

REGULAR COUNCIL MEETING  
April 20, 2021  
CITY HALL  
121 S. MERIDIAN

Mayor Cicirello called the Strategic Plan Workshop to order at 6:00 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

Charlie Callum RDG presented information/findings regarding the Strategic Plan. He focused on four main topics: 1) How far we've come, 2) How we got here, 3) Where are we going and 4) Next Steps. He reminded Council that everything was halted for many months because of the pandemic and only since January have meetings and listening events begun again. Following additional committee meetings and an open house event with the community they plan to submit final plan to Council early summer.

Wilson moved to adjourn the workshop at 6:40pm, seconded by Kerstetter. Workshop adjourned. Regular City Council meeting will be called to order at 7:00pm

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 –**

APRIL 6, 2021 REGULAR CITY COUNCIL MINUTES-

Stamm moved to approve the minutes of the April 6, 2021, regular City Council meeting as presented, seconded by Evans. Vote yea: unanimous. Motion carried.

**PRESENTATIONS/PROCLAMATIONS –**

ARBOR DAY PROCLAMATION AND PLAQUE PRESENTATION

Mayor Cicirello read an Arbor Day proclamation for April 30, 2021. Following the proclamation, Roger Stewart presented a plaque to the City of Valley Center for being a “Tree City” for twenty years.

ANNOUNCEMENT/RECOGNITION OF POLICE DEPARTMENT PROMOTIONS

Public Safety Director Newman announced that two of his officers have been promoted within his department.

Ceara Metzger will be promoted to Detective. Officer Metzger began with the department in 2016 as an intern, going to full time in 2017. She is currently assigned as Student Resource Officer/Patrol Officer.

Glen Davidson will be promoted to Sergeant. Davidson was employed by the City of Valley Center from 2002-2006. He returned to work for the City of Valley Center as Detective in 2018.

**PUBLIC FORUM –**

Tom Steinkirchner, 1050 W. 77<sup>th</sup> St. N, asked if his driveway will be damaged or moved by the reconstruction project of Ford/77<sup>th</sup> St. Staff assured him that if his driveway is impacted, that it would be replaced as it was or in better condition

**APPOINTMENTS –**

PLANNING AND ZONING BOARD

Mayor Cicirello recommended that Paul Spranger be appointed to serve a three-year term to the Planning and Zoning Board until April 2024. Gregory moved to accept the appointments as recommended, motion seconded by Kerstetter. Vote yea: unanimous. Motion carried.

**COMMITTEES, COMMISSIONS – None**

**OLD BUSINESS –**

A. AMENDED BUDGET CALENDAR

Asst. City Administrator Smith requested approval of amended budget calendar. Senate Bill 13 has changed the process for all municipalities budgeting process. The calendar reflects the possible need for special called Council Meetings due to a narrow window from when the City receives mil levy figures from the county and budget approval.

Stamm moved to approve amended 2022 budget calendar, motion seconded by Evans. Vote yea: unanimous. Motion carried

B. ORDINANCE 1354-21: RE-ZONE LAND ALONG 5<sup>TH</sup> STREET

Administrator Clark presented Ordinance 1354-21 to re-zone property along 5<sup>th</sup> Street for second reading.

Evans moved to approve Ordinance 1354-21; re-zoning of land located immediately to the east of the property address 3059 E 5<sup>th</sup> St. Valley Center from A-1 to C-2 for 2<sup>nd</sup>.<sup>t</sup> reading, Motion seconded by

Davis. Vote yea: Stamm, Evans, Davis, Anderson, Gregory, Kerstetter and Wilson. Opposed: Colbert  
Motion carried

## **NEW BUSINESS-**

### **A. WAIVER OF SUBDIVISION REGULATIONS- DILL HILL SUBDIVISION**

City Administrator Clark announced that in addition to the TIF project and the housing development that is included, two other sub-division are being planned. They each have requested waivers to the subdivision regulations. The requested waiver include: 1. A waiver from the use of curb and gutter roadways with underground storm water sewer, instead, using the open ditch, asphalt paved roadway. 2. A waiver from the requirement of placing a sidewalk through this development. 3. A waiver to allow the use of on-site alternative sanitary sewer systems in lieu of the extension of public sanitary sewer.

Clark introduced Christopher Bohm and Gaylen Nett representing the Dill Hill Subdivision. They explained the subdivision will use the existing landscape to create 3-4 acre lots that have a secluded rural feel but still have the paved roads and City services of water and trash. The price point of the homes planned will be \$750,000.00. The stated that a similar subdivision has just been completed east of Park City. Council members discussed the subdivision. Colbert asked if it would be restricted with a gate. It would not be gated; however individual homeowners could choose to install a gate. The HOA/homeowners would be fully responsible for the upkeep of the ditches and the culverts would be appropriately sized and maintained by the HOA. Kerstetter appreciates the development of single-family homes in Valley Center.

Kerstetter moved to approve the request for waiver of subdivision regulations for Dill Hill Subdivision. Motion seconded by Stamm. Residents, Garrett Wither and Sheri Taylor questioned possible drainage issues from this project. The Planning and Zoning Board will discuss and work with developers in the preliminary plat and zoning plans. Golka explained that stormwater runoff will be considered, but there is a floodway reserve planned and stormwater regulation/plans are not being waived. Vote Yea; unanimous. Motion carried.

### **B. WAIVER OF SUBDIVISION REGULATIONS- HIDDEN VALLEY SUBDIVISION**

Administrator Clark explained this subdivision planned by Art Marques will be directly to the east of the Dill Hill subdivision. Jeff Ray, planner with JEO Consulting Group explained that this development is planned to include half acre lots with homes priced at \$400,000.00 to \$500,000.00. They have requested the same regulation waivers to the subdivision. Council questioned whether the smaller lots would be sufficient area for the septic/sewer. Stamm reported that he has done research on the new technology and the lots would be large enough. Colbert stated that he has concerns about the lack of sidewalks and using ditches for drainage. His drainage experience in Northwind and Southwind has not been good with culverts getting plugged all the time and water standing in yards. The width of all streets in the development would conform to standards for emergency vehicles. All plans would still need to go through the Planning and Zoning Board. Kerstetter confirmed that the Ford/77<sup>th</sup> Street project is being designed with these projects in mind.

Kerstetter moved to approve the request for waiver of subdivision regulations for Hidden Valley Subdivision. Motion seconded by Stamm. Vote Yea; unanimous. Motion carried.

### **C. WATERLINE RELOCATION ALONG SHERIDAN**

City Administrator Clark and Golka presented plans and agreement with PEC for relocation of waterline. Clark introduced Randy Jackson with Builders 1<sup>st</sup> Source. Jackson explained that Builder's 1<sup>st</sup> Source recently closed on the old Leekers Grocery Building with plans to relocate their main showroom from south Wichita to Valley Center and expand the truss facility. They will build additional storage and warehouses to accommodate the expansion. Golka explained the relocation of the waterline is necessary

as one of the proposed buildings would be built directly over the current waterline. The proposed relocation would be planned in a new easement

Kerstetter moved to approve scope of services for waterline relocation project for a cost not to exceed \$10,000.00 and authorize Mayor to sign. seconded by Evans. Vote yea: unanimous. Motion carried.

**D. DISCUSSION OF CURRENT FIREWORKS ORDINANCE AND POSSIBLE CHANGES**

City Administrator Clark requested a review of the current fireworks ordinance. July 4, 2021 will fall on a Sunday and the ordinance states that sale and discharge of fireworks can continue until 11:00pm on the 5<sup>th</sup> if the 4<sup>th</sup> falls on a Sunday. Also, the sale hours needed to be clarified. Council requested additional time to read current ordinance before making any changes or recommendations.

**E. 1<sup>ST</sup> QUARTER FINANCIAL REVIEW**

City Treasurer Koehn stood for questions regarding the 1<sup>st</sup> quarter financial report. He explained that the Other Revenue listed on page 6, is Cares funding.

Kerstetter moved to accept and file the report. Motion seconded by Stamm. Vote yea: unanimous. Motion carried.

**F. APPROVAL OF PURCHASE OF CITY HALL SERVER**

Asst. City Administrator Smith requested Council approve the purchase of a new server for City Hall. He explained that the current server is seven years old and needing to be replaced. Mayor Cicirello stated that the price was excellent especially considering it included the installation and configure of networking.

Wilson moved to approve the purchase of server for City Hall from Gilmore Solutions in the amount of \$17,308.81, seconded by Anderson. Vote yea: unanimous. Motion carried.

**G. RESOLUTION 698-21; WATERLINE AUTHORIZATION**

Asst. City Administrator Smith presented Resolution 698-21. This resolution authorizes improvements the City's public water supply system. These improvements would include water lines along Ford/77<sup>th</sup> Street. Estimated costs of the project are \$460,450.00.

Wilson moved to approve Resolution 698-21, authorizing improvement to the City's public water supply system and providing for the payment of the project. Motion seconded by Evans. Vote yea: unanimous. Motion carried.

**H. RESOLUTION 699-21; SUBSTITUTE APPROVAL FOR GENERAL OBLIGATION BONDS**

Asst. City Administrator Smith presented Resolution 699-21 providing for the substitute improvements to be financed with proceeds of the GO Bonds, series 2019-1. He explained the original GO Bonds were for the improvements made at the Sewer Plant. With the completion of the Sewer Plant coming in under budget the funds can now be used for the Ford Street Waterline project.

Evans moved to adopt Resolution 699-21 providing for the substitute improvements to be financed with proceeds of the City of Valley Center, Ks General Obligation bonds, Series 2019-1. Motion seconded by Wilson. Vote yea: unanimous. Motion carried.

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE - APRIL 20, 2021
- B. CHECK RECONCILIATION – MARCH 2021

- C. TREASURER'S REPORT – MARCH 2021
- D. REVENUE AND EXPENSE SUMMARY – MARCH 2021
- E. DELINQUENT ACCOUNT REPORT – DECEMBER 2020
- F. OUTDOOR SPACES BOARD MINUTES – APRIL 1, 2021
- G. ECONOMIC DEVELOPMENT BOARD MINUTES – APRIL 7, 2021

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

#### **STAFF REPORTS**

##### ASST. CITY ADMINISTRATOR SMITH

Smith reported that the American Recovery Plan will include money for infrastructure. The city would get half the funds this year and half next year.

##### CITY ADMINISTRATOR CLARK

Thanked council for the extra time spent at the meeting tonight. Reminded everyone Leakers Pharmacy will hold another COVID vaccination clinic Saturday at the Community Building.

#### **GOVERNING BODY REPORTS –**

##### MAYOR CICIRELLO

Stated that the developments and changes happening in Valley Center are so exciting.

##### COUNCILMEMBER ANDERSON

The lunches at the senior center have now opened for eat in. Carry out lunches are still being offered from 11:00am to 11:15am.

Anderson stated that it was a blow to Valley Center when Leakers closed the local store, but with the new subdivisions and residential developments, we should see new economic development as well.

##### COUNCILMEMBER GREGORY

Announced a SGAC meeting will be held via ZOOM on Thursday, April 22, 2021 at 6:00pm

##### COUNCILMEMBER COLBERT

A reminder notice will be sent out with utility billing regarding the Vietnam Veterans Moving Wall. Save the date.

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

**ADJOURN -**

**Meeting adjourned at 9:00 PM.**

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**Kristi Carrithers, City Clerk**