

REGULAR COUNCIL MEETING
May 18, 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, and Ronald Colbert.

Members Absent: Dale Kerstetter

Staff Present: Lloyd Newman, Public Safety Director
Rodney Eggleston, Public Works Director
Neal Owings, Parks and Public Buildings Director
Ryan Shrack, Community Development 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 -

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

ADMINISTRATION AGENDA –

MAY 4, 2021 REGULAR CITY COUNCIL MINUTES-

Stamm moved to approve the minutes of the May 4, 2021, regular City Council meeting as presented, seconded by Evans. Vote yea: unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS –

WATER TREATMENT PLANT UPDATE

Sarah Unruh and Amelia Jordan with PEC updated Council regarding possible water treatment plant. Unruh reminded Council of the background of the 2016 water supply system study and the process PEC has used to bring the results of the siting study and concept design. They recommend the area just east of the existing WWTP be used for the water treatment plant. She also discussed how they have tried to match the quality of water currently being purchased from the City of Wichita with 2 proposals using a Greensand Filtration and Ion exchange softening system or a Reverse Osmosis system. Jordan explained how the 2 systems work and gave estimated engineering and construction costs. Council questioned which systems other local municipalities use as well as expansion and cost of ongoing maintenance. Mulvane uses the R.O. but most other cities in our area still purchase Wichita water. Both designs are flexible for expansion, however the building footprint should be constructed as large as needed as that cost would be the largest if added later.

PUBLIC FORUM – None

APPOINTMENTS – None

COMMITTEES, COMMISSIONS – None

OLD BUSINESS –

A. ORDINANCE 1355-21; RE-ZONE (DILL HILL)

City Administrator Clark presented Ordinance 1355-21 for 2nd reading.

Stamm moved to approve Ordinance 1355-21; re-zoning of land located just northeast of the lot currently addressed as 2216 E. Ford St., Valley Center, KS 67147 from A-1 to RR-1 for 2nd. reading, motion seconded by Anderson. Vote yea: unanimous. Motion carried

B. ORDINANCE 1356-21; FIREWORKS

Administrator Clark presented Ordinance 1356-21 for 2nd reading. He reminded Council that the only change is adding sales language to current ordinance.

Anderson moved to approve Ordinance 1356-21; regarding the sale and discharging of fireworks within the City limits of Valley Center for 2nd. reading, Motion seconded by Evans. Vote yea: unanimous Motion carried

NEW BUSINESS-

A. PUBLIC HEARING REGARDING TIF

Garth Herrman with Gilmore and Bell addressed Council regarding process for creation of the TIF. He stated that the public hearing notice was published in the Ark Valley News and all owner/occupant of land within the proposed redevelopment district as well as County Commissioners and USD 262 Board of Education were notified.

Mayor Cicirello open the public hearing for comment at 7:41pm. Mayor Cicirello seeing no one wishing to speak, closed the public hearing at 7:41pm.

B. ORDINANCE 1357-21; CREATION OF T.I.F.

Garth Herrman stated that there will be a 30-day period that the County or School District can file a grievance. Stamm expressed reservations as he doesn't want the City to be left holding the bag on the development. Herrman explained that the base value is set and the increased value in the development of the TIF district is used to fund the improvements. Asst. City Administrator Smith also stated that letters of credit for the developer are required that will insulate the City of financial risk if something unforeseen happens.

Anderson moved to waive 1st reading of Ordinance 1357-21 regarding T.I.F Motion seconded by Wilson. Vote Yea; unanimous. Motion carried.

Anderson motion to approve Ordinance 1357-21; establishing a T.I.F. redevelopment district within the City, seconded by Wilson. Vote Yea: unanimous. Motion carried.

C. RESOLUTION 700-21; STORMWATER FEE RATE

Asst. City Administrator Smith requested approval of Resolution 700-21 to amend the stormwater management fee to adjust the rates through 2024. He stated that with projected growth within the city he will keep rates at \$8.00 per month for residential service.

Wilson moved to approve Resolution 700-21 amending the storm water management fee and adjusting the rates charges. seconded by Stamm. Vote yea: unanimous. Motion carried.

D. APPROVAL OF PURCHASE OF MIXER FOR WWTP ANOXIM BASIN

Public Works Director Eggleston and water/wastewater operator Wade Gaylord presented information and bids regarding the purchase of mixer for the WWTP. They explained the process and how the Landia

model would work the best and have a lower power consumption savings. The Landia has a life expectancy of 20 years, the current one is 12 years old. All proposals have similar maintenance costs.

Anderson made a motion to approve the purchase of the Landia POP-1 4.9 HP -250 model mixer from Fluid Equipment at a price not to exceed \$20,918.00. Motion seconded by Wilson. Vote yea: unanimous. Motion carried.

E. APPROVAL OF RFP; MOWING

Parks Director Ownings reported that the department has had an increasing difficult time in the past several years finding seasonal workers. In order to keep the public areas and right of ways mowed, he would like to send out requests for proposals to have supplemental mowing done by contract. The areas considered consist of approximately 12 ½ acres.

Stamm moved to approve advertising for the RFP for mowing service of certain property located in the City of Valley Center. Motion seconded by Evans. Vote yea: unanimous. Motion carried.

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE - MAY 18, 2021
- B. CHECK RECONCILIATION – APRIL 2021
- C. TREASURER’S REPORT – APRIL 2021
- D. REVENUE AND EXPENSE SUMMARY – APRIL 2021
- E. PARKS AND PUBLIC BUILDINGS BOARD MINUTES – MAY 2021
- F. ECONOMIC DEVELOPMENT BOARD MINUTES – MAY 2021

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

STAFF REPORTS

COMMUNITY DEVELOPMENT DIRECTOR SHRACK

Thanked his staff and City Administrator Clark for covering the department during his absence.

PUBLIC SAFETY DIRECTOR NEWMAN

Introduced Greg Fox as new police officer. He has 10 years’ experience, so he will be able to get onto the streets without a long training period.

ASST. CITY ADMINISTRATOR SMITH

Smith reported that staff used a new service offered as part of our Tyler Technology system last month. An automated phone call was placed to all accounts that were in danger of being shut off due to nonpayment. The number of shut offs went from a monthly average of 25-30 accounts to 5 this past month. It costs the city \$5.30 to place those calls, but the savings really comes from the labor of not sending public works staff out to complete shut offs and then turn right around and turn them back on later in the day. Smith stated that he is hoping to begin paperless billing in the near future.

GOVERNING BODY REPORTS –

COUNCILMEMBER GREGORY

Announced a SGAC meeting will be held on Thursday, May 20 ,2021. A tour of the River Front Stadium is planned.

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

ADJOURN -

Meeting adjourned at 8:12 PM.

Kristi Carrithers, City Clerk