

REGULAR COUNCIL MEETING  
June 1, 2021  
CITY HALL  
121 S. MERIDIAN

Mayor Cicirello called the budget presentation workshop meeting to order at 6:00 p.m. with the following members present: Matt Stamm, Chris Evans, Paul Davis, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent:       None

Staff Present:         Matt Vogt, Police Captain  
                          Rodney Eggleston, Public Works Director  
                          Ryan Shrack, Community Development Director  
                          Neal Owings, Parks and Public Buildings Director  
                          Josh Golka, City Engineer  
                          Barry Smith, Assistant City Administrator  
                          Brent Clark, City Administrator  
                          Matt Koehn, City Treasurer  
                          Kristi Carrithers, City Clerk

**PRESENTATIONS**

Parks and Public Buildings Director Owings stated that the department is responsible for 51 acres and 4 buildings. They currently mow 35 acres. Quality of space and infrastructure are important under the strategic plan. Owings proposes several projects and requests. 1) Public Safety roof replacement 2) Installation of new HVAC equipment at public works 3) new mowing equipment 4) investment in artificial City Christmas tree.

Matthew Vogt, Police Captain, reported for the public safety department. He explained the importance of quality training, proper equipment and competitive salaries. He stated that all radios will need replacement by 2025. He also reported that the department is exploring the option to move employees from KPERS to KP&F retirement.

Kerstetter moved to adjourn the work session, seconded by Colbert. Vote yea: unanimous. Motion carried.

Session adjourned at 6:52pm

---

Kristi Carrithers, City Clerk

Mayor Cicirello called the regular council meeting to order at 7:00 p.m. with the following members present: Matt Stamm, Chris Evans, Paul Davis, Ben Anderson, Gina Gregory, Dale Kerstetter, Robert Wilson, and Ronald Colbert.

Members Absent:       None

Staff Present:         Matt Vogt, Police Captain  
                          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  
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 Davis. Vote yea: unanimous. Motion carried.

### **ADMINISTRATION AGENDA –**

#### **MAY 18, 2021, REGULAR CITY COUNCIL MINUTES-**

Evans moved to approve the minutes of the May 18, 2021, regular City Council meeting as presented, seconded by Colbert. Vote yea: unanimous. Motion carried.

### **PRESENTATIONS/PROCLAMATIONS –**

#### **SB13/HB2104 PRESENTATION-**

A presentation regarding legislation passed that changes the budget process for cities was made by City Treasurer Koehn and Asst. City Admin Smith. The tax lid was removed but new notice and public hearing requirements are required if the proposed budget will exceed the property tax levy's revenue neutral rate. Koehn explained how the RNR is calculated, and the steps needed. A notice to County Clerk must be given by July 20<sup>th</sup> if we anticipate exceeding the RNR and a public hearing must be set. Smith reported on the timeline and stated that a possible special meeting might needed as we will not receive tax figures from Sedgwick County until June 15<sup>th</sup>.

**PUBLIC FORUM – None**

**APPOINTMENTS – None**

**COMMITTEES, COMMISSIONS – None**

**OLD BUSINESS – None**

### **NEW BUSINESS-**

#### **A. LIONS PARK USAGE REQUEST**

City Administrator Clark introduced Eric Scriven with the VC Chamber of Commerce. He explained that he has been working with DECA chapter students Kennady Hess and Bella Kilman for a fundraising event for the Wichita Children's Home. They request use of Lions Park on July 10, 2021, for carnival games, food trucks and family movie. The requested time was confirmed from 1:30pm-9:45pm to allow time to set up for the event starting at 5:00pm. Liability insurance will be provided under the Chamber of Commerce policy.

Kerstetter moved to approve request of use of Lions Park for Fundraiser event on July 10<sup>th</sup> to benefit the Wichita Children's Home. Motion seconded by Stamm. Vote yea: Unanimous Motion carried.

#### **B. WATER TOWER DESIGN**

Administrator Clark presented initial artwork for water tower. The first design was submitted by Chris Coats with Valley Offset. Mr. Coats explained his design used themes from the Arkansas River and the

Kansas wind along with the Hornet school mascot. The second design was submitted by art students from Valley Center High School. Each created a hornet design incorporated into the overall design. The third design for consideration was from the Wichita Brick Mob. They created a honeycomb design using the hornet.

Clark stated that the residents and public will be able to vote and then the final decision will be made by the City Council later this summer. Engineer Golka stated that there isn't a significant difference in the cost of painting the water tower with the processes now used. No action needed at this time.

#### C. LAGOON VARIANCE REQUEST

Community Development Director Shrack addressed Council with applicant Larry Hall, 1310 S. Meridian regarding a request for variance for lagoon located on his property. Mr. Hall would like to split his 5-acre lot and sell 3 acres on the east side. Currently lagoons cannot be on lots less than 5 acres. He has requested a variance for his existing lagoon with the understanding that it would be removed, and he'd tie into City sewer if it becomes available in the future. Council discussed that this is for an existing lagoon and would be "grandfathered" in didn't feel they would be setting a precedent.

Wilson moved to approve request for variance for lagoon located at 1310 S. Meridian, seconded by Anderson. Vote yea: unanimous. Motion carried.

#### D. FINAL PLAT APPROVAL FOR LEEKER'S VALLEY CENTER 2<sup>ND</sup> REPLAT

Community Development Director Shrack explained that Council approval is needed for the application from ProBuild Company LLC and Unruh Living Trust to re-plat the Leeker's Valley Center. This application has been approved by the planning and zoning board.

Kerstetter moved to approve application for the Leeker's Valley Center 2nd. Replat. Motion seconded by Anderson. Vote yea: unanimous. Motion carried.

#### E. FINAL PLAT APPROVAL FOR DILL HILL ESTATE

Community Development Director Shrack requested approval of final plat for the Dill Hill Estates. This will be for area east of Seneca Street and northeast of land currently addressed as 2216 E. Ford Street.

Kerstetter moved to approve the Dill Hill Estates final plat. Motion seconded by Colbert. Vote yea: unanimous. Motion carried.

#### F. DISCUSSION OF SIDEWALKS

Councilmember Kerstetter stated that he would like the City to consider a program that allows resident to repair/replace broken sidewalks with a cost-share from City funds. He recommended starting small but feels like it would encourage residents that might not be able to afford costly repairs on their own to use the program to help with costs. Discussion among Council and staff supported the idea. Details would be worked out, but Administrator Clark and staff will begin working out details for budget funding and possible resolution.

#### G. APPROVAL OF AGREEMENT FOR SUPPLEMENTAL MOWING

Parks and Public Building Director Owings presented the proposals received from the RFP for supplemental mowing. Five companies expressed interest, and three proposals were received. Owings stated the bids ranged from a high of \$18,300.00 to low of \$13,294.00. He recommended approval of bid from Cut Rates Lawn Services in the amount of \$13,420.00. While it wasn't the lowest bid, they are located in Valley Center and with just being \$126.00 higher than the lowest bid, Owings felt we should support local business. Council discussed the amount of area to be mowed as well as staffing concerns. Council also confirmed that the specialized areas involving ditches would be mowed by City staff.

Wilson moved to approve bid for mowing services received from Cut Rates Lawn Services in the amount of \$13,420.00. Motion seconded by Kerstetter. Vote yea: unanimous. Motion carried.

#### H. RESOLUTION 701-21: SUNFLOWER GARDENS PHASE 2 LEASE TERMINATION

Asst. City Administrator Smith explained that a current lease with Sunflower Gardens expires today, June 1, 2021. The original lease states that Sunflower Gardens has option to purchase the property for \$100.00 after a 15-year period. Resolution 701-21 authorizes the sale and conveyance of property to Sunflower Gardens Senior Residences, L.P.

Stamm moved to approve Resolution 701-21 authorizing the sale and conveyance of certain property to Sunflower Gardens Senior Residences, L.P., seconded by Evans. Vote yea: unanimous. Motion carried.

#### I. APPROVAL OF STANDARD CONSTRUCTION DETAILS

City Engineer Golka stated that the last update to the Standard Construction Details was completed in 2002. This update was approved by the Planning and Zoning Board Meeting held May 25, 2021. The primary benefit of this update is consistency with civil infrastructure projects throughout the City of Valley Center.

Anderson moved to approve update to the Standard Construction Details for the City of Valley Center. Motion seconded by Evans. Vote yea: unanimous. Motion carried.

#### J. APPROVAL OF CONTRACT FOR MILL AND OVERLAY REPAIRS BY PEARSON CONSTRUCTION

Public Works Director addressed Council requesting consideration and approval of proposal from Pearson Construction for mill and overlay repair to sections of streets in Valley Center. Pearson will be working on road projects just outside of Valley Center and the city can take advantage of economies of scale to secure a great price to perform mill and overlay to almost 1.5 miles of city streets. Main area of focus will be west Main, west 5<sup>th</sup> Street and north Meridian. Council questioned other streets/areas of concern. Eggleston stated that spot repairs for other areas are still budgeted. Stamm noted that the proposal contradicts itself regarding barricades and traffic controls. Eggleston stated he would ensure that they are responsible for barricades/traffic control.

Stamm moved to approve contract with Pearson Construction for mill and overlay repairs in an amount not to exceed \$199,523.00 and authorize Mayor to sign. Motion seconded by Anderson. Vote yea: unanimous. Motion carried.

#### **CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE - JUNE 1, 2021
- B. DELINQUENT ACCOUNT REPORT – MARCH 2021
- C. PLANNING AND ZONING BOARD MINUTES – MAY 25, 2021
- D. MAIN STREET VALLEY CENTER STREET CLOSURE REQUEST
- E. VALLEY CENTER LIONS CLUB CAR SHOW STREET CLOSURE REQUEST

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

#### **STAFF REPORTS**

##### CITY ENGINEER GOLKA

Reported that bid solicitation for the waterline relocation along Sheridan have gone out, he anticipates presenting to Council on June 15<sup>th</sup> to award the bid. He also anticipates approval of bid for drainage and erosion control improvements for storm sewer outfall to Arkansas River south of Ness Street at the June 15<sup>th</sup> Council Meeting.

##### CITY ADMINISTRATOR CLARK

Requesting volunteers to assist at the PBS telethon on June 9<sup>th</sup>. The meal will be provided by Tequilas. Clark thanked Big Larry's again for providing meals for previous Valley Center nights.

#### **GOVERNING BODY REPORTS –** MAYOR CICIRELLO

Reminded council members to return employee review sheets to him.

COUNCILMEMBER ANDERSON

Inquired when Meridian mill and overlay would be completed. The project would be a disruption if not completed by start of school next fall. Eggleston stated that he didn't know a timeline.

COUNCILMEMBER KERSTETTER

Inquired whether requiring staff to show proof of COVID-10 vaccinations is a violation of privacy. Clark stated that the city follows all Federal guidelines and labor laws.

COUNCILMEMBER WILSON

Inquired about the drainage in north Valley Center. Clark stated they are continuing to work with Sedgwick County but hopeful that the TIF district will help some. Clark said that he and Asst. City Administrator Smith will attend the Sedgwick County Commission Meeting June 2, 2021, as they discuss/approve the TIF

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

**ADJOURN -**

**Meeting adjourned at 8:20 PM.**

---

**Kristi Carrithers, City Clerk**