations for this assessment. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried

#### E. 2023 BUDGET CALENDAR

Asst. City Administrator Smith presented a 2023 budget calendar for Council approval.

Stamm moved to approve the proposed 2023 budget calendar, seconded by Anderson. Vote Yea: Unanimous. Motion carried.

#### F. ARPA FUNDING DISCUSSION

Asst/ City Administrator Smith presented information regarding the American Rescue Plan Act (ARPA). Smith explained that Valley Center will receive a total of \$1,117,862.04 in funding. He stated that the initial guidance had limits of the approved uses of the funds, but the final rule released dramatically streamlines reporting. While it was initially planned to use all funds for the water treatment plant, this

final rule allows uses other uses under revenue loss that Valley Center would now qualify for. Smith requested guidance from Council to explore funding projects in the CIP. Discussion was held with consensus that using ARPA for targeted CIP makes sense. Council requested Smith bring project proposals for consideration.

**G. APPROVAL OF RFP FOR PUBLIC SAFETY BUILDING ROOF**

Parks and Public Buildings Director Owings requested approval of RFP for waterproofing services for the public safety building roof. Following Council approval requests will be sent out April 6<sup>th</sup>. with responses due by 12:00pm April 22, 2022.

Kerstetter moved to approve the RFP for waterproofing services for the public safety building roof. Motion seconded by Wilson. Vote Yea: unanimous. Motion carried.

**H. APPROVAL OF SALE OF FRONTAGE PROPERTY ON FORD STREET**

City Administrator Clark presented a purchase agreement with Casado/McKay LLC for roughly 2.96 acres of non-platted frontage on Ford Street. Commercial development is planned. Anderson commented that he was glad to see a local investor purchase the property.

Anderson moved to approve the purchase agreement for the 2.96 of non-platted lot on Ford Street in the amount of \$30,000.00. Seconded by Bass. Vote Yea: unanimous. Motion carried.

**I. ORDINANCE 1374-22: ANNEX LAND ON CORNER OF 93<sup>RD</sup> AND MERIDIAN**

City Administrator Clark requested 1<sup>st</sup> reading approval of Ordinance 1374-22. Louis Robelli requested that 135 acres of newly acquired property be annexed into Valley Center. He will be working through the platting process to develop the land into residential and commercial lots. Clark stated that Sedgwick County will continue working on solution to move water into the drainage ditch. Stamm questioned whether the Rural Water District needs to be notified.

Wilson moved to approve for 1<sup>st</sup> reading, Ordinance 1374-22, authorizing the annexation of land at 93<sup>rd</sup> and Meridian. Motion seconded by Colbert. Vote Yea: unanimous. Motion carried.

**J. RESOLUTION 716-22: CONDEMNATION OF PROPERTY LOCATED 7945 N SENECA**

City Administrator Clark presented Resolution 716-22 to begin condemnation of property located at 7945 N. Seneca. Clark reported that staff began discussions with property owner in June 2021 and have been unsuccessful to come to terms for the acquisition of the property for the Ford Street reconstruction project. Council discussed the process and the unpleasant aspect of condemnation of property. Mayor agreed, but this process in the last resort. The Ford Street project cannot be held up due to this one property owner.

Stamm moved to approve Resolution 716-22 to begin condemnation of property located 7945 N. Seneca Street. Anderson seconded the motion. Vote Yea: Unanimous. Motion carried.

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – APRIL 5, 2022
- B. APPROVAL OF EASEMENT – TAYLOR
- C. APPROVAL OF EASEMENT – WITTHAR
- D. APPROVAL OF EASEMENT – BROOKFIELD APTS.
- E. SPECIAL USE PERMIT

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

**STAFF REPORTS**

**COMMUNITY DEVELOPMENT DIRECTOR SHRACK**

Reported that the house that was destroyed by fire has been sold. The new property owner will begin demolition mid-April.

Announced that Governor Kelly proclaimed April as Kansas Association of Code Enforcement Month. Thanked Bill Andrews for being a valued member of his staff. He continues to work on all certifications to qualify for commercial inspections in addition to current residential inspection certifications.

PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS

Announced that Matt Nordick recently obtained re-certification for Playground Safety Inspector.

PUBLIC WORKS DIRECTOR EGGLESTON

Reported that Javon Baker has achieved the level 4 water operator certificate.

CITY ENGINEER SHEER

Announced that work should begin on the water tower on April 18<sup>th</sup>.

CITY ADMINISTRATOR SMITH

Audit was completed March 30<sup>th</sup>. Thanked all staff is preparation and assistance during the audit. A finance meeting was held to discuss project funding. Smith anticipates that he will seek Council approval of Bond Authorization in May with Bond Sale in June. Received notice that applications for the BASE Grant is in review. The award announcement has been delayed due to the large number of applications received.

CITY ADMINISTRATOR CLARK

Thanked all employees and the Council for their work for the City of Valley Center. The Blood Drive challenge between the City of Valley Center and Park City will be held May 31<sup>st</sup>.

**GOVERNING BODY REPORTS –**

MAYOR CICIRELLO

Thanks to all employees. Cicirello stated that this is the first time in his memory with the Mayors of Park City and Valley Center have worked together.

COUNCILMEMBER GREGORY

Thanked Mr. Clark for helping with traffic and truck issues during recent heavy rain. Also reminded everyone of the upcoming Public Library Easter Egg Hunt on April 16<sup>th</sup>.

COUNCILMEMBER WILSON

Thanked staffs for all they do.

COUNCILMEMBER COLBER

Gave an update on items being discussed by State Legislature. Colbert also announced dates for Grant workshops and KDOT updates

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

**ADJOURN -**

**Meeting adjourned at 8:31 PM.**

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**Kristi Carrithers, City Clerk**

