

REGULAR COUNCIL MEETING
August 17, 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, Chris Evans, Robert Wilson, Dale Kerstetter and Ronald Colbert.

Members Absent: None

Staff Present: Lloyd Newman, Public Safety Director
Rodney Eggleston, Public Works Director
Ryan Shrack, Community Development Director
Neal Owings, Parks and Public Buildings Director
Josh Golka, City Engineer
Barry Arbuckle, City Attorney
Brent Clark, City Administrator
Barry Smith, Asst. City Administrator
Matt Koehn, City Treasurer
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

Mayor Cicirello announced addition of US Flag Retirement drop box as item 7B. Anderson moved to approve the agenda as amended, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

ADMINISTRATION AGENDA –

AUGUST 3, 2021, REGULAR CITY COUNCIL MINUTES-

Wilson moved to approve the minutes of the August 3, 2021, regular City Council meeting as presented, seconded by Gregory. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

GFOA BUDGET AWARD PRESENTATION

Matt Koehn, City Treasurer, reported that The City of Valley Center has again received the GFOA's Distinguished Budget Presentation Award. In order to receive the award Valley Center had to satisfy the national guidelines in four areas: a policy document, a financial plan, an operations guide and a communications device. This is the 5th year; we have received the award.

US FLAG RETIREMENT DROP BOX

Matthew Allbrittan, with Boy Scout Troop 494 present to Council his Eagle Scout project. He has constructed two US Flag retirement drop boxes. They will be placed at the Community Building in the Library and at True Value Hardware. The flags placed in the drop boxes will then be retired by ceremony by the boy scouts or a veteran's group.

MOVING WALL – CHRIS EVANS

Co-chair of the Moving Wall committee, Chris Evans reported on the project. The wall will be on display from October 21-25th. The committee will have information and commentative items available at a booth during several fall events prior to the wall display. They are still needing volunteers and donations.

PUBLIC FORUM – None

**APPOINTMENTS –
OUTDOOR SPACES BOARD APPOINTMENT**

Mayor Cicirello recommended the appointment of Johnathan Mosher to fill a vacant position on the Outdoor Spaces Board. This appointment will expire February 2022. Anderson moved to appoint Johnathan Mosher to serve on the Outdoor Spaces Board. Motion seconded by Kerstetter. Vote yea: unanimous. Motion carried

COMMITTEES, COMMISSIONS – None

OLD BUSINESS –

A. CIP COMMITTEE DISCUSSION

Asst. City Administrator Smith reported that in visiting with other cities, most utilize an internal team to prioritize the CIP. Those that use input from a community CIP committee reported mixed results. Overall, getting community input made the process more confusing. Smith stated that with Valley Center having Community Boards already, CIP discussion could be held within those boards and then brought before Council for approval. Stamm, Evans and Kerstetter all liked they way we handle CIP now and thought simple is better.

No action taken.

B. ORDINANCE 1358-21; RE-ZONING PROPERTY 930 S. MERIDIAN 2ND READING

Community Development Director Shrack presented Ordinance 1358-21, which will re-zone property located at 930 S. Meridian Ave from C-2 (General Business District) to I (Industrial District) for 2nd reading and final approval.

Kerstetter moved to approve ordinance 1358-21; rezoning of land located at 930 S. Meridian Ave., Valley Center, Kansas for 2nd. reading. Motion seconded by Stamm. Vote Yea; Stamm, Evans, Davis, Anderson, Gregory, Kerstetter and Wilson. Opposed: Colbert. Motion carried.

C. QUIET ZONE ESTIMATE UPDATE

City Engineer Golka presented cost estimates to divide completion of quiet zone into two stages with two different scenarios. Colbert inquired about the distance of the gate arms at Interurban. Golka assured him that all safety issues would be taken under consideration. Stamm stated that the cost is still prohibitive. He also has visited with BNSF regarding the train traffic. He was told that after the completion of rail route through the Flint Hills, the number of trains going through Valley Center will be half of the current traffic. Anderson stated that he agrees that the cost is still high but asked if there would be a cost to submit proposal to BNSF for review. Golka said it would not incur a cost for the review and would proceed with proposal to BNSF.

NEW BUSINESS-

A. APPROVAL OF NESS DRAINAGE IMPROVEMENTS CHANGE ORDER

City Engineer Golka reported that all improvements have been completed, but as the contractor was working, they discovered the need for additional bank stabilization. They installed additional turf re-enforcement matt and the change order is only the cost of materials.

Wilson made a motion to approve the change order for the Ness Drainage improvement in the amount of \$1,402.50. Motion seconded by Stamm. Vote yea: unanimous. Motion carried.

B. WATER METER WAIVER REQUEST-RYAN NETT (VCRC, LLC)

Community Development Director Shrack presented a water meter waiver request from Ryan Nett with VCRC, LLC. They plan to build a 40-unit multi-family residential development. Per City Code all

structures of eight units or less are required to have a separate water meter per unit. Shrack stated that waivers have been reviewed and approved in the past. Council discussed liability to residents. Administrator Clark stated that each building would have an individual shut off valve, so a leak could be contained to one building. All water usage after the meter would be the responsibility of the developer. Kerstetter asked what the next steps would be if this is approved. Shrack stated that the developer would submit a site plan to the Planning and Zoning Board and if approved the permit process would begin. Anderson discuss why 8 units was the cut off but appreciates that Council is given the authority to review and discuss the waiver requests.

Stamm moved to approve waiver at “McLaughlin Place” to allow for the creation of a single, two (2) inch water tap on the City’s main water line that will connect to a 2” water meter (to be located in the City’s right-of-way) that then will connect to nine (9), private water service lines that will run to each building. Motion seconded by Anderson. Vote Yea; Stamm, Davis, Anderson, Gregory, Kerstetter, Wilson and Colbert. Opposed: Evans. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - AUGUST 17, 2021
- B. CHECK RECONCILIATION – JULY 2021
- C. TREASURER’S REPORT – JULY 2021
- D. REVENUE AND EXPENSE SUMMARY – JULY 2021
- E. ECONOMIC DEVELOPMENT BOARD MEETING – AUGUST 4, 2021

Anderson 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 US census raw data has been released. The unofficial population of Valley Center is 7340. This is a 7.59% increase from 2010.

PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS

Gave a huge thank you to Bryant Heating and Cooling. They worked on the A/C here at City Hall to repair the unit in the Council room in time for tonight’s meeting.

PUBLIC SAFETY DIRECTOR NEWMAN

Officers investigated a string of car burglaries this week. They were able to recover several items have 2 people in custody.

ASST. CITY ADMINSTRATOR SMITH

Reported that the transition to electronic notices of payroll has been completed. Staff meet with the support team from IMA regarding open enrollment. Enrollment will also be completed electronically this year. The public hearing for the 2022 budget will be held at the September 7, 2021, City Council meeting.

GOVERNING BODY REPORTS –

MAYOR CICIRELLO

Recognized and thanked girl scout troop #40635 for attending the meeting.

COUNCILMEMBER STAMM

Inquired whether the Council ward boundaries will need to be re-drawn following the new census report.

COUNCILMEMBER ANDERSON

Reported that he is working with the Next Steps Academy students with the school coop. Students are helping serve the senior meals.

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

ADJOURN -

Meeting adjourned at 7:57 PM.

Kristi Carrithers, City Clerk