

REGULAR COUNCIL MEETING
September 7, 2021
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, Paul Davis, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent: Chris Evans

Staff Present: Lloyd Newman, Public Safety Director
Neal Owings, Park and Public Building Director
Rodney Eggleston, Public Works Director
Ryan Shrack, Community Development Director
Barry Arbuckle, City Attorney
Josh Golka, City Engineer
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 Colbert. Vote yea: unanimous. Motion carried.

ADMINISTRATION AGENDA –

AUGUST 17, 2021, REGULAR CITY COUNCIL MINUTES-

Anderson moved to approve the minutes of the August 17, 2021, regular City Council meeting, seconded by Davis. Gregory noted that Councilmember Anderson was present at the meeting. Anderson moved to approve minutes as amended, seconded by Davis. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

PROCLAMATION FOR CONSTITUTION WEEK – SEPTMEBER 17-23, 2021

Mayor Cicirello read a proclamation for observation of Constitution Week, September 17-23, 2021.

NEW BUILDING PERMIT APPLICATION FORM

Community Development Director Shrack presented an updated streamlined building permit application. He explained that the one sheet (front and back) form has replaced an eighteen-page packet application previously utilized. The new application posted to the website September 1, 2021.

PUBLIC FORUM – None

APPOINTMENTS –

ECONOMIC DEVELOPMENT BOARD APPOINTMENT

Mayor Cicirello made recommendation to appoint Tim Hoffman, (term to expire December 2022) to the Valley Center Economic Development Board. Anderson moved to approve appointment of Tim Hoffman to the VC Economic Development Board, seconded by Kerstetter. Vote yea: unanimous. Motion carried.

COMMITTEES, COMMISSIONS – None

OLD BUSINESS – None

A. ADOPTION OF 2021 CITY OF VALLEY CENTER STRATEGIC PLAN

Community Development Director Shrack reported that the finalized 2021 Strategic Plan is ready for official adoption by the City Council. Each Council member was emailed a copy and hard copies have been placed on the Council bench. Asst. City Administrator Smith presented the Strategic Plan that is available on the website. Smith demonstrated how the five goals are outlined and each has action items that can be measured, and progress tracked until completion.

Stamm moved to adopt the 2021 City of Valley Center Strategic Plan. Motion seconded by Wilson. Vote yea: Unanimous Motion carried.

NEW BUSINESS-

A. HORNET HUSTLE RACE REQUEST

Katie Rice with the Abilene Elementary PTO addressed Council requesting Abilene St between 4th to 5th street be closed on October 9, 2021, from 3:30pm to 7:00pm. A 5 K run will be held as well as food trucks. Kerstetter stated that he would like them to contact residents living in that block, so they are informed. Rice stated that only the 5 K will be run along city streets. The 1- and 2-mile runs will be held on school grounds.

Anderson moved to approve staff assistance and partial road closures needed for Hornet Hustle on October 9th. Motion seconded by Stamm. Vote yea: Unanimous Motion carried.

B. CHAMBER OF COMMERCE FALL FESTIVAL REQUEST

Eric Scriven, Chamber Director requested waiver of permits and sign fees to advertise the annual Fall Festival. Also needed will be various road closures during the event. Scriven requested a contribution of \$4,000.00 to help host the event. He reported that originally Ottawa rides would be limited, but they are now able to provide a full range of rides and amusements. Stamm noted that the amount requested by PBS Kansas later in the agenda is larger than this amount and would rather contribute “local”. Kerstetter inquired about previous contributions. 2019 contribution was \$4,000.00. No fall festival was held in 2020, but the city helped with contribution to fund the ongoing expenses occurring annually.

Anderson made a motion to approve request for road closures as listed in letter and donate \$5,000.00 to the Valley Center Chamber of Commerce for the 2021 Fall Festival. Motion was seconded by Davis. Vote yea: Unanimous Motion carried.

Scriven then announced the following persons for Fall Festival. Kyla Burdick has been chosen as Junior Citizen of the Year, Chief Lloyd Newman was chosen as Citizen of the Year and Grand Marshall will be Ronald Colbert.

C. RESOLUTION 703-21; ALCOHOL SALES ON CITY PROPERTY

City Administrator Clark presented Resolution 703-21. To support the Fall Festival, this Resolution allows for the establishment of a beer garden. It will allow the Chamber of Commerce and their selected vendor to operate a beer garden on City property during selected hours of the Fall Festival. Colbert asked how they would monitor ages of persons being served. Scriven stated that the vendor will check ID’s and use wristbands to indicate legal age persons.

Anderson moved to approve Resolution 703-21 to allow to allow the Chamber of Commerce to operate, through its selected vendor a beer garden activity at the 2021 Fall Festival. seconded by Wilson. Vote yea: unanimous. Motion carried.

D. PBS KANSAS REQUEST

Victor Hogstrom, President- PBS Kansas addressed Council requesting continued partnership with the local public television station. He outlined the benefits that PBS-Kansas provides to the city and

residents. Kerstetter inquired how many viewers they have. Hogstrom stated they have 350,000. Homes each week with a targeted audience of ½ million homes. Kerstetter stated that he'd rather keep funds local and would not be in favor of this partnership. Cicirello, Gregory, Wilson and Anderson all spoke in favor of the proposal. They lifted up the quality educational programs for young children as well as older demographic. Mr. Hogstrom also presented plans for new studios for the station. It will have meeting rooms for public use as well as a children's interactive exhibit.

Anderson moved to approve contribution to PBS Kansas in the amount of \$5,000.00. Motion seconded by Gregory. Vote yea: Stamm, Davis, Anderson, Gregory, Wilson, and Colbert. Opposed: Kerstetter Motion carried.

E. APPROVAL OF PURCHASE OF CONTAINERS FOR FIRE DEPARTMENT

Public Safety Director Newman requested Council approval purchase two 40-foot metal shipping containers. The fire department will use these containers to replicate structures and set small, controlled burns for training purposes. They will be placed east of the firing range at the sewer plant. The containers will allow for Valley Center firefighters to train as a team without having to travel out of town. Budgeted training dollars not used due to limited travel during the COVID pandemic as well as additional fees raised from firework stand licenses will fund the project. Colbert asked about continued training for firefighters as well as life expectancy of containers. Newman said that additional training is still critical for firefighters. He doesn't know how long the containers will last, however the layout for the training inside the containers will be very controlled and not just a large uncontrolled flame.

Anderson moved to approve the purchase of (2) 40-foot shipping containers in an amount not to exceed \$13,900.00. The motion was seconded by Stamm. Vote yea: unanimous. Motion carried.

F. REVENUE NEUTRAL RATE HEARING FOR THE 2022 CITY OF VALLEY CENTER BUDGET

Asst. City Administrator Smith stated that with change in approval process for the 2022 budget a hearing to exceed the RNR must be held, followed by the approval of a Resolution to exceed the RNR. Then a traditional public hearing for proposed budget prior to final adoption of 2022 budget.

Mayor Cicirello opened the public hearing for the Revenue Neutral Rate at 7:51pm. Seeing no one requesting comment, he closed public hearing at 7:51pm.

G. RESOLUTION 702-21; AUTHORIZATION TO EXCEED THE REVENUE NEUTRAL RATE

Smith presented Resolution 702-21 to authorize exceeding the revenue neutral rate for the 2022 City Budget.

Anderson moved to approve Resolution 702-21 which gives approval to exceed the Revenue Neutral Rate, seconded by Gregory. Vote yea: unanimous. Motion carried.

H. BUDGET HEARING FOR PROPOSED 2022 CITY OF VALLEY CENTER BUDGET

Mayor Cicirello opened the public hearing for proposed 2022 City of Valley Center budget at 7:52pm. Following opportunity for any comments, he closed the public hearing at 7:52pm.

I. ADOPTION OF 2022 CITY OF VALLEY CENTER BUDGET

Asst. City Administrator Smith requested adoption of 2022 budget. It establishes a mill levy of 55.012 mills, which exceeds the Revenue Neutral Rate of 53.192. The proposed 55.12 mills may be lowered but cannot be increased without republication and conducting another Public Hearing. He stated that the increase in employee benefits reflects the transition for our Public Safety employees from KPERS to KP&F retirement program beginning January 1, 2022. Council also discussed the amounts listed for donation/contributions following earlier decisions. Smith stated that transfers between funds can be done without changing the actual approved budget if the total budget dollars are not increased. Colbert

questioned the budgeted amount for the Recreation Center. Smith answered that it is an amount included simply because if any funds are needed, the City wouldn't have to amend the budget at that time. Wilson moved to adopt the 2022 Budget for the City of Valley Center as presented in the August 26, 2021, publication for Public Hearing with the mill levy of 55.012 which exceeds the RNR of 53.192. Motion seconded by Anderson. Vote Yea: Unanimous. Motion carried.

J. RSVP AGREEMENT WITH SEDGWICK COUNTY

Asst. City Administrator Smith requested approval of agreement with Sedgwick County Department on Aging for coordinated transportation service by RSVP program volunteers. In 2019, 710 rides were provided. Kerstetter inquired whether the agreement could be approved for a longer period than one year. Because it is tied to federal dollars, it is reviewed and offered each year.

Wilson moved to approve agreement between Sedgwick County Department on Aging and City of Valley Center and authorize Mayor to sign. Motion seconded by Stamm. Vote Yea: Unanimous. Motion carried.

K. PROPERTY TAX ABATEMENT APPLICATION REVIEW FOR BUILDERS FIRST SOURCE

Comm. Dev. Director Shrack presented information regarding a property tax abatement application submitted by Builders FirstSource, which was reviewed by the City's Economic Development Board on September 1, 2021. He explained that a base line for taxes abatement will be based on 2020 taxes. The abatement period is from 2022-2026. It can then be reviewed for extension. As chairman of the Economic Development Board, Councilmember Anderson stated this was one of the easiest to review and recommend approval for. Mayor Cicirello noted that he feels the increase of sales tax dollars alone will offset the tax abatement.

Wilson made a motion based on approval/recommendation by the Economic Development Board, to approve Builders FirstSource's property tax abatement application under the following terms: City of Valley Center, using the FY2020 City portion of general property taxes paid as a baseline, will reimburse any increase in the City portion of general property taxes at a 95% rate to Builders FirstSource on the parcel of land that includes the former Leeker's grocery store and the five (5) new commercial buildings for tax years 2022-2026 with the possibility of an additional five year term (based on the performance by the company) to be reviewed by the City in 2026. Motion seconded by Kerstetter. Vote Yea: Unanimous. Motion carried.

L. FINAL PAY APPLICATION FOR NESS DRAINAGE PROJECT

City Engineer Golka presented the final pay application for the drainage project on Ness. He reported that the contractor was easy to work with and completed the project without issues.

Anderson moved to approve final payment for drainage improvements south of Ness in the amount of \$6,251.83. Motion seconded by Davis. Vote Yea: Unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - SEPTEMBER 7, 2021
- B. DELINQUENT ACCOUNT REPORT – JUNE 2021
- C. OUTDOOR SPACES BOARD MINUTES – AUGUST 5, 2021
- D. ECONOMIC DEVELOPMENT BOARD MINUTES – SEPTEMBER 1, 2021
- E. THE HIVE UTILITY BILLING ADJUSTMENT

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Reminded everyone that political signs can be placed in right of way 45 days prior to election. For the fall elections, they can be placed beginning September 18, 2021. All signs must be removed 48 hours following the November 4 election.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS.

Reported that staff is working with the Friends of the Library on the installation of a butterfly garden in Lions Park.

PUBLIC WORKS DIRECTOR EGGLESTON

Reported that mil and overlay work is completed with just a couple of spots that will need smoothed out. The standby generator for Colby lift station is installed and operational. The water department also greatly improved employee safety with meters that can be read without employees needing to go into the pit.

CITY ENGINEER GOLKA

Stated that bid opening for the water tower rehab will be September 28, 2021.

GOVERNING BODY REPORTS – None

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

ADJOURN -

Meeting adjourned at 8:18 PM.

Kristi Carrithers, City Clerk