

REGULAR COUNCIL MEETING  
June 20, 2023  
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, Robert Wilson, and Ronald Colbert.

Members Absent: Dale Kerstetter

Staff Present: Ryan Shrack, Community Development Director  
Neal Owings, Parks and Public Building Director  
Rodney Eggleston, Public Works Director  
Lloyd Newman, Public Safety Director  
Gage Scheer, City Engineer  
Barry Smith, Assistant City Administrator  
Brent Clark, City Administrator  
Desirae Womack, City Treasurer

Press present: The Ark Valley News

**APPROVAL OF AGENDA**

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

**ADMINISTRATION AGENDA –**

**JUNE 6, 2023, REGULAR CITY COUNCIL MINUTES-**

Wilson moved to approve the minutes of the June 6, 2023, regular City Council meeting as presented, seconded by Evans. Vote yea: Unanimous Motion Carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM –**

Leroy Cammerer, 308 N. Colby, Valley Center requested Council approval for the American Legion to place U.S. flags on City right of way beginning Memorial Day 2024. No formal action taken

Sasha Randolph, 2663 E. Sunnyslope Ct., Park City addressed Council requesting closure of portion of Main Street on August 5, 2023, for a Valley Center Booster Club Event. Mayor Cicirello stated that no action can be taken at this time, but it will be placed on the next agenda for consideration.

**APPOINTMENTS – None**

**OLD BUSINESS – None**

**NEW BUSINESS-**

**A. RESOLUTION 735-23: NOTTINGHAM DEVELOPMENT AGREEMENT AND IHD AMENDMENT**

Dominic Eck, Gilmore and Bell, presented Resolution 735-23. He explained this Resolution authorizes the execution of a development agreement between the City and Nottingham Estates at Hunters Pointe, LLC

and authorizes the development agreement amendment No. 1 between the City and IHD Prairie Lakes. This property is located southwest of the intersection of 5<sup>th</sup> street and Seneca Street. It also authorizes the letter of credit and transfers a portion of the development from IHD to Nottingham Estates. Gregory confirmed the area affected.

Wilson moved to approve Resolution 735-23, authorizing the development agreement with Nottingham Estates at Hunters Pointe, LLC and development agreement amendment No. 1 with IHD Prairie Lakes, LLC. seconded by Evans. Vote yea: unanimous. Motion carried.

**B. DEVELOPMENT AGREEMENT AMENDMENT NO. 1 – IHD PRAIRIE LAKES**

This amendment transfers a portion of the obligations and benefits set forth in the IHD Development Agreement to Nottingham Estates at Hunters Pointe, LLC,

Stamm moved to approve development agreement amendment No. 1 between The City of Valley Center and IHD Prairie Lakes, LLC and authorize Mayor to sign. Motion seconded by Bass. Vote Yea: unanimous. Motion carried.

**C. DEVELOPMENT AGREEMENT WITH NOTTINGHAM ESTATES AT HUNTERS POINTE LLC – PRAIRIE LAKES**

IHD Developer desires to assign the developer rights (“Prairie Lakes Development Rights”) for a portion of the Property commonly known as the Prairie Lakes Project to Nottingham Developer

Bass moved to approve the Development Agreement with Nottingham Estates and authorize Mayor to sign. Motion seconded by Wilson. Vote Yea: Unanimous. Motion carried.

**D. RESOLUTION 736-23: AMENDING RES 726-22 FOR SUNFLOWER VALLEY IMPROVEMENTS**

Jake Vasa, SEH, presented Resolution 736-23 for approval. This Resolution will amend and supplement Resolution 726-22 pertaining to Sanitary Sewer Improvements for Sunflower Valley. It has been requested due to changes in developers and scope of project. Wilson asked for clarification why the cost seems to have increased dramatically. Vasa explained that the original developer did not include it in the building process, prior to road installation and additional connections and meters are now necessary with changes to single family homes from duplexes. This also adds the sanitary sewer costs to specials.

Wilson moved to approve Resolution 736-23, regarding Sanitary Sewer Improvements for Sunflower Valley. Motion seconded by Anderson. Vote Yea: Stamm, Evans, Bass, Anderson, Gregory and Wilson. Opposed: Colbert. Motion carried.

**E. APPROVAL OF CHANGE ORDER NO. 1 – SUNFLOWER VALLEY IMPROVEMENTS**

Approval of change order No. 1 for Sunflower Valley Improvements. Change Order No. 1 total is \$161,935.40.

Wilson moved to approve change order No. 1 for Sunflower Valley improvements in the amount of \$161,935.40 and authorize Mayor or City Administrator to sign. Motion seconded by Bass. Vote Yea: Stamm, Evans, Bass, Anderson, Gregory and Wilson. Opposed: Colbert. Motion carried.

**F. ORDINANCE 1390-23; ANNEX 120.17 ACRES SOUTHEAST OF SENECA AND FORD**

City Administrator Clark will present Ordinance 1390-23 for 1st reading. A request to annex approximately 120.17 acres southeast of corner of Seneca and Ford has been received and reviewed. Anderson questioned whether the city would inherit the maintenance problems on Seneca. The area west of Seneca still lies in the county.

Wilson moved to approve for 1<sup>st</sup> reading, Ordinance 1390-23, annexing approximately 120.17 acres, seconded by Anderson. Vote Yea: Unanimous. Motion carried.

**G. ORDINANCE 1391-23; ANNEX 59.75 ACRES SOUTHEAST OF SENECA AND FORD**

City Administrator Clark will present Ordinance 1391-23 for 1st reading. A request to annex approximately 59.75 acres southeast of corner of Seneca and Ford has been received and reviewed.

Wilson moved to approve for 1<sup>st</sup> reading, Ordinance 1391-23, annexing approximately 59.75 acres. Seconded by Bass. Vote Yea: Unanimous. Motion carried.

#### H. VALLEY CENTER 2024 BUDGET – FIRST DRAFT

Assistant City Administrator Smith presented the first draft of the Valley Center 2024 Budget. He stated that there has been a 9.81% increase in valuation. The total FY 2024 Valuation is 69,926,337. Smith reported on proposed budget for each of the funds. Following the presentation, Council discussed keeping funding options for streets, police department laptop computers, and streetlights. Community Development Director Shrack also reported the comprehensive plan is a ten-year plan that is used for city housing and economic development projects. No action was taken. Smith will bring final budget for Council approval on July 11<sup>th</sup>.

#### **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JUNE 20, 2023
- B. CHECK RECONCILIATION – MAY 2023
- C. TREASURER'S REPORT – MAY 2023
- D. REVENUE AND EXPENSE SUMMARY – MAY 2023
- E. LIONS PARK USAGE REQUEST -JUNE 25<sup>TH</sup>-PATHWAY CHURCH

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

#### **STAFF REPORTS**

##### COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Shrack reminded everyone of the open position on the Economic Development Board. This position can be filled by someone who lives outside the city limits if they have an economic stake in the city. Applications are due June 28, 2023.

##### PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

The repair of the slide is complete, and the playground should be open on Friday, June 23<sup>rd</sup>. Work has begun on the Welcome sign at 77<sup>th</sup> and Broadway. Dirt should be moved by the end of July.

##### PUBLIC SAFETY DIRECTOR NEWMAN

The flock camera was used yesterday in the arrest of an individual for a stolen car as well as other charges. Wilson asked how the flock alerts work. Newman explained that an email or text is sent, and officers can then stop the vehicle if there is probable cause.

##### PUBLIC WORKS DIRECTOR EGGLESTON

Reported on progress of installation of gas lines along Meridian. He also announced that the city received a plaque for receiving the People's Choice Award for the water tower.

Ford Street is progressing on schedule and should be open by end of July. There are no plans currently to increase the speed limit along Ford.

##### SEH ENGINEER VASA

Reported that the wastewater study is almost complete and final report should be ready shortly.

##### CITY ADMINISTRATOR CLARK

Reported that Ideatek has installed over 30,000 feet of fiber and will complete zone 1 next week. Mayor asked about the lights installed on Main. Clark reported that they are Bluetooth only and will use colors for

special occasions. Mayor also inquired about flags near school. Clark stated they will check, but it might be related to Ideatek fiber installation.

**GOVERNING BODY REPORTS-**

**COUNCILMEMBER EVANS**

Thanked Barry Smith for the budget presentation and all the work he puts into it.

**COUNCILMEMBER ANDERSON**

Anderson stated how important the planned water treatment plant will be. City of Wichita had recently announced water restrictions due to drought.

**COUNCILMEMBER COLBERT**

Colbert stated that Sedgwick County announced that an app for road closures should be ready to use within 6 months. Also announced that the Mud Dauber baseball team will be honoring military veterans on June 29<sup>th</sup>. They encourage all veterans to attend. The US. Military War Dogs will be meeting from 11:00-4:00 prior to the 7:00pm game.

Reminded everyone of high EPA levels. They are extremely high and encourage everyone to take precautions, especially those with asthma or other breathing issues.

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

**ADJOURN -**

**Meeting adjourned at 8:15 PM.**

---

**Kristi Carrithers, City Clerk**