

REGULAR COUNCIL MEETING
April 6, 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
Josh Golka, City Engineer
Barry Arbuckle, City Attorney
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 -

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

ADMINISTRATION AGENDA –

MARCH 16, 2021 REGULAR CITY COUNCIL MINUTES-

Gregory moved to approve the minutes of the March 16, 2021, regular City Council meeting as presented, seconded by Davis. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

NATIONAL LIBRARY WEEK-

Mayor Cicirello read a proclamation for National Library Week, April 4th – April 10th, 2021.

Following proclamation, Library Director Janice Sharp reported that the library will re-open to the public on April 12th. Guidelines have been established to ensure public and staff safety. She also reported that the Eggstravaganza held March 27th was well attended, but they have lots of eggs and other items left for next year.

CITY OF VALLEY CENTER APP PRESENTATION

City Treasurer Koehn presented features on the City of Valley Center app. It will be available soon for both Android and iPhone. Anderson commented that the movement toward technology is exciting and much needed. Council thanked Koehn and staff for their work getting the app ready.

PUBLIC FORUM – None

APPOINTMENTS –

PLANNING AND ZONING BOARD

Mayor Cicirello recommended that Brian Shelton and Steve Conway be appointed to serve a two-year term 4/2023 and Rick Shallenbarger be re-appointed to the Planning and Zoning Board until April 2024.

Anderson moved to accept the appointments as recommended, motion seconded by Stamm. Vote yea: unanimous. Motion carried.

COMMITTEES, COMMISSIONS – None

OLD BUSINESS – None

NEW BUSINESS-

A. APPROVAL OF ENTERPRISE AGREEMENT

Asst. City Administrator Smith introduced Ken Olsen with Enterprise to explain the proposed agreements for Fleet Management Leases and Maintenance. Olsen explained the program allows the city to use their Government discounts and Enterprise purchasing power to obtain vehicles and then Enterprise will sell them later on behalf of the City at the then current value. Kerstetter stated that he does not like leases. Olsen explained that this agreement is not the traditional vehicle lease. As an equity lease the City receives the equity and there is not an over mileage penalty. Smith explained that City departments staff have always had to send out RFP to purchase vehicles. The current vehicles are then maintained by a City mechanic. Yearly cost of vehicle replacement and employee costs are approximately \$260,000.00. Moving to a fleet management with Enterprise will allow up to \$200,000.00 to be used in other areas. Areas that have been identified are aging IT infrastructure, emergency equipment, public safety, and employee positions in the street department. Maintenance will be done under contract with local mechanics/garages. The City will continue to insure the vehicles as well as outfit them to our needs.

Anderson moved to approve agreements with Enterprise Fleet Management and authorize Mayor to sign. Motion seconded by Wilson. Anderson stated that he has confidence in Smith to watch how the City funds are used and to look for ways to increase funding for IT without raising taxes. Stamm noted that he was unsure of the lease agreements and still is not thrilled but would support the agreements. Mayor Cicirello noted that Smith has always done due diligence in financial matters. Vote yea: Stamm, Evans, Davis, Anderson, Gregory, Wilson, and Colbert. Opposed: Kerstetter. Motion carried.

B. ORDINANCE 1354-21: RE-ZONE LAND ALONG 5TH STREET

Administrator Clark presented Ordinance 1354-21 to re-zone property along 5th Street for first reading. Council inquired what the zone of neighboring property is. Council also discussed was how development into a general business district might affect traffic patterns or church development. Clark explained that this is only the first step and a Site Plan application would happen later.

Stamm moved to approve Ordinance 1354-21; re-zoning of land located immediately to the east of the property address 3059 E 5th St. Valley Center from A-1 to C-2 for 1st reading, Motion seconded by Kerstetter. Vote yea: unanimous. Motion carried.

C. APPROVAL OF FINAL PAYMENT OF WASTEWATER TREATMENT PLANT PROJECT

Golka commended Public Works staff and Donlinger Construction for the cooperative work they did on the building of the Wastewater Treatment Plant.

Anderson moved to approve final payment application for wastewater treatment plant project in the amount of \$2,602.10, seconded by Evans. Vote yea: unanimous. Motion carried.

D. RESOLUTION 697-21; FOR CREATION OF T.I.F.

Garth Herrmann explained the process of establishing a Tax Increment Financing district. The passage of Resolution 697-21 would call for a public hearing on May 18, 2021, with certified mailings and the

general plan to be established. Following the publication, public hearing and 30-day response period, it would move to a final project plan.

Kerstetter moved to approve Resolution 697-21, for establishing a redevelopment district and establishing the date and time of a public hearing, providing for the giving of notice of such public hearing. Motion seconded by Wilson. Vote yea: unanimous. Motion carried.

E. TEMPORARY AND PERMANENT EASEMENT ACQUISITION FOR FORD STREET IMPROVEMENT

Administrator Clark explained that easements were needed for the development of the roundabout at Broadway and Ford. Council inquired about what was in the city limits of Valley Center and what was Park City.

Anderson moved to approve agreements for temporary and permanent easements with David J Smith in the amount of \$7,105.13. Motion seconded by Evans. Vote yea: unanimous. Motion carried.

F. AGREEMENT WITH PARK CITY AND SEDGWICK COUNTY REGARDING IMPROVEMENTS TO FORD STREET/77TH ST. N

Administrator Clark asked Council to approve agreement with City of Park City and Sedgwick County to share costs of construction, purchase of right-of-way and financing of improvement to East Ford/77ths St. N from the bridge over the Mitchell floodway to I-135 and the relocation of a portion of Seneca Street at 77th St. N. Kerstetter inquired about the timeline. Engineer Golka stated that the work on the roundabout would begin this summer.

Evans moved to approve the agreement with City of Park City and Sedgwick County and authorize Mayor Cicirello to sign all documents associated, seconded by Anderson. Vote yea: unanimous. Motion carried.

G. SUPPLEMENT AGREEMENT WITH PEC FOR DESIGN MODIFICATIONS TO INTERSECTION OF FORD AND SENECA

Engineer Golka explained that the change of the re-alignment of the Seneca intersection to the north side of Ford Street will need require a revised concept plan. He explained that drainage is the biggest challenge in the design and plan. C.R. Sumner, 7840 N Seneca addressed Council with concerns regarding his driveway access and drainage.

Wilson moved to approve PEC supplemental agreement for design modification to the intersection of Ford and Seneca in the amount of \$46,300.00 and authorize Mayor to sign. Motion seconded by Stamm. Vote yea: unanimous. Motion carried.

H. SUPPLEMENT AGREEMENT WITH PEC FOR WATER LINE PROJECT ON FORD/77TH ST

Engineer Golka presented an agreement for the design of waterline installation improvements along 77th/Ford Street. The current water line ends east of Prairie Lakes and a proposed development further east has requested water lines to connect to City. The rural water district cannot support the necessary fire suppressant system needed. Stamm inquired if the City reimburses the rural water district for current customers. Clark stated there is a flat one-time fee paid. Golka stated that 8 fire hydrants are planned.

Anderson moved to approve PEC supplemental agreement for design of installation of water line along Ford/77th St. in the amount of \$30,900.00 and authorize Mayor to sign. Motion seconded by Davis. Vote yea: unanimous. Motion carried.

I. SUPPLEMENT AGREEMENT WITH PEC FOR DESIGN MODIFICATION ON FORD/77TH ST.

Engineer Golka explained that design modifications have been requested for possible development on the north side of Ford/77th. A proposed driveway will require additional design for drainage, safety, and sight line. The design will incorporate a wider driveway and turn lanes. Anderson inquired on how the development would affect the tax base. Clark stated it could be approximately 13 million.

Anderson moved to approve PEC supplemental agreement for design modifications to the Ford/77th Street project in the amount of \$25,500.00 and authorize Mayor to sign. Motion seconded by Stamm. Vote yea: unanimous. Motion carried.

J. APPROVAL OF KDOT COST SHARE APPLICATION FOR SENECA ST. FROM 77TH TO 85TH ST.

Clark asked Council to approve application for KDOT cost share for improvements to Seneca from 77th to 85th St. The cost estimate of the project is set high with half costs shared by KDOT. Residents, Garrett Witthar and Rick Stevens questioned possible drainage issues from either Seneca or Ford Street. Golka stated that all general standards with regards to the Flood Plain are considered. Ford Street will not be raised and will have a combination of curb and gutter and ditch for drainage.

Evans moved to approve KDOT Cost Share Application and authorize Mayor to sign. Motion seconded by Anderson. Vote yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - APRIL 6, 2021
- B. DELINQUENT ACCOUNT REPORT – JANUARY 2021

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

STAFF REPORTS

PUBLIC WORKS DIRECTOR EGGLESTON

Eggleston reported that Wade Gaylord had passed his test to receive level 2 wastewater certification.

ASST. CITY ADMINISTRATOR SMITH

Smith reported that a revised budget calendar will be presented at the next City Council meeting due to passage of Senate bill 13. He is also studying the American Recovery Plan as it included money for infrastructure.

The senior center will re-open on April 13th. A re-opening plan will be submitted to Sedgwick County. In addition to the in-person meals, persons can continue to receive meals from drive though/carry out.

CITY ADMINISTRATOR CLARK

Reported that a mask policy is still in effect for employees and all public buildings.

GOVERNING BODY REPORTS –

COUNCILMEMBER ANDERSON

Thank you to all citizens that attended the meeting and spoke to items on the agenda. It is always good to hear from them. Lots of things are happening and in development so it is important to stay in touch.

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

ADJOURN -

Meeting adjourned at 9:05 PM.

Kristi Carrithers, City Clerk