

REGULAR COUNCIL MEETING
May 17, 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, Chris Evans, Clint Bass, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent: Dale Kerstetter

Staff Present: Gage Scheer, City Engineer
Barry Arbuckle, City Attorney
Rodney Eggleston, Public Works Director
Lloyd Newman, Public Safety 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 AGENDA

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

ADMINISTRATION AGENDA –

Wilson moved to approve the minutes of the May 3, 2022, regular City Council meeting as presented, seconded by Colbert. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS – NONE

PUBLIC FORUM – NONE

APPOINTMENTS – NONE

OLD BUSINESS –

A. ORDINANCE 1377-22; RE-ZONING OF PROPERTY LOCATED NORTHWEST OF MAIN ST. AND SERIDAN AVE

Wilson moved to approve for 2nd reading Ordinance 1377-22 which rezones property from C-2 to R-1B/R-3. Motion seconded by Colbert. Vote Yea: Stamm, Evans, Bass, Anderson, Wilson, and Colbert. Opposed: Gregory. Motion carried.

NEW BUSINESS-

A. TYLER CONTENT MANAGER PRESENTATION AND APPROVAL

Amanda Park and Heather VonFeldt addressed Council seeking approval of Tyler Content Manager. They explained it is a software application that utilizes our current ERP system, Incode, to transform physical documents into digital documents. This is done through scanning documents such as new citizen information, invoices, permit applications, receipts etc. into Incode and attaching them to the utility

account, project, or vendor they originated from. The application will allow city staff to search documents more efficiently as well as providing system access anywhere Incode is available. All departments would benefit so fees and operating costs would be split.

Stamm moved to approve the quote from Tyler Technologies and allow staff to schedule implementation of Tyler Content Manager. Motion seconded by Wilson. Anderson asked where content will be stored. Smith stated it is part of the Tyler cloud storage currently utilized and stored in servers in 3 different locations across the country. Vote yea: unanimous. Motion carried.

B. PRAIRIE LAKES REGIONAL DETENTION BASIN BID AWARD

Jake Vasa with SEH presented bid tabulations received for the Prairie Lakes Regional Detention Basin. He stated the bids were very competitive and recommended to accept the bid from Unruh Excavating.

Evans moved to award the low qualified bid to Unruh Excavating in the amount of \$1,569,899.60 and authorize Mayor to sign. Motion seconded by Anderson. Vote Yea: unanimous. Motion carried.

C. AGREEMENT WITH UNRUH EXCAVATING FOR PRAIRIE LAKES REGIONAL DETENTION BASIN.

Jake Vasa asked Council to approve the agreement with Unruh Excavating for construction of the Prairie Lakes Regional Detention

Anderson moved to enter into agreement with Unruh Excavating for the construction of the Prairie Lakes Regional Detention Basin and authorize Mayor to sign. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried.

D. PRAIRIE LAKES MASS GRADING INSPECTION AND TESTING CONTRACT.

City Engineer Gage Sheer presented for approval a contract with PEC to provide construction inspection and materials testing services during construction of the Prairie Lakes Regional Detention Basin and Erosion Control Improvements project. The estimated costs will be \$119,543.63.

Wilson made a motion to approve contract with PEC for inspection and testing services of the Prairie Lakes Regional Detention Basin and Erosion Control Improvements project with estimated fees of \$119,543.63 and authorize Mayor to sign. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried

E. WASTEWATER TREATMENT PLANT AERATION AGREEMENT

Jake Vasa presented agreement with SEH Inc. to the evaluation of the wastewater treatment facility's aeration system.

Evans moved to approve agreement with SEH for professional services at the Wastewater treatment plant in the amount of \$18,900.00 and authorized Mayor to sign, seconded by Colbert. Vote Yea: Unanimous. Motion carried.

F. FORD STREET PROPERTY DEVELOPMENT AGREEMENT WITH SEH, INC. FOR CONSTRUCTION DOCUMENTS

Jake Vasa and Brent Clark presented agreement with SEH, Inc. for proposed mixed use development along Ford Street with sanitary sewer, water main, and street paving. Clark explained that the map outlining developments of residential lots is only a concept. The agreement allows a smooth transition as lots are developed that utilities are already in place.

Wilson moved to approve Ford Street Development agreement with SEH, Inc. in the amount of \$39,200.00 and authorize Mayor to sign. Motion seconded by Evans. Vote Yea: unanimous. Motion carried

G. FORD STREET IMPROVEMENT AWARD NOTICE

City Engineer Scheer presented the bid sheet for Ford Street improvements. He explained four contractors submitted bids. Staff recommends that the three qualified bids on concrete improvements be

considered. He explained that the volume of truck and heavy traffic on Ford Street would be detrimental to an asphalt road surface. Mayor Cicirello and Councilmember Stamm both spoke in favor of concrete. Wilson moved to accept and approve bid from Wildcat Construction for Ford Street improvements in the amount of \$5,148,897.60. Motion seconded by Colbert. Vote Yea: unanimous. Motion carried

H. FORD STREET PAVING CONSTRUCTION AGREEMENTS

Scheer presented an agreement with PEC for Construction Administration and Materials Testing for the Ford Street Paving Project. The fee for Construction Administration will be \$70,000.00 and the Material testing will not exceed \$23,000.00. Evans confirmed that this agreement was for oversight of the project. Anderson moved to approve PEC Agreement for Construction Administration and Material Testing for Ford Street Paving in an amount not to exceed \$93,000.00 and authorize Mayor to sign. Wilson seconded the motion. Vote Yea: unanimous. Motion carried

I. FORD STREET WATERLINE CONSTRUCTION AGREEMENT

Sheer presented a supplemental agreement with PEC for Waterline Improvements along Ford Street. The original contract amount was \$30,900.00. The supplemental agreement includes hourly inspection fees and Construction Administration not to exceed \$48,551.76.

Wilson moved to approve PEC Supplemental Agreement for Construction Administration and Inspection Services for Waterline along Ford Street in an amount not to exceed \$48,551.76 with total of \$79,451.76 and authorize Mayor to sign. Evans seconded the motion. Vote Yea: unanimous. Motion carried

J. POOL USE AGREEMENT WITH VCRC AND VCSC

Valley Center Recreation Director Blake Peniston presented the 2022 agreement between the Recreation Commission, the Valley Center Swim Club and the City of Valley Center. He stated that 5 high school students will be going to State competitions this year because of their participation in the swim club. Stamm moved to approve agreement for pool use between The City of Valley Center, Valley Center Recreation Commission and the Valley Center Swim Club and authorize Mayor to sign, seconded by Anderson. Vote Yea: Stamm, Evans, Bass, Anderson, Gregory, and Wilson. Opposed: Colbert. Motion carried.

K. APPROVAL OF POOL/REC CENTER A/E VENDOR RECOMMENDATION

City Administrator Clark discussed the committee recommendation for architectural and engineering service vendor for the pool/recreation center. He explained the committee used the scoring tabulations included in the agenda to pick the top three firms to interview. The final scoring was done based on the interviews. A difference in overall scores (points) in the A/E vendor and the CMAR vendor is due to a conflict of interest with one of the members on the committee not participating or scoring the A/E vendor. Based on the scores, the committee recommends SJCF. Clark explained that approval of the vendor allows contract negotiations.

Gregory moved to approve committee recommendation of SJCF to provide architectural and engineering services for the pool/rec center. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried

L. APPROVAL OF POOL/REC CENTER CMAR VENDOR RECOMMENDATION

City Administrator Clark stated that the same process was used by the Pool/Rec Center committee as stated for the A/E vendor. Based on scores the committee recommends McCown Gordon.

Stamm moved to approve committee recommendation of McCown Gordon to provide construction manager services for the pool/rec center. Motion seconded by Evans. Vote Yea: unanimous. Motion carried

M. APPROVAL OF PURCHASE OF FIRETRUCK

Asst. City Administrator Smith requested approval of purchase of a Spartan Metro Star Pumper Firetruck. He explained that the financing of the truck is included in the temp bonds that are on the agenda for

approval. The City was able to take advantage of a discount by using the Sourcewell contract. The current truck is 28 years old. Plans for the current truck will be to sell it and hopefully help another City obtain a truck they might not be able to afford. Delivery of new truck would still be out 12 to 14 months. Stamm raised issue on consideration of expanding the department due to increase of housing. Colbert asked if there would be a lengthy training period for staff to learn the new truck. Newman assured him that it is very similar to current truck so didn't anticipate a long learning period.

Wilson moved to approve purchase of Spartan Metro Star Pumper Truck from Feld Fire in the amount of \$789,579.00 and authorize Mayor to sign. Motion seconded by Stamm. Vote Yea: unanimous. Motion carried.

N. APPROVAL OF SEWER LINE REPLACEMENT CONTRACT

Public Works Director Eggleston discussed a needed sewer line main replacement project. He explained that 4 quotes were obtained with various repair approaches. Staff have reviewed the quotes and recommend Utility Maintenance Contractors as the lowest qualified vendor. UMC uses a Point Repair technique that coats the inside of existing pipe. Jack Row with UMC answered Council questions. He stated that this technique has a 50-year life expectancy, Eggleston stated that approximately 50 feet of line will need to be replaced.

Anderson moved to approve proposal with UMC to repair sewer main in the amount of \$70,095.00 and authorize Mayor to sign. The motion was seconded by Stamm. Vote Yea: unanimous. Motion carried.

O. RESOLUTION 717-22; PAVING AUTHORITY REVISED PETITIONS FOR ARBOR VALLEY DEVELOPMENT

Asst. City Administrator Smith explained to Council that increase in costs for projects require the repeal of Resolution 706-21. The proposed apportionment of cost will be 68% to Arbor Valley and 32% to the city. However, in the planned 2nd phase, the lots or parcels will begin taking over the 32% of the city portion.

Stamm moved to approve Resolution 717-22 authorizing the paving improvements in Arbor Valley and repealing Resolution 706-21. The motion was seconded by Evans. Vote Yea: unanimous. Motion carried.

P. RESOLUTION 718-22; WATER AUTHORITY REVISED PETITIONS FOR ARBOR VALLEY DEVELOPMENT

Asst. City Administrator Smith requested approval of Resolution 718-22. This Resolution will repeal and replace Resolution 707-21. The apportionment of the improvement will be 100% by the development. Evans moved to approve Resolution 718-22 authorizing the water improvements in Arbor Valley and repealing Resolution 707-21. Motion seconded by Bass. Vote Yea: unanimous. Motion carried.

Q. RESOLUTION 719-22; AUTHORIZATION FOR TEMP NOTES

Asst. City Administrator Smith presented Resolution 719-22 which authorizes the offering for sale of General Obligation temporary notes. This will be for the issuance of series 2022-1 and series 2022-2 temp notes. He stated that the note sale will occur on June 7, 2022, so Council will adopt Note Resolution at the next meeting.

Anderson moved to approve Resolution 719-22 to authorize the offering of GO Temp Notes, Series 2022-1 and 2022-2. Motion seconded by Wilson. Vote Yea: unanimous. Motion carried.

R. RESOLUTION 720-22; ACCEPTANCE OF DONATED LAND FROM HERB REA

City Attorney Arbuckle requested approval of Resolution to accept land donated to the City of Valley Center by Herb Rea. Two lots located between Clay and the railroad tracks are included.

Anderson moved to approve Resolution 720-22 which authorizes acceptance of land donated by Herb Rea, seconded by Bass. Vote Yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – MAY 17, 2022
- B. CHECK RECONCILIATION – APRIL 2022
- C. TREASURER’S REPORT – APRIL 2022
- D. REVENUE AND EXPENSE SUMMARY – APRIL 2022
- E. DELINQUENT ACCOUNT REPORT – JANUARY 2022
- F. ECONOMIC DEVELOPMENT BOARD MINUTES - MAY 4, 2022
- G. POOL/REC CENTER COMMITTEE MINUTES – APRIL 26, 2022
- H. REQUEST FOR ALCOHOL WAIVER – VANESSA QUANDT
- I. REQUEST FOR ALCOHOL WAIVER – JOANN SCHNITTKER

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Reported that Code Enforcement has mailed many letters to property owners regarding tall grass violations.

CITY ADMINISTRATOR CLARK

Encouraged everyone to download the city app. Many notifications regarding street closure, water line issues etc. are pushed out through the app.

GOVERNING BODY REPORTS –

MAYOR CICIRELLO

Recognized Ronald Colbert for the recent DAR Veterans Award and reception. Reminded everyone of the upcoming Blood Drive and competition between Valley Center and Park City. Encouraged everyone to sign up to give blood. City Administrator also reminded everyone of upcoming PBS pledge drive on June 9th.

COUNCILMEMBER EVANS

A dedication for the Vietnam Veterans Moving Wall display will be held May 27th at 11:00am in Veterans Park.

COUNCILMEMBER WILSON

Asked for update on house at 1st and Meridian. Shrack reported that the demolition permit has been obtained and they have 6 months to begin, but he anticipates they will begin the process soon.

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

ADJOURN -

Meeting adjourned at 8:07 PM.

Kristi Carrithers, City Clerk