

**AGENDA**  
**CITY OF VALLEY CENTER**  
**7:00 pm**  
**November 20, 2007**  
**City Hall - 121 S. Meridian**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION — Ministerial Alliance: Carol Moore-Ramey**
- 4. PLEDGE OF ALLEGIANCE**
- 5. APPROVAL OF AGENDA p2**
- 6. CLERK’S AGENDA**
  - A. Minutes of the November 6th Meeting p2
  - B. Appropriation Ordinance p2
- 7. PUBLIC FORUM (Citizen input and requests)**
  - A. Public Hearing – Annexation Phase VIII
- 8. COMMITTEES AND COMMISSIONS—REPORTS**
  - A. Proposed Comprehensive Plan
- 9. OLD BUSINESS**
  - A. Campus Committee – Scope of Services
  - B. Multi Year Capital Improvement Program
- 10. NEW BUSINESS p16**
  - A. Proposed Ordinance – Storm Water Management Fee
- 11. STAFF REPORTS p16**
- 12. GOVERNING BODY REPORTS p20**
- 13. ADJOURN**

## **Approval of Agenda**

*City Staff recommends motion to approve the agenda as presented/amended.*

## **Clerk's Agenda**

### **A. Minutes of the November 6<sup>th</sup> Meeting:**

Attached are the minutes from the meeting of November 6, 2007 meeting.

*City Staff suggests motion to approve the Council Meeting Minutes as presented.*

**B. Appropriation Ordinance:**

Attached is the proposed appropriation ordinance for November 20, 2007 as prepared by City Staff.

*Packet #1            56,452.22*

*Packet #2            154,996.58*

*Packet #3            119,814.86*

*\$313,263.66*

*City Staff suggests motion to approve the appropriation ordinance as presented.*

PACKET: 01002 11-20-2007 MEETING PKT #1

VENDOR SET: 01

BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0796	DELL COMPUTER CORP							
	I-077424 1063272	VEHICLE COMPUTERS-PD	R	10/29/2007		10,632.72CR	037975	10,632.72
1228	MIDWAY MOTORS							
	I-077423 1558950	VEHICLE REPLACE-PARKS	R	10/29/2007		15,589.50CR	037976	15,589.50
0354	RUSTY ECK FORD							
	I-077425 3023000	REPLACEMENT VEHICLE-PW	R	10/29/2007		30,230.00CR	037977	30,230.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	3	0.00	56,452.22	56,452.22
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	3	0.00	56,452.22	56,452.22

TOTAL ERRORS: 0

PACKET: 01002 11-20-2007 MEETING PKT #1

VENDOR SET: 01

BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
010	10/2007	26,222.22CR
150	10/2007	14,230.00CR
610	10/2007	10,000.00CR
620	10/2007	6,000.00CR
=====		
ALL		56,452.22CR

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0060	A T & T							
	I-200711093833	MONTHLY-PD PHONE SVCS	R	11/09/2007		73.05CR	037980	
	I-200711093834	MONTHLY-WA PHONE SVCS	R	11/09/2007		293.23CR	037980	
	I-200711093835	MONTHLY-WA PHONE SVCS	R	11/09/2007		313.53CR	037980	
	I-200711093836	MONTHLY-EC PHONE SVCS	R	11/09/2007		146.10CR	037980	825.91
0889	A T & T							
	I-200711093895	MONTHLY-PHONE SVCS	R	11/09/2007		1,113.86CR	037981	1,113.86
0038	ACCURATE LABS							
	I-200711093832	MONTHLY LAB TESTS-SWR	R	11/09/2007		324.60CR	037982	324.60
0046	ARK VALLEY NEWS							
	I-200711093831	ANNUAL SUBSCRIPT-C HALL	R	11/09/2007		35.00CR	037983	35.00
0124	BOB KELLET INSURANCE							
	I-200711093862	2008 FORD INSURANCE	R	11/09/2007		344.00CR	037984	344.00
0814	BRAD DILLMAN							
	I-200711093839	CLS III WA CERTIFICATION	R	11/09/2007		29.40CR	037985	29.40
0095	BRYAN'S HEATING & AIR CONDITIONING							
	I-200711093865	SEWER PLANT-FALL CHKUP	R	11/09/2007		258.00CR	037986	258.00
0909	BURBACH AQUATICS, INC							
	I-200711093840	POOL-PHASE I STEP 2	R	11/09/2007		200.00CR	037987	200.00
0514	CCMFOA OF KANSAS							
	I-200711093841	ANNUAL DUES-POLIAN	R	11/09/2007		30.00CR	037988	30.00
1161	CHAD W. TORMEY							
	I-200711093842	EMT CERT & NAT'L TESTG	R	11/09/2007		825.00CR	037989	825.00
0799	CHISHOLM TRAIL ANIMAL HOSPITAL							
	I-200711093843	VETERINARIAN SVCS	R	11/09/2007		38.64CR	037990	38.64
0145	CITY OF WICHITA							
	I-200711093844	MONTHLY-ICT H20	R	11/09/2007		17,366.08CR	037991	17,366.08
0078	CIVIC PLUS							
	I-200711093845	NOV 2007-E-HOSTING FEE	R	11/09/2007		325.00CR	037992	325.00

PACKET: 01007 11-20-2007 MEETING PKT #2

VENDOR SET: 01

BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
1230	COPSTUFF							
	I-200711093861	8-JOTTO DESK FLR MOUNTS	R	11/09/2007		1,920.00CR	037993	1,920.00
0152	COX COMMUNICATIONS							
	I-200711093847	MONTHLY-INTERNET SVCS	R	11/09/2007		129.95CR	037994	
	I-200711093848	MONTHLY-INTERNET SVCS	R	11/09/2007		79.00CR	037994	
	I-200711093849	MONTHLY-GATE;RCVR;FCC	R	11/09/2007		31.52CR	037994	240.47
0215	CUMMINS CENTRAL POWER LLC							
	I-200711093850	PARTS-LIFT STATION #6	R	11/09/2007		370.40CR	037995	
	I-200711093851	SCHED FULL SVC-LIFT STA	R	11/09/2007		245.00CR	037995	
	I-200711093852	PARTS & SERVICE-85TH ST	R	11/09/2007		439.56CR	037995	
	I-200711093853	PART & SVC-VALLEY CREEK	R	11/09/2007		342.73CR	037995	
	I-200711093854	PARTS & SERVICE-35KW	R	11/09/2007		269.00CR	037995	
	I-200711093855	PARTS & SVC-WASTE H2O PLN	R	11/09/2007		310.00CR	037995	
	I-200711093856	PARTS & SVC-170KW	R	11/09/2007		300.00CR	037995	
	I-200711093857	PARTS & SVC-PORT UNITS	R	11/09/2007		358.69CR	037995	
	I-200711093858	PARTS & SVC-PORTS WATER	R	11/09/2007		409.88CR	037995	
	I-200711093859	PARTS & SVC-SHERIDAN	R	11/09/2007		114.36CR	037995	3,159.62
0307	D & D PLUMBING							
	I-200711093863	SUMP PUMP INSTALL-SWR	R	11/09/2007		1,747.65CR	037996	1,747.65
0360	DATA FLOW							
	I-200711093860	W-2s FORMS & ENVELOPES	R	11/09/2007		48.41CR	037997	48.41
0008	DELTA DENTAL PLAN OF KS							
	I-200711093897	MONTHLY=11/1-30/2007	R	11/09/2007		1,772.33CR	037998	1,772.33
0024	DELTA ELECTRIC SUPPLY INC							
	I-200711093868	LIGHT BULBS-P BLDGS	R	11/09/2007		204.38CR	037999	204.38
0560	DITCH WITCH OF KANSAS							
	I-200711093867	PARTS-WA; SWR; SP HIGHW	R	11/09/2007		29,250.00CR	038000	29,250.00
0862	ECONO SIGNS LLC							
	I-200711093866	GRN U CHANNEL POST-ST5	R	11/09/2007		318.96CR	038001	318.96
1034	HD SUPPLY WATERWORKS LTD							
	I-200711093869	(6) METER COUPLINGS-WA	R	11/09/2007		44.46CR	038002	44.46
1231	I-CON SOLUTIONS, INC.							
	I-200711093870	WELL PARTS & MAINTENANCE	R	11/09/2007		1,914.78CR	038003	1,914.78

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0006	INTRUST BANK N.A.							
	I-200711093922	11-02-07 PAYROLL FED TAX	D	11/09/2007		13,126.58CR	000000	13,126.58
0199	JEFFREY A. BLACK							
	I-200711093837	COMPUTER SVCS-PD	R	11/09/2007		56.50CR	038004	
	I-200711093838	COMPUTER SVCS-CD	R	11/09/2007		154.00CR	038004	210.50
0293	KANSAS BLUE PRINT CO INC							
	I-200711093886	HP PLOTTER-PUB WORKS	R	11/09/2007		5,563.00CR	038005	
	I-200711093887	MOUNT FOAM CORE-PARKS	R	11/09/2007		136.00CR	038005	5,699.00
1173	KANSAS DEPT OF LABOR							
	I-200711093871	3RD QTR WAGE REPORT	R	11/09/2007		376.04CR	038006	376.04
0005	KANSAS DEPT OF REVENUE							
	I-200711093889	KW-5 KS WH TAX 10/12/07	R	11/09/2007		1,907.87CR	038007	
	I-200711093890	KW-5 KS W/H TAX 11/9/07	R	11/09/2007		1,881.03CR	038007	3,788.90
0019	KANSAS DEPT OF REVENUE							
	I-200711093893	JUL; AUG; SEP H2O PROTECT	R	11/09/2007		2,977.13CR	038008	2,977.13
0147	KANSAS DEPT OF REVENUE							
	I-200711093891	SEP 2007 ST-36 SALES TAX	R	11/09/2007		529.93CR	038009	
	I-200711093892	OCT 2007 ST-36 KS W/H TAX	R	11/09/2007		647.20CR	038009	1,177.13
1013	KANSAS DOWNTOWN DEVELOPMENT ASSN							
	I-200711093872	ANNUAL MEMBER DUES	R	11/09/2007		330.00CR	038010	330.00
0111	KONICA MINOLTA BUSINESS SOLUTIONS (KMBS)							
	I-200711093873	MONTHLY-COPIES-P WORKS	R	11/09/2007		17.12CR	038011	
	I-200711093874	MONTHLY COPIES-PS BLDG	R	11/09/2007		45.00CR	038011	62.12
0010	KPERS							
	I-200711093923	11-02-07 PAYROLL-MONTHLY	D	11/09/2007		4,214.96CR	000000	4,214.96
1227	L B SIGNS & GRAPHICS							
	I-200711093877	DIGITAL PRINTS-PD VEHICLE	R	11/09/2007		200.00CR	038012	200.00
0793	LARRY CASSITY							
	I-200711093876	CANX COMM BLDG-12/22	R	11/09/2007		20.00CR	038013	20.00
0237	LKM							
	I-200711093878	KACM FALL CONF-CREECH	R	11/09/2007		170.00CR	038014	170.00



VENDOR SET: 01  
 BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0517	LOWE'S							
	I-200711093879	GAZEBO REPAIRS	R	11/09/2007		43.60CR	038015	43.60
0643	MAYER SPECIALTY SERVICES LLC							
	I-200711093881	CLN (4) VC LIFT STATIONS	R	11/09/2007		600.00CR	038016	600.00
0238	MIDWEST TRUCK EQUIPMENT							
	I-200711093882	VEHICLE PARTS-STREETS	R	11/09/2007		297.29CR	038017	297.29
1232	MONICA MORALO							
	I-200711093880	CANX COMM BLDG-11/24	R	11/09/2007		20.00CR	038018	20.00
0308	NEAL OWINGS							
	I-200711093875	MINI-MPA TRVL-WICHITA	R	11/09/2007		10.67CR	038019	
	I-200711093883	MINI-MPA TRVL-WICHITA	R	11/09/2007		56.11CR	038019	66.78
0127	P. E. C.							
	I-200711093846	PRAIRIE LAKES ADD-PHS #2	R	11/09/2007		20,250.00CR	038020	
	I-200711093884	SVCS THROUGH 9/30	R	11/09/2007		105.00CR	038020	
	I-200711093885	PROJ-ABILENE; BURNS; COLB	R	11/09/2007		11,277.59CR	038020	
	I-200711093900	AUG-SEP PROF SERVICES	R	11/09/2007		1,866.62CR	038020	
	I-200711093921	PROFESSIONAL SVCS	R	11/09/2007		2,861.92CR	038020	36,361.13
0226	PETTY CASH - SR CITIZENS							
	I-200711093901	COMM BLDG SUPPLIES-EL	R	11/09/2007		48.40CR	038021	48.40
0984	PTS							
	I-200711093902	MONTHLY-PHONE SVCS	R	11/09/2007		53.00CR	038022	53.00
0248	SEDGWICK COUNTY							
	I-200711093898	2007 V.C. REAL ESTATE TAX	R	11/09/2007		7,029.60CR	038023	7,029.60
0639	SEDGWICK COUNTY							
	I-200711093903	SPECIAL ELECTION SVCS	R	11/09/2007		2,815.60CR	038024	2,815.60
0166	SHELLEY ELECTRIC							
	I-200711093864	REPAIR H2O WARNING LIGHT	R	11/09/2007		101.00CR	038025	
	I-200711093905	MAINT SVCS-616 E 5TH	R	11/09/2007		94.00CR	038025	
	I-200711093906	REPAIR LIGHTS	R	11/09/2007		99.00CR	038025	
	I-200711093907	BUCKET TRUCK-REPAIRS	R	11/09/2007		90.00CR	038025	384.00
0711	TIMECLOCK PLUS							
	I-200711093908	SYSTEMS SPRT CONTRACT	R	11/09/2007		1,284.78CR	038026	
	I-200711093909	INCODE SOFTWARE	R	11/09/2007		499.00CR	038026	1,783.78

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0179	TYLER TECHNOLOGIES							
	I-200711093910	HH METER-RDR INTERFACE	R	11/09/2007		2,000.00CR	038027	2,000.00
0076	USA BLUE BOOK							
	I-200711093911	PARTS FOR REPAIR-SWR	R	11/09/2007		257.25CR	038028	
	I-200711093912	PARTS & FREIGHT-SWR	R	11/09/2007		293.21CR	038028	
	I-200711093913	CONTROL REPLACEMENT	R	11/09/2007		486.01CR	038028	1,036.47
0239	VALLEY CENTER POSTMASTER							
	I-200711093915	WATER BILL POSTAGE	R	11/09/2007		520.00CR	038029	520.00
0077	VALLEY CLEANING COMPANY							
	I-200711093888	NOV 2007 CLNG SVCS-2007	R	11/09/2007		210.00CR	038030	210.00
0106	VALLEY OFFSET PRINTING							
	I-200711093916	BUSINESS CARDS-HIPPS	R	11/09/2007		74.00CR	038031	
	I-200711093917	CALL FOR SVC CARDS-PRINT	R	11/09/2007		186.00CR	038031	260.00
1233	VC NEWS & VIEWS							
	I-200711093914	SEP 2007-1/8TH PG ADVERT	R	11/09/2007		57.00CR	038032	57.00
0410	W. S. DARLEY & CO.							
	I-200711093919	BADGES-FIRE DEPT	R	11/09/2007		155.85CR	038033	155.85
0094	WASTE MANAGEMENT OF WICHI							
	I-200711093896	MONTHLY-TRASH SVCS	R	11/09/2007		568.06CR	038034	568.06
0961	WATKINS AUTO SALVAGE							
	I-200711093899	PD VEHICLE MAINT & REPAIR	R	11/09/2007		2,401.58CR	038035	2,401.58
0062	WESTAR ENERGY							
	I-200711093894	MONTHLY-STREET LIGHTS	R	11/09/2007		2,095.90CR	038036	2,095.90
0171	WICHITA WINWATER WORKS							
	I-200711093918	PARTS-WATER	R	11/09/2007		1,461.68CR	038037	1,461.68
0222	ZEE MEDICAL INC							
	I-200711093920	FIRST AID KIT RESUPPLY	R	11/09/2007		37.95CR	038038	37.95

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	59	0.00	137,655.04	137,655.04
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	2	0.00	17,341.54	17,341.54
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	61	0.00	154,996.58	154,996.58

PACKET: 01007 11-20-2007 MEETING PKT #2

VENDOR SET: 01

BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
010	11/2007	41,094.69CR
110	11/2007	6,250.04CR
150	11/2007	8,574.26CR
220	11/2007	31.94CR
350	11/2007	31,527.59CR
610	11/2007	39,010.43CR
620	11/2007	28,507.63CR
=====		
ALL		154,996.58CR

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
0062	WESTAR ENERGY							
	I-200711153926	ELECTRIC BILL	R	11/20/2007		68.51CR	038043	68.51
0065	LIBERTY EXTERMINATING							
	I-200711153928	CITY HALL EXTERMINATION	R	11/20/2007		120.00CR	038044	120.00
0103	WAXENE PRODUCTS CO							
	I-71335	CLEANING/PAPER SUPPLIES	R	11/20/2007		392.66CR	038045	392.66
0132	SEDGWICK COUNTY							
	I-1800021378	SEDG CO COMPTR ACCESS	R	11/20/2007		55.00CR	038046	55.00
0227	DULING CONSTRUCTION							
	I-35-06731-2502	WATERLINE REPLACEMENTS	R	11/20/2007		117,589.35CR	038047	117,589.35
0455	ASSESSMENT STRATEGIES.LLC							
	I-200711153927	OFFICER ASSESSMENTS	R	11/20/2007		125.00CR	038048	125.00
0748	DOCUFORCE							
	I-029114	TOSHIBA MAINT AND COPIES	R	11/20/2007		299.69CR	038049	299.69
0978	DARLA'S FLOWER & COFFEE							
	I-1800	PLANNING MTG COFFEE ETC	R	11/20/2007		53.65CR	038050	53.65
1089	PITNEY BOWES PURCHASE POWER							
	I-00447643008	POSTAGE METER CHARGES	R	11/20/2007		1,000.00CR	038051	1,000.00
1233	VC NEWS & VIEWS							
	I-2007-1117	PUBLIC HEARING ADVERTISE	R	11/20/2007		111.00CR	038052	111.00

* * T O T A L S * *	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	10	0.00	119,814.86	119,814.86
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	10	0.00	119,814.86	119,814.86

TOTAL ERRORS: 0

PACKET: 01012 11-20-2007 MTG PACKET #3

VENDOR SET: 01

BANK : APBK INTRUST CHECKING

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
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\*\* POSTING PERIOD RECAP \*\*

FUND	PERIOD	AMOUNT
010	11/2007	2,105.43CR
350	11/2007	117,589.35CR
610	11/2007	120.08CR
=====		
ALL		119,814.86CR

## **PUBLIC FORUM**

### **A. Public Hearing – Phase VIII Annexation:**

Resolution 525 was adopted on September 18<sup>th</sup> establishing this date for public hearing on proposed annexation of certain properties generally identified as Phase VIII annexation.

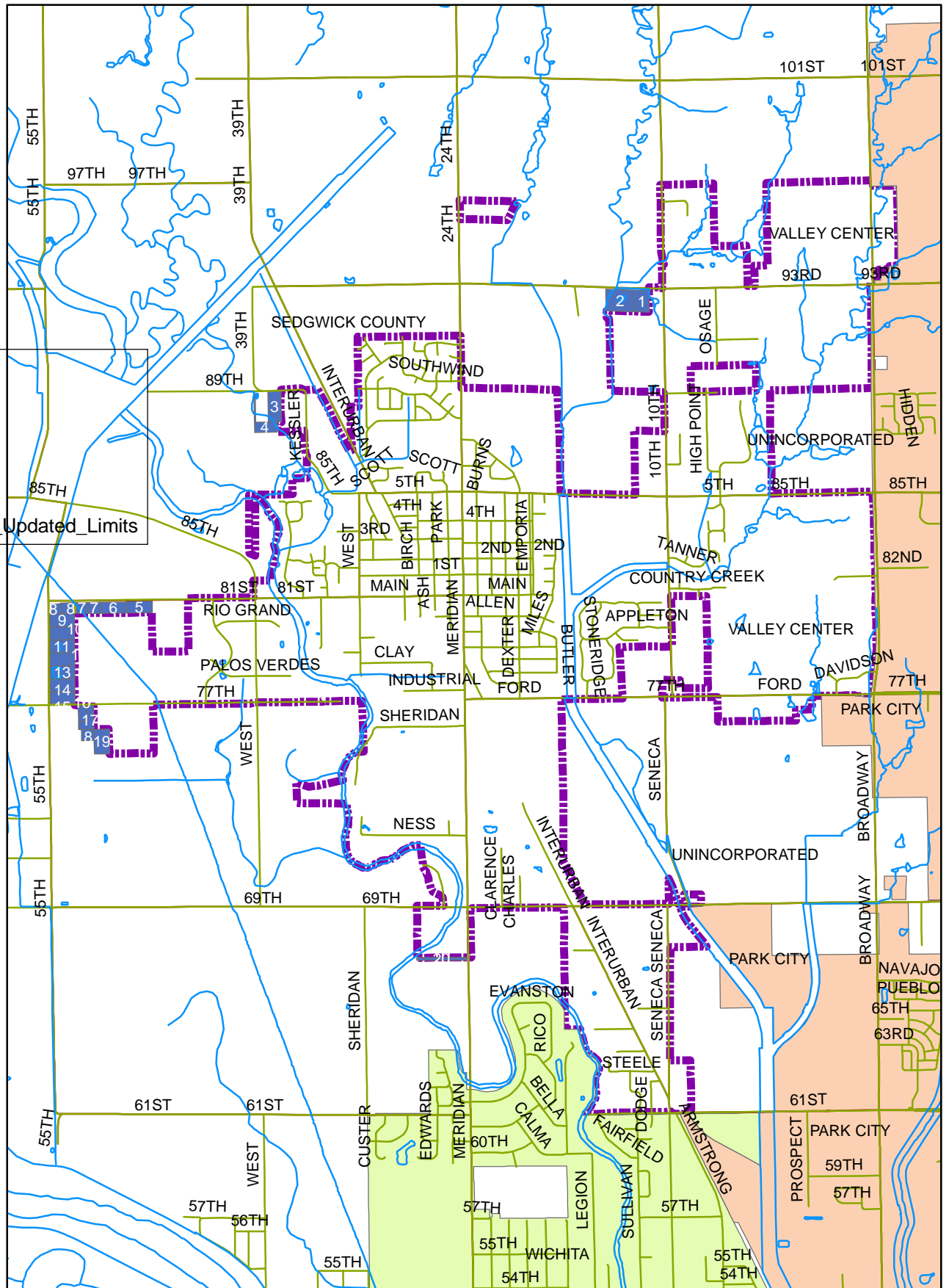
A map of the properties proposed for annexation is included as is a list of property owners previously provided.

Below is the recap of the presentation and findings of the Planning Commission with regard to this proposed annexation.

Also attached is proposed ordinance annexing the identified properties.

*If you wish to proceed, City Staff suggests motion to adopt Ordinance 1156-07 for 1st reading.*

# Annexations Phase VIII



**Legend**

- scriverl
- scriproad
- soc.ty. a
- CITY
  - KECHI
  - MAIZE
  - PARK CITY
  - SEDGWICK
  - WICHITA
- 8
- Valley\_Center\_Updated\_Limits

## Ownership List Phase VIII Annexation

- Tract #1: Ralph E. Jr. & Linda L. Nutter  
1221 W. 93<sup>rd</sup> St N.  
Valley Center, KS 67147-9148
- Tract #2: Charles D. Schmidt ETUX  
1321 W. 93<sup>rd</sup> St N  
Valley Center, KS 67147-9136
- Tract #3: Dean A. Newcomer ETUX  
3941 W. 89<sup>th</sup> N  
Valley Center, KS 67147-9801
- Tract #4: Dean A. Newcomer  
3941 W. 89<sup>th</sup> N  
Valley Center, KS 67147-9801
- Tract #5: John E. & Kathryn S. Vogt  
4928 W. 81<sup>st</sup> St N.  
Valley Center, KS 67147-8895
- Tract #6: Michael E. & Brandi D.  
Ohlmeier  
5061 W 81<sup>st</sup> St N  
Valley Center, KS 67147-8893
- Tract #7: Penny S. Niedens  
5211 W. 81<sup>st</sup> St N  
Valley Center, KS 67147-9251
- Tract #7: Bryan K. & Stephanie L.  
Sanders  
Apt 202  
625 US Highway 1  
Key West FL 33040-5604
- Tract #8: Charlie R Crain Jr  
5365 W. 81<sup>st</sup> N  
Valley Center, KS 67147-  
8187
- Tract #8: Ted F & Tracy L Anderson  
8160 N. Hoover Rd  
Valley Center, KS  
67147-8377
- Tract #9: Michael S. Bradford  
5355 W 81<sup>st</sup> St N  
Valley Center, KS 67147-8187
- Tract #10: Everett E & Coleen A Ryan  
5347 W 81<sup>st</sup> St N  
Valley Center, KS 67147
- Tract #11: Michael L & Carmen S Labarge  
5341 W 81<sup>st</sup> St N  
Valley Center, KS 67147-8187
- Tract #12: Kelly D & Debra K Parks  
PO Box 313  
Valley Center, KS 67147-0313
- Tract #13: Marc A & Tambria B McGee  
Apt 303  
2335 Summerset  
Wichita, KS 67204-5744
- Tract #14: David & Kimberly Gullledge  
5352 W 77<sup>th</sup> St N  
Valley Center, KS 67147-8180
- Tract #15: David & Kimberly Gullledge  
5352 W 77<sup>th</sup> St N  
Valley Center, KS 67147-8180
- Tract #16: William K & Mary A Minihan  
7325 N. Hoover  
Valley Center, KS 67147-8451
- Tract #17: William & Mary Minihan  
5225 W 77<sup>th</sup> St N  
Valley Center, KS 67147-9002
- Tract #18: David & Tara Bupp  
5221 W 77<sup>th</sup> St N  
Valley Center, KS 67147-9002
- Tract #19: A L Houston Revocable Living  
Trust  
542 W 26 S  
Wichita, KS 67217-2930
- Tract #20: Tymber R. Lee  
6003 Ironhorse Cr  
Wichita, KS 67220



***Planning Commission found that the annexation is compatible with the Valley Center Comprehensive Development Plan and recommends annexation of the 20 properties***

CASE NUMBER: ANNEXATION 2007-002

APPLICANT: City of Valley Center

Background: On September 18, 2007, the City of Valley Center passed Resolution No. 525-07 to consider the unilateral annexation of 20 tracts of property; (2 of the tracts are platted) located adjacent to current city limits of the City of Valley Center.

Staff Analysis: The proposed annexation area has 87.95 acres with 18 properties being residential and 5 property farmland with 1 property a driveway. The properties are zoned Sedgwick County "RR" Rural Residential. The subject properties are located in residential areas with large lots or adjacent to residential areas within the city. All of the residences but were built in the 1950's to 1990's. It is not likely that there will be a demand for the tracts to be redeveloped or re-plat to 'urban-densities' of development. The Future Land Use Map of the City of Valley Center Comprehensive Plan has designated the majority of the proposed annexation area for future residential uses.

The City of Valley Center has submitted a service plan describing the extension of services to the annexation area. Water and sewer can be extended to these tracts from present city lines. Valley Center has water and sewer to the Ford (77th) and Seneca area that can be extended to the east. Water and sewer lines are at 5<sup>th</sup> and Seneca that can be extended to the north and east. Proposed water and sewer plans are done for west of the river by PEC. Also the city is working on a waterline from 61<sup>st</sup> Street north along Interurban and Seward (69<sup>th</sup>) to Meridian. Also the city has a 16" water main that extends north along Meridian from 61<sup>st</sup> Street that provides fire hydrants to one of the properties. Water and sewer mains are in the immediate area and can be readily extended to the proposed annexation area. The City of Valley Center provides police services to the surrounding properties. The city has annexed 77<sup>th</sup> Street west of the river, 81<sup>st</sup> Street west and West Street from 81<sup>st</sup> to 77<sup>th</sup>, Seneca from 5<sup>th</sup> north one-half mile and 93<sup>rd</sup> Street from Broadway to almost Seneca. These roadways are touching property already annexed into the city. Sedgwick County Sheriff has to come into the city to provide any services for the proposed annexation properties. The City of Valley Center provides fire services to the proposed annexed areas through contracts with the townships. Sedgwick County Fire Department has to come into the city to provide any services for the proposed annexation properties.

The present population of the proposed annexation area is 49. There is no business, commercial or industrial development within this area. The cost of providing services to this area is no greater than the present cost of services for the area because the annexation area touches the present city limits. The present value of all property within the annexation area is \$2,910,980. The taxes on the proposed annexation area will increase approximately \$8,201.68. The Sedgwick County Fire District would lose \$6,182.73 in taxes with the annexation.

All of the property is within the Valley Center School District. All of the property except for one is served by the Valley Center Post Office. The recreation program is located within the City of Valley Center. The annexation area is within the trade

area for businesses located in Valley Center. The annexation of these properties will not hinder the growth of any other city within Sedgwick County. The annexation will eliminate the duplication of services by Sedgwick County Sheriff and Fire Departments because they have to come into the city limits of Valley Center to provide services to all but one property. There are no petitions from this area for the incorporation as a new city or a special district. 18 properties are already developed for residential uses and will not change. 5 properties that are farmland could be developed. The one property that is a driveway will be undeveloped. Economic impact will be limited because of the properties not developing at this time but by being within the city and have access to sewer and water they will be able to be developed and increase the economics for the property owner.

Staff Recommendation: To advise the City Council that the annexation of these properties does comply with the Comprehensive Development Plan for the Valley Center Area, Kansas 2000 – 2010 and as amended in March 22, 2005.

**ORDINANCE NO. 1156-07**

**AN ORDINANCE ANNEXING LAND TO THE CITY OF VALLEY CENTER, KANSAS.**

WHEREAS, the following described land is located in Sedgwick County, Kansas; and

WHEREAS, the following described land meets one or more of the conditions prescribed by K.S.A. 12-520(a)(1)-(6); and

WHEREAS, the governing body of the City of Valley Center, Kansas, finds it advisable to annex such land.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:

Section 1. That the following described land, meeting the conditions for annexation prescribed in K.S.A. 12-520, is hereby annexed and made a part of the City of Valley Center, Kansas:

Tract 1: GT-00200-0007 4.7 acres

Beginning 374.75 feet West of the Northeast Corner of the Northeast Quarter of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 600 feet; thence West 374.75 feet; thence North 600 feet; thence East 374.75 feet to beginning except North 50 feet for road.

Tract 2: GT-00200-0008 9.06 acres

Beginning 749.5 feet West of the Northeast Corner of the Northeast Quarter of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 600 feet; thence West 719.5 feet; thence North 600 feet; thence East to beginning except North 50 feet for road.

Tract 3: VC-00189-0003 5.88 acres

The East 330 feet of the West 695 feet of the North 800 feet of the Southwest Quarter of Section 25, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except North 30 feet for road.

Tract 4: VC-00189-006A 3.95 acres

Beginning 800 feet South and 720 feet West of the Northeast Corner of the West Half of the Southwest Quarter of Section 25, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 254.57 feet; thence West 596.42 feet to West line of the Southwest Quarter; thence North 1054.57 feet to the Northwest Corner; thence East 35 feet; thence South 800 feet; thence East 561.42 feet to beginning.

Tract 5: VC-00250-0004 4.53 acres

Beginning at the Northeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick

County, Kansas; thence South 330.34 feet; thence West 660.58 feet; thence North 330.34 feet; thence East 660.69 feet to beginning.

Tract 6: VC-00250-0014 4.23 acres

Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 660.69 feet; thence South 330.34 feet; thence West 660.59 feet; thence North 330.34 feet to beginning except the North 50 feet for road.

Tract 7:

All of Rasmussen 1<sup>st</sup> Addition (Lots 1 & 2)

Tract 8:

All of Schneider Addition (Lots 1 & 2)

Tract 9: VC-00250-0015 4.76 acres

Beginning 660.69 feet East and 330.34 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 330.40 feet; thence West 660.48 feet to the West line; thence North 330.39 feet; thence East 660.59 feet to beginning except for road on West.

Tract 10: VC-00250-0010 4.77 acres

Beginning 660.69 feet East and 660.74 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 330.45 feet; thence West 660.38 feet; thence North 330.45 feet; thence East 660.48 feet to beginning except for road on West.

Tract 11: VC-00250-0024 4.8 acres

Beginning 660.69 feet East and 991.19 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 331.50 feet; thence West 660.27 feet; thence North 331.91 feet; thence East 660.38 feet to beginning except the West 30 feet for road.

Tract 12: VC-00250-0008 4.79 acres

Beginning 992.31 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.27 feet; thence South 330.67 feet; thence West 660.17 feet to beginning except for road on West.

Tract 13: VC-00250-0022 4.81 acres

Beginning 661.54 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.17 feet; thence South 330.67 feet; thence West 660.06 feet to point of beginning except for West 30 feet for road.

Tract 14: VC-00250-0019 4.88 acres

Beginning 330.77 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.06 feet; thence South 330.67 feet; thence West 659.96 feet to beginning except for road on West.

Tract 15: VC-00250-0018 4.28 acres

Beginning at the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 659.96 feet; thence South 330.67 feet; thence Westerly 659.85 feet to beginning except for roads on West and South.

Tract 16: PK-00011-0012 1.89 acres

Beginning 767.78 feet East of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 414.87 feet; thence East 210 feet; thence North 414.87 feet; thence West 210 feet to beginning except for North 30 feet for road.

Tract #17: PK-00011 3.48 acres

Beginning 767.78 feet East and 414.87 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 210 feet; thence North 414.87 feet; thence East 177.92 feet; thence South 628.56 feet; thence West 387.92 feet; thence North to beginning except for North 30 feet for road.

Tract #18: PK-00011-002A 2.07 acres

Beginning 1149.18 feet East and 628.56 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 279.75 feet; thence West 311.40 feet; thence North 279.75 feet; thence East 311.40 feet to beginning.

Tract #19: PK-00011-0010 5.67 acres

Beginning 1149.18 feet East and 628.565 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 628.565 feet; thence East 375.72 feet; thence North 629.363 feet; thence West 375.72 feet to beginning.

Tract #20: PK-00066-001E 2.01 acres

The South 40 feet of the Northeast Quarter of the Northeast Quarter of Section 12, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except East 60 feet for road; and North 30 feet of the Southeast Quarter of the Northeast Quarter of Section 12, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except the East 60 feet for road.

Section 2. That this ordinance shall be effective from and after its passage, approval, and publication in the official city newspaper.

PASSED AND APPROVED by the Governing Body of the City of Valley Center, Kansas, this 4<sup>th</sup> day of December, 2007.

First Reading:  
Second Reading:

\_\_\_\_\_  
MICHAEL D. MCNOWN, MAYOR

ATTEST: \_\_\_\_\_  
KRISTINE A. POLIAN, CITY CLERK

# Committees and Commissions – REPORTS

## A. Proposed Comprehensive Plan

The Comprehensive Development Plan is the major planning tool for the City of Valley Center and Planning Area. The Plan considers not only the current city area, but also an area surrounding the city with a high probability of some development within the Planning Period. The Plan takes an in-depth view of the economy as well as the condition and extent of existing and proposed infrastructure, present and future land uses and their area delineations, and current building and land use trends in those areas. In addition, the goals, plans, needs, and desires of many different groups and agencies within the Planning Area are brought together in an attempt to generate the clearest overall view of community needs.

The Plan has been divided into twelve chapters representing specific areas of study. Following is a brief summary of these chapters:

1. Comprehensive Plan and Regional Influences: A “comprehensive plan” is legally a guide to planning for a specific area (the “Planning Area”) over a specific time period (2007-2013). Other legal actions and policy decisions involving the local government and other agencies are required for actual implementation of the Plan proposes. This chapter provides a plan overview detailing the purpose of the Plan, the legal basis under which the Plan was developed (Kansas statute), the activity that has gone into plan production, the legal description of the Planning Area (24.5 square miles inclusive of the current city boundary), and some of the influences on the Plan determined by its regional or geographical location. Other organizations providing planning or development assistance in this region are also detailed here. Among the potential uses for the Plan are:

- A source of information and proposals for public officials, private developers and interested citizens to use in the development of the Planning Area.
- A legal basis for the preparation, adoption, and administration of Zoning and Subdivision Regulations.
- Assistance in selecting and applying for state and federal grant programs.

2. Historical Development: Development of an area depends heavily upon what has happened in and around that area previously. This chapter provides some of the historical background for the region as well as for the specific area that has become the City of Valley Center, including the activities leading to its organization on March 7, 1872. Finally, history has a future aspect as well so the chapter also deals with some of the issues inherent in historical preservation.

3. Goals for Planning: Planning may have limited results unless it is done with specific goals in mind. To this end, Chapter 3 attempts to present the various goals of the city in a balanced, overall manner. Some of the goals are very general and others very specific. The means of achieving these goals are the focus of other chapters in the Plan. The categories of these goals are: A) Population; B) Economy; C) Housing; D) Land Use; E) Transportation; F) Utilities and Community Facilities; and G) Plan Implementation.

4. Economy: Local information compiled for the Plan and from the Community Survey is being used. Among the more significant of the economic characteristics are:

The Valley Center Area has industrial, governmental, banking, and farming as the major employers in the Planning Area.

Majority of the citizens of the Planning Area are employed outside of the Planning Area.

For all items except for groceries, medicine, and hardware the majority shop outside of the

planning Area.

The majority of the citizens who responded to the Community Survey indicated that the following stores and services are needed: Restaurant (251), Clothing (157), Grocery (139) and Doctor (96).

Respondents stated that the City should strive to maintain the Central Business District.

5. Population: The plan includes a detailed population analysis performed to determine the most likely population forecast. Many of the resulting projections in other areas of the Plan were then based on quantities necessary to serve the population goal. Some of the relevant statistics show that:

Valley Center has exhibited a *modest* rate of growth of approximately 2.25% per year since 1960.

Using a compilation of several methods of projection, a city population of 7,500 for the year 2010 has been selected.

55.4% of the population was within the so-called "working" group.

A significant proportion of the city population (12.3%) falls in the age bracket of 65 years or older. This is higher percentage than the county as a whole (11.4%) but lower than the state average (13.2%).

6. Housing: In recent years, no single issue has arisen as often as that of "affordable housing". This chapter looks at housing from many angles including census data and the condition of existing housing. Some significant characteristics are:

According to the 2000 U.S. Census of Housing, of the 1,826 total housing units, 78.2% were owner-occupied, 19.4% were rental units, and 3.6% were vacate.

88 persons lived in-group quarters.

7. Physical Development Influences: Many physical influences affect the when and where of different types of development. Some of these factors are naturally occurring and others are man-made. Covered in this chapter are soil conditions, water resources, topographic and drainage, flood hazards, woodlands, overall climate, and other features such as railroads, racetracks, industrial districts, urban sprawl, etc. In summary, the locations with the greatest potential for near-term development are to the East, North and South. Other locations are available for development but at higher expenses.

8. Land Use Plan: To determine what may develop in an area, it is necessary to look at what is already there. Land uses in this chapter have been classified into the categories of: A) Residential; B) Public & Semi-public; C) Commercial & Industrial; D) Transportation (rights-of-way); and F) Agricultural & Vacant. An extensive set of exhibits is available detailing what currently exists within the Planning Area, and what is expected to develop within the Planning Area within the Planning Period. State law places some fairly heavy dependence upon this type of planning for consideration in any future cases requesting a change of zoning classification. Some pertinent existing statistics are as follows:

9. Transportation: Functional Street Classification is determined for the City for the first time and are analyzed in depth. The classifications detail which streets are to be mainly used for local traffic only and which ones provide for various degrees of heavier traffic loads. Street improvement projects are annually prioritized as part of the Capital Improvement Program which is a process involving public input. One major project being committed by June 2004 is the complete reconstruction of 5<sup>th</sup> street. Alternate means of transportation including railroads, aircraft, trucking and bus services, bicycles, and pedestrian.



10. Utilities: A listing of existing services is included in this chapter along with descriptions of facilities. Extensions to the water distribution system, sanitary sewer collection system and storm water systems are all needed. Water lines and sanitary sewer truck lines to the west will be the primary improvements needed to make future development possible in this area. Sanitary sewer truck lines to the south will be the primary improvement needed to make future development possible in this area.

11. Community Facilities: Brief descriptions of existing public and semi-public facilities are included here along with projected needs for future growth of an expended community. The list of agencies and services covered here is extensive. While each of the services noted areas of future need, some of the major improvements being considered are:

Public Safety Building will need expanded facilities.

Parks and Recreation will be in need for new facilities.

Improve sidewalks around school facilities.

Library is in need of expanded facilities.

12. Plan Implementation: This Plan represents over two years of development by the City Planning Commission, untold hours of work by various volunteers and city staff personnel, and numerous meetings with various segments of the general public. However completion of the written document is not the main goal of all this effort. The Plan simply represents a framework for use in the various planning activities that occur throughout the city and adjacent portions of Sedgwick County. If the Plan is to be successful, it must be used continuously by those making planning, development, aesthetic, and fiscal decisions within the community. Some of the "tools" used to implement plan policies are:

Project Review Codes Environmental and Construction Codes

Economic Development

Neighborhood and Project Plans

Capital Improvement Plans

Annexation

Zoning Regulations

Subdivision Regulations

Intergovernmental Cooperation

A public hearing was held on the proposed plan November 13<sup>th</sup>.

Planning & Zoning Commission forwards the plan with the adopted recommendation for approval by the Governing Body.

Below is proposed ordinance to adopt the 2007-2013 Valley Center Comprehensive Plan.

*The Planning & Zoning Commission recommends motion to adopt Ordinance 1157-07, approving the Comprehensive Development Plan for Valley Center Area, Kansas: 2007 – 2013.*

**ORDINANCE NO. 1157-07**

**AN ORDINANCE APPROVING THE COMPREHENSIVE DEVELOPMENT PLAN FOR THE VALLEY CENTER AREA, KANSAS: 2007-2013.**

**WHEREAS**, pursuant to K.S.A. 12-747, et seq., the Valley Center City Planning Commission is authorized to make and amend a Comprehensive Plan for the Valley Center Planning Area; and

**WHEREAS**, pursuant to provisions of K.S.A. 12-747, the Planning Commission did give published notice on October 18, 2007 and hold a public hearing on November 13, 2007 to consider the adoption of the Comprehensive Development Plan for the Valley Center Area, Kansas: 2007-2013 and the Park System Master as an element thereof; and

**WHEREAS**, proper written notice as required by K.S.A. 12-743 (a) has been given to the Sedgwick County Board of Commissioners and the Trustees of Grant, Kechi, Park and Valley Center townships of the City's intent to adopt such a comprehensive plan; and

**WHEREAS**, on November 13, 2007, the Planning Commission approved a resolution adopting the Comprehensive Development Plan for the Valley Center Area, Kansas: 2007-2013 and the Park System Master as an element thereof, and said resolution and a certified copy of the Plan document has been submitted to the governing body of the City for consideration.

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:**

**Section 1. Plan Approval.** The Comprehensive Development Plan for the Valley Center Area, Kansas: 2007-20130 and the Park System Master as an element thereof dated November 13, 2007 as adopted by the Valley Center City Planning Commission which is certified and on file in the City Clerk's office, is hereby approved as the official comprehensive plan for the City of Valley Center.

**Section 2. Distribution.** An attested copy of the Plan document shall be sent to all other taxing subdivisions in the Planning Area which request a copy as required by K.S.A. 12-747(c).

**Section 3. Annual Review.** At least once a year, the Planning Commission shall review or reconsider the Plan or any part thereof and may propose amendments, extensions or additions which shall be adopted in the same manner as the original comprehensive plan as required by K.S.A. 12-747(d).

**Section 4. Effective Date.** This Ordinance shall be effective upon its passage and publication once in the official city newspaper.

**PASSED BY THE CITY COUNCIL and approved by the Mayor** this 20<sup>th</sup> day of November, 2007.

First Reading:

Second Reading:

\_\_\_\_\_  
Michael D. McNown., Mayor

**ATTEST:** \_\_\_\_\_

Kristine Polian, City Clerk

**APPROVED AS TO FORM:** \_\_\_\_\_

Barry Arbuckle, City Attorney

## **Old Business**

### **A. Campus Committee – Scope of Services**

From the meeting of November 4<sup>th</sup>, below is the scope of services document developed by the City Engineer for selection of an architect/project manager to assist in developing a concept for a Campus facility to be located at 5<sup>th</sup> & Emporia containing multiple public facilities.

**Request for Proposals**  
**Library, Senior Center, Recreation/Wellness Center, and Swimming Pool Complex**  
**City of Valley Center, Kansas**

**1. Purpose of Proposal**

The City of Valley Center is requesting proposals from architectural firms to provide professional services for a study, which includes cost estimates and conceptual drawings for the development of a campus complex. The campus concept is planned to include a library, senior center, recreation center, and a swimming pool.

**2. Project Information**

The City of Valley Center formed a Campus Concept Committee in 2006 to review the potential to combine several facilities that are in need of improvement. This committee was formed to get input from the different organizations that could be part of the campus concept. The committee consists of representatives from the School District, Recreation Committee, Library Board, Senior Committee, Pool Committee, City Council, and at large members from the community.

The potential site for this facility is located north of 5<sup>th</sup> Street near Emporia Avenue extended north. This site is on City owned property, and is currently being platted. Topographical field surveys have been performed for this site, and this will be provided to the selected architectural firm.

The City of Valley Center has retained a separate architectural firm to perform a study for the swimming pool. This study was not performed in conjunction with the campus conceptual plan.

**3. Scope of Services**

- a) Assess the existing and future space requirements for the senior center, recreation center and the library. This will include scheduling and attending meetings with the various organizations involved.
- b) Incorporate the swimming pool concept design and study into the campus concept plan, which will include coordination with Burbach Aquatics, Inc., who has previously performed the conceptual design and study for the swimming pool.
- c) Prepare recommendations and cost estimates for the construction of the facility. Cost estimates shall include the completion of the facility as a whole, or completion of the facility in a phased approach. Recommendations shall be made for which components of the facility should be constructed as part of the phased approach, and in what sequence. Also, cost estimates should include all items needed to complete the facility, including site costs, landscaping, lighting, etc... Cost estimates for extension of water, street, storm sewer, and sanitary sewer facilities to the site have been performed by the City, and will be provided to the selected architect.
- d) Provide cost estimates for the abandonment and demolition of the existing facilities that are to be replaced.
- e) Prepare preliminary conceptual plan of the facility.

- f) Provide a presentation to the City of the final approved conceptual plan and study.
- g) Contingent upon the successful financing of the recommended plan, future work may include the actual design of the new facilities.

#### **4. Submittal Information**

Interested parties are to submit 12 copies of the information listed below.

- a) Firm name, address, phone number, e-mail address.
- b) The year the firm was established.
- c) Names of principals of the firm and how long they have been with the firm.
- d) Names and titles of key personnel who may be assigned to the project, along with their professional experience and how long they have been with the firm.
- e) List of similar projects that the firm has been involved with and project costs.
- f) List any potential sub-consultants that are planned to be used on the project, along with their experience.
- g) Please state any additional recommendations that should be considered in the scope of work for this project.
- h) Provide a fee for the work to be accomplished as listed in the scope of services. Also, provide a fee range for potential future design work of the facility. Design work and construction over-site is not included in this request for proposal, but may be added by separate agreement upon completion of this requested work.
- i) Provide an anticipated project schedule for completion of the scope of services, including any significant milestones.

The proposal should be submitted to the address below on or before January 4, 2008 by 5:00 pm CST.

Valley Center City Hall  
Attention: I.D. Creech, City Administrator  
121 S. Meridian  
P.O. Box 188  
Valley Center, KS 67147

## **B. Multi Year Capital Improvement Program**

The City will need to formally adopt a 2008-2014 Plan before year end to maintain the Capital Improvement Fund.

Many factors are to be considered in the discussion of this plan including major projects such as swimming pool, library, senior center already under consideration. Should we continue toward these projects or cull and rethink.

We should also consider capital project support to other agencies, organizations and activities under development. Such would include water and sewer extensions and roadway construction and improvement.

Previously identified projects will be available for review – additional projects can be added.

A list of some type will need to be developed and approved prior to year end.

## New Business

### B. Proposed Ordinance – Storm Water Management Fee

Within the Adopted 2008 City Budget is the Storm Water Utility created by Ordinance 1129-06 dated September 19, 2006. That ordinance was adopted without a financing mechanism.

The Adopted 2008 Budget includes revenues and expenditures of \$63,880.

A revenue source anticipated during the budget adoption process was a Storm Water Management Fee as previously proposed.

Below is proposed ordinance amending the Code of the City of Valley Center by establishing a fee structure for the Storm Water Utility Fund.

Highlights:

- ◇ Establishment of a “residential equivalent unit” of two thousand (2000) square feet: every property used for residence within a proper residentially zoned district would be assessed the same amount. Commercial structures throughout the City would be assessed based on a multiplier of the residential equivalent unit.
- ◇ Assessment would be at the rate of \$2.00 per residential parcel per month.
- ◇ Commercial assessment would be the multiplier times \$2.00 per month.
- ◇ Commercial property assessment would be calculated based on the actual impervious area above the residential equivalent unit. i.e. A commercial property with a 10,000 square foot building and a 30,000 square foot parking area including drives would be assessed:

$$\begin{array}{r} 10,000 \text{ square foot building} \\ \underline{30,000 \text{ square foot parking and drive area}} \\ \mathbf{40,000 \text{ square foot impervious area}} \\ - \underline{2,000 \text{ square foot residential equivalent unit}} \\ \mathbf{38,000 \text{ square foot assessment area}} \\ \div \underline{2,000 \text{ square foot residential equivalent unit}} \\ \mathbf{19 \text{ assessment units}} \\ \mathbf{X \quad \$2.00 \text{ monthly assessment}} \\ \mathbf{\$38.00 \text{ per month fee}} \end{array}$$

◇ Billing would be accomplished through the water and sewer billing each month for those properties on the water or sewer system. For other properties, billing would be made quarterly.

An alternative to billing monthly would be an assessment per property included on the tax rolls for collection. By making a special assessment, there would be no monthly or quarterly billing requirement. Such billing could begin with 2008 taxes for the 2009 budget year. Funding for the 2008 Budget could be fulfilled from an expenditure of the General Fund in the amount of the \$63,880 allocated. To accomplish funding in the manner would require modifications to the attached ordinance.

Staff awaits the pleasure of the Governing Body.

# Staff Reports

## City Clerk

## Police Chief

### Valley Center Police October Monthly Report

The Police Department answered 239 calls for service during October 2007. Of those calls 48 generated police cases. Emergency Communications/Records recorded 58 Fire Department calls for service, 120 records dissemination requests, 1014 telephone calls and 136 citizen contacts. The following is a break down of the police department cases:

- Calls for Service:
  - Six non-injuries accidents;
  - two injury accidents;
  - responded to four 911 hang ups;
  - one aggressive dog call;
  - fifteen false alarm calls;
  - five assist citizen calls;
  - nineteen assist outside agencies on calls;
  - twenty three assist EMS/fire on calls;
  - one auto theft;
  - two assault/battery case;
  - one burglary report;
  - nine cattle calls;
  - ten criminal damage to property reports;
  - ten check the welfare complaints;
  - two child in need of care call;
  - one community policing contact;
  - two disorderly conduct cases;
  - seven driving complaints;
  - ten disturbance complaints;
  - nine misc animal reports;
  - two fraud/forgery complaints;
  - six found property cases;
  - four loud noise complaints;
  - seventeen larceny reports;
  - three driving complaint calls;
  - one funeral escorts;
  - three missing child calls;
  - three telephone harassment calls;
  - thirty-five miscellaneous calls;
  - four lost property reports;
  - two parking complaints;
  - three protection from abuse calls;
  - one shots fired call;
  - one suicidal person call;
  - twenty-two suspicious character/vehicle calls;
  - two stand by to prevent disturbance calls;
  - one threats report;
  - one VC warrant arrest report.
- Officers wrote forty-nine citations during the month.



- During the month of July, Sedgwick County Emergency 911 Dispatch covered for the City of Valley Center 112 hours because of our personnel shortage in dispatch.
- During the month, Detective Sergeant Lloyd Newman II prepared and served subpoenas to AT&T and Cox Communications. Newman assisted patrol in running radar in a high complaint area. He testified in a District Court preliminary hearing. Sgt Newman has been working with Sedgwick County to ensure that everyone who needs access to jail records has that capability. Sgt Newman completed the monthly fuel report.
- Chief Hephner attended the monthly Kansas Intelligence Association meeting on October 4. The Chief attended a Kansas Association of Chief's of Police meeting on October 24. The Chief attended the monthly Sedgwick County Chief's meeting on October 18. The Chief and Sgt Newman attended a Sedgwick Co District Attorney's Office Meeting on October 29.
- SRO Activities-Officer Adams reported the following contacts:
  - 239 student contacts,
  - 3 probation/diversion contacts,
  - 2 drug related contacts,
  - 10 parent contacts,
  - 1 tobacco nta's,
  - attended 4 school functions,
  - 50 problem solving contacts,
  - 8 violent incidents,
  - 1 incident report on a battery case,
  - 1 alcohol contact and
  - 2 medical incidents.
- Training: Sgt Vogt was trained to be a trainer for the new Mobile Computer Software. Chief Hephner, Sgts Vogt and Newman, and Officers' Gordon and Adams attended the mass disaster training in Wichita the week of October 13-21. Officer Grayson attended a three day training at the Kansas Law Enforcement Training Center on Standard Field Sobriety Testing. Sgt Vogt participated in six Operation Lifesaver Events. Included was Law Enforcement Expo at the 4H building in Wichita and at the City of Valley Center's Open House at City Hall.
- Miscellaneous items: Sgt Vogt and Officer Gordon represented VCPD at the Sedgwick Co Law Enforcement Expo. Officers Switzer and Gordon did special Halloween patrol and handed out light sticks for the little Trick or Treaters. New mobile computers for the patrol units were ordered. A new Crown Vic arrived and will be put into service soon.
- Future events: We are in the process of hiring Gregory Jackson as a police officer. He will begin on November 12; he will start at the Kansas Law Enforcement Training Center on that date. Greg has been employed with Sedgwick County as a jailer. He also is a veteran who has served recently in Iraq. Greg will be returning to Valley Center, his home town.

/s/Chief Mark Hephner

## **Fire Chief**

- The Fire Department responded to 59 Calls for Service in October
  - 2-Assist Police
  - 2-Grass fires
  - 1-Check smoke in outside area
  - 2-Trash fires
  - 4-injury Accidents
  - 2-Good Intent calls
  - 1-System Alarm on a Business that was cancelled
  - 1-Check electrical Wiring

- 1-Check Natural gas inside
- 1-Check Electrical Lines down
- 1-Haz-mat spill
- 2-Special Assignments
- 4-Fire Prevention activities at Schools
- 37- Burn Permits Issued
- Fire Prevention Week Oct. 7<sup>th</sup> through the
  - Fire Prevention Activities:
    - School Activities:
      - Abilene Elementary 346 Children Kindergarten, 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> Grades
      - West Elementary 393 Children Pre-Kindergarten, Kindergarten, 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> grades
  - Open house fire Station Oct. 8<sup>th</sup> – 11th
  - 48 adults 67 children
- Training:
  - October 16<sup>th</sup> Natural Gas Fire Training at Colwich 6 members
  - October 29<sup>th</sup> Westar Training at PSB 16 members

/s/ Chief Lonnie Tormey

## **Parks & Public Properties**

## **Community Development**

- PENDING CITY COUNCIL – NOVEMBER 2007
  - 2007-002 Annexation
  - 2007-2013 Comprehensive Development Plan for the Valley Center Area, Kansas and the Park System Master Plan
- PLANNING COMMISSION/BOARD OF ZONING APPEALS ACTIONS– OCTOBER 30, 2007
  - BZA-V-2007-001: Public hearing on a request for variance to build a attached garage within the 25' front yard setback. Applicant: Jack Long. Address: 519 E. 4th Board of Zoning Appeals approved the variance.
  - MAPD Case # VAC2007-00027: Public hearing on a request to vacate a portion of a platted floodway reserves and the plotter's text. Applicant: C. David Royce and Charles Royce. Address: Royce Addition off of Sheridan and south of 69th. Planning Commission recommended to the Board of County Commissioners to approve.
  - 2007 -002 Annexation: Planning Commission found that the proposed annexation complies with the Comprehensive Development Plan for the Valley Center Area, Kansas 2000 – 2010 as amended in March 25, 2005.
- PENDING PLANNING COMMISSION – NOVEMBER 13, 2007
  - BZA-V-2007-002: Public hearing on a request for variance to build detach carport within the 15' side yard setback. Applicant: Donna Hacker. Address: 550 Hickory Ln.
  - BZA-V-2007-003: Public hearing on a request for variance to rebuild detach garage within the 6' side yard setback. Applicant: Rachel Camacho. Address: 137 N. Dexter.
  - Public hearing on a the Comprehensive Development Plan for the Valley Center Area, Kansas 2007 – 2010 and Parks System Master Plan. Applicant: City of Valley Center. Address: Valley Center Area.
- OTHER ACTIVITIES
  - Attended WAMPO Transportation Policy Board meeting.
  - Attended Address Committee meeting.

- Attended Comprehensive Development Plan Review Committee meeting
- Held Open House for the Comprehensive Development Plan, Railroad Task Force and Safe Routes to Schools.
- Attended Technical Advisory Committee meeting of WAMPO.
- Attended WAMPO Training Session with the Policy Board.
- Attended APA Audio Conference.
- BUILDING PERMIT ACTIVITY – OCTOBER 2007
  - 1 permits for new residences were issued with a total value of \$113,850
  - 1 permit for re-roof was issued with a value of \$5,000.
  - 2 permits were issued for attached garage with a value of \$16,000.
  - Permit was issued for a storage shed with a value of \$3,500.
  - 3 permits were issued for remodeling of residences with a value of \$47,827.
  - Commercial permit was issued for \$6,000.
  - 3 plumbing permits were issued.
  - 1 sewer permits was issued.
  - 2 water meter permits were issued.
  - 1 zoning permits was issued.
  - 1 sign permits were issued.

New Residential Construction

Month	2007	2006	2005
January	1	3	1
February	5	2	3
March	2	0	5
April	12	5	1
May	8	5	9
June	7	6	1
July	7	2	2
August	3	16	11
September	5	9	4
October	1	2	2
November		7	0
December		2	3
Total	51	59	42

/s/ Eldon Miller

**City Superintendent**

**City Engineer**

Shown below is a list of projects that PEC is working on along with the project Status.

- Wastewater Treatment Plant Improvements: The Notice to Proceed with Construction on the project was issued for 11/12/07. The contractor is proceeding with materials delivery and mobilization.  
Utility Contractors, Inc.-Contractor
- Main Street Water line and Storm Sewer and Interurban Water Supply Line: The final inspection for this project has been conducted, and the only remaining item of work is completion of the controls for the valve at Seneca/61<sup>st</sup> Street. The subcontractor that is completing the control work needs to complete his work, which is scheduled to be performed this week.  
Wildcat Construction-Contractor

- Sanitary Sewer Rehabilitation: We have reviewed several of the sewer tapes, and are waiting to review additional tapes after televising and cleaning work are completed. We have met with Public Works staff, and plan to prepare a prioritized list with costs to address rehabilitation needs for the sanitary sewer collection system.
- Burns/Colby/Abilene Water line Replacements: The final inspection for the project was held on October 31, 2007, and all work is complete. We are completing the final paperwork for the revolving loan fund, and we have completed the record drawings on the project.  
Duling Construction-Contractor
- Valley Center City Complex: We have completed research of the easements and properties, geotechnical work, boundary survey and other field surveys are completed. We are currently coordinating with the various utility companies to confine their facilities within easements. We are meeting with the planning and zoning administrator to review the plat on 11/14/07 to discuss the plat.
- 5<sup>th</sup> Street Sidewalk: We have commenced with the design of the project, and will be conducting field surveys of the project area in the next 2 weeks.
- Other Items:
  - Attended meeting with the developer for Ridgefield Addition to review platting of the property and petition costs. Having on-going discussions with the platting engineer for this property.
  - Have been working on updating the City Standards for Paving/Drainage/Sanitary Sewer/Water line design and construction.
  - Prepared estimate to extend water service along Ness Street west of Meridian.
  - Reviewed drainage and erosion control at the Christian Church Addition with City Superintendent.
  - We are researching the ownership of an existing pipeline at the Seneca Street bridge south of 5<sup>th</sup> Street.
  - Preparing a Request for Proposals from architects for the Campus project.
  - Provided fire flow information from the City's water model to Barton Solvents.

/s/ Mike Kelsey, PEC

## **City Attorney**

### **City Administrator**

- With regard to the Waste Water Treatment Plant bacteria kill: my notes indicate at the July 19<sup>th</sup> 7:00 am Incident Command Team meeting, the group was notified of a problem at the plant. KDHE had been notified on the 18<sup>th</sup> and appropriate corrective action was taken. In a news release from KDHE on July 19<sup>th</sup> mention was made of the Waste Water Treatment Plant problem. Copy of the hand written report on the incident and a copy of the KDHE news release is attached.  
I did not notify the Governing Body directly of this situation. Our people on site followed all standard protocols for this type of bacteria kill and completed all recommendations as directed by KDHE. While the bacteria kill is unusual, it is not uncommon. In our most recent similar event, Valley Center provided the re-seed bacteria to the City of Sedgwick in February of 2006 for a similar incident.  
It would be my error of evaluation of this incident concerning its noteworthiness.
- With regard to the City's property at 5<sup>th</sup> & the Floodway: contact with Chris Conrad of KDHE learns that the last "hit" KDHE has from our monitoring wells on this site was in 2004.  
Included is the map of the monitoring wells for this site and copy of letter releasing the property for use.

The contract with PEC for evaluation of this property for use in the Campus Concept also took samples from the monitoring area. I have been advised that no report is available as yet for those test samples.

Since the site is being monitored by KDHE, any problems identified during their regular testing would be made know to the City as the property owner.

## **GOVERNING BODY REPORTS**

**MAYOR McNOWN**

**COUNCILMEMBER BLACK**

**COUNCILMEMBER GERLING**

**COUNCILMEMBER K JACKSON**

**COUNCILMEMBER MASCHINO**

**COUNCILMEMBER NORDSTEDT**

**COUNCILMEMBER CICIRELLO**

**COUNCILMEMBER J JACKSON**

**COUNCILMEMBER TOWNSLEY**

## RESOLUTION NO. 525-07

A RESOLUTION OF THE CITY OF VALLEY CENTER, KANSAS DECLARING AN INTEREST IN, AND ESTABLISHING A PUBLIC HEARING DATE FOR CONSIDERING THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF VALLEY CENTER, KANSAS.

WHEREAS, the governing body of the City of Valley Center, Kansas is interested in the unilateral annexation of certain eligible properties to the City of Valley Center, Kansas pursuant to K.S.A. 12-519 et seq.; and

WHEREAS, a Report Setting Forth Plans For Extension of Services to the area proposed to be annexed has been prepared as required by K.S.A. 12-520b.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS:

SECTION 1. The City of Valley Center, Kansas is considering annexing eligible properties in Sedgwick County, Kansas described as follows:

Tract 1: GT-00200-0007 4.7 acres

Beginning 374.75 feet West of the Northeast Corner of the Northeast Quarter of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 600 feet; thence West 374.75 feet; thence North 600 feet; thence East 374.75 feet to beginning except North 50 feet for road.

Tract 2: GT-00200-0008 9.06 acres

Beginning 749.5 feet West of the Northeast Corner of the Northeast Quarter of Section 30, Township 25 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 600 feet; thence West 719.5 feet; thence North 600 feet; thence East to beginning except North 50 feet for road.

Tract 3: VC-00189-0003 5.88 acres

The East 330 feet of the West 695 feet of the North 800 feet of the Southwest Quarter of Section 25, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except North 30 feet for road.

Tract 4: VC-00189-006A 3.95 acres

Beginning 800 feet South and 720 feet West of the Northeast Corner of the West Half of the Southwest Quarter of Section 25, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 254.57 feet; thence West 596.42 feet to West line of the Southwest Quarter; thence North 1054.57 feet to the Northwest Corner; thence East 35 feet; thence South 800 feet; thence East 561.42 feet to beginning.

Tract 5: VC-00250-0004 4.53 acres

Beginning at the Northeast Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 330.34 feet; thence West 660.58 feet; thence North 330.34 feet; thence East 660.69 feet to beginning.

Tract 6: VC-00250-0014 4.23 acres

Beginning at the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence East 660.69 feet; thence South 330.34 feet; thence West 660.59 feet; thence North 330.34 feet to beginning except the North 50 feet for road.

Tract 7:

All of Rasmussen 1<sup>st</sup> Addition (Lots 1 & 2)

Tract 8:

All of Schneider Addition (Lots 1 & 2)

Tract 9: VC-00250-0015 4.76 acres

Beginning 660.69 feet East and 330.34 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 330.40 feet; thence West 660.48 feet to the West line; thence North 330.39 feet; thence East 660.59 feet to beginning except for road on West.

Tract 10: VC-00250-0010 4.77 acres

Beginning 660.69 feet East and 660.74 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 330.45 feet; thence West 660.38 feet; thence North 330.45 feet; thence East 660.48 feet to beginning except for road on West.

Tract 11: VC-00250-0024 4.8 acres

Beginning 660.69 feet East and 991.19 feet South of the Northwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 331.50 feet; thence West 660.27 feet; thence North 331.91 feet; thence East 660.38 feet to beginning except the West 30 feet for road.

Tract 12: VC-00250-0008 4.79 acres

Beginning 992.31 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.27 feet; thence South 330.67 feet; thence West 660.17 feet to beginning except for road on West.

Tract 13: VC-00250-0022 4.81 acres

Beginning 661.54 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.17 feet; thence South 330.67 feet; thence West 660.06 feet to point of beginning except for West 30 feet for road.

Tract 14: VC-00250-0019 4.88 acres

Beginning 330.77 feet North of the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 660.06 feet; thence South 330.67 feet; thence West 659.96 feet to beginning except for road on West.

Tract 15: VC-00250-0018 4.28 acres

Beginning at the Southwest Corner of the Southwest Quarter of Section 35, Township 25 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence North 330.77 feet; thence East 659.96 feet; thence South 330.67 feet; thence Westerly 659.85 feet to beginning except for roads on West and South.

Tract 16: PK-00011-0012 1.89 acres

Beginning 767.78 feet East of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 414.87 feet; thence East 210 feet; thence North 414.87 feet; thence West 210 feet to beginning except for North 30 feet for road.

Tract #17: PK-00011 3.48 acres

Beginning 767.78 feet East and 414.87 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal



Meridian, Sedgwick County, Kansas; thence East 210 feet; thence North 414.87 feet; thence East 177.92 feet; thence South 628.56 feet; thence West 387.92 feet; thence North to beginning except for North 30 feet for road.

Tract #18: PK-00011-002A 2.07 acres

Beginning 1149.18 feet East and 628.56 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 279.75 feet; thence West 311.40 feet; thence North 279.75 feet; thence East 311.40 feet to beginning.

Tract #19: PK-00011-0010 5.67 acres

Beginning 1149.18 feet East and 628.565 feet South of the Northwest Corner of the Northwest Quarter of Section 2, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; thence South 628.565 feet; thence East 375.72 feet; thence North 629.363 feet; thence West 375.72 feet to beginning.

Tract #20: PK-00066-001E 2.01 acres

The South 40 feet of the Northeast Quarter of the Northeast Quarter of Section 12, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except East 60 feet for road; and North 30 feet of the Southeast Quarter of the Northeast Quarter of Section 12, Township 26 South, Range 1 West of the Sixth Principal Meridian, Sedgwick County, Kansas; except the East 60 feet for road.

SECTION 2. A report setting forth plans for extending major municipal services to the proposed annexation area is on file in the Office of the City Clerk, Valley Center City Hall, 121 S. Meridian, Valley Center, Kansas and is available for inspection from 8:00 a.m. to 5:00 p.m. Monday through Friday, except holidays.

SECTION 3. A sketch of the lots, tracts and lands proposed to be annexed is marked as Sketch No. 1, attached hereto, and incorporated herein by this reference.

#### NOTICE OF PUBLIC HEARING

SECTION 4. Notice is hereby given that a public hearing will be held by the Governing Body of the City of Valley Center, Kansas on November 20, 2007 at 7:00 p.m. at Valley Center City Hall, 121 S. Meridian, Valley Center, Kansas, during which the proposal for annexation, including the plan for extension of municipal services, will be presented and comments from all interested persons shall be heard.

SECTION 5. Within ten (10) days of the adoption, the City Clerk of the City of Valley Center, Kansas shall by certified mail serve a copy of this Resolution and sketch of the area proposed to be annexed on all owners of land within the area proposed to be annexed and other interested parties prescribed in K.S.A. 12-519 et seq.

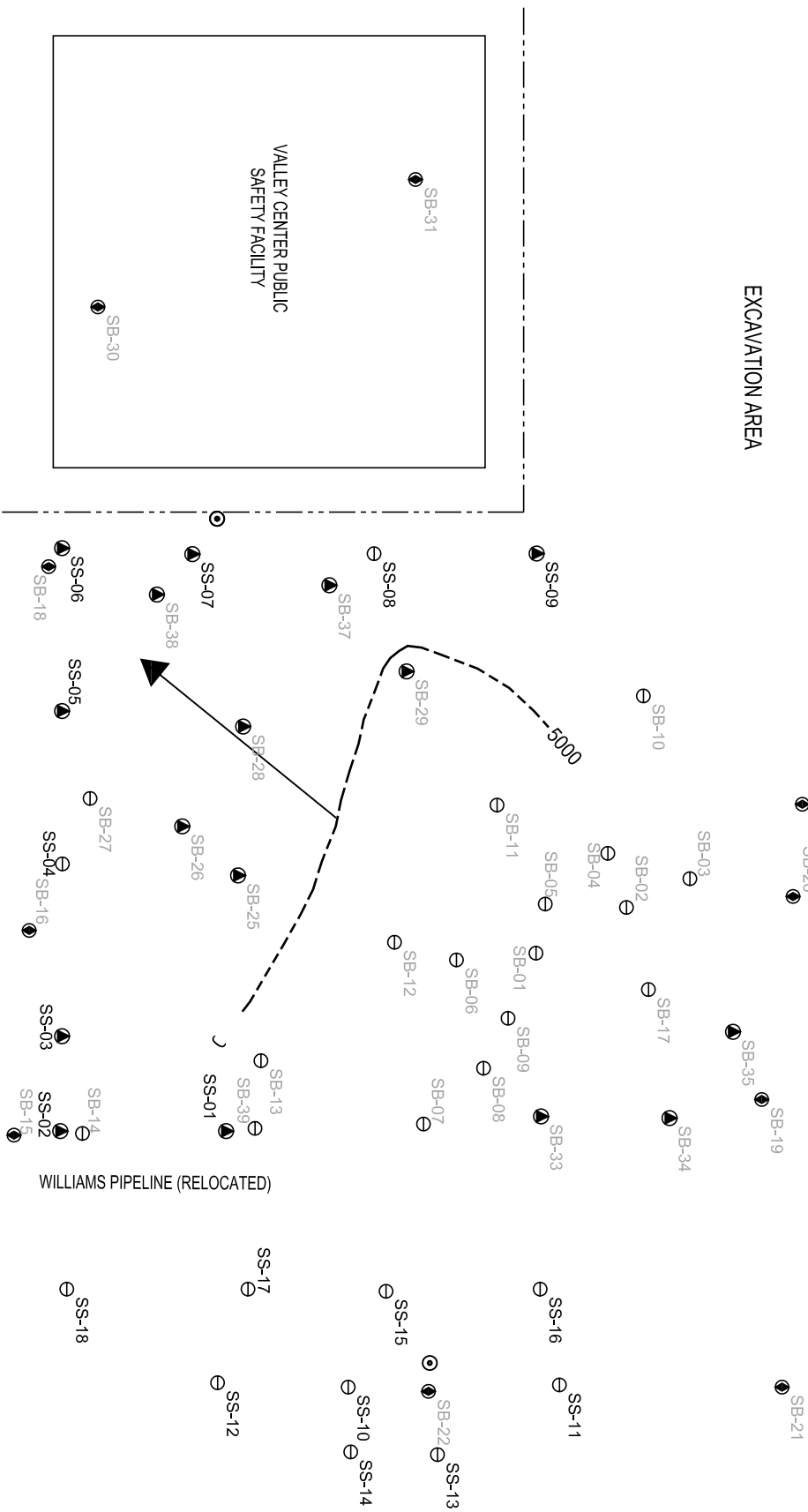
SECTION 6. This Resolution and sketch of the area proposed to be annexed shall be published once in the official city newspaper not less than one week nor more than two weeks preceding said public hearing.

ADOPTED AND APPROVED by the Governing Body of the City of Valley Center, Kansas this 18th day of September, 2007.

/s/ Michael D. McNown

Michael D. McNown, Mayor

ATTEST: /s/ Kristine A. Polian  
Kristine A. Polian, City Clerk



PROJECT:  
**VALLEY CENTER SITE - VALLEY CENTER, KS**

DRAWING TITLE:  
**PROPOSED MONITORING LOCATIONS**



Sheet 1 of 1 Sheets  
SCALE AS SHOWN  
FIGURE No 5



# KANSAS

RODERICK L. BREMBY, SECRETARY

KATHLEEN SEBELIUS, GOVERNOR

DEPARTMENT OF HEALTH AND ENVIRONMENT

November 8, 2006

El Paso Corporation  
Jennifer Allender  
2 North Nevada, Room 1318  
Colorado Springs, CO 80903

**RE: El Paso Corporation (El Paso) Valley Center Site #02VCP0031  
SE ¼, SW ¼, Section 30, T. 25 S., R. 1 E.  
Land Treatment Unit Closure**

The Kansas Department of Health and Environment (KDHE) inspected the Valley Center Land Treatment Unit (LTU) on November 7, 2006. KDHE project manager Chris Conrad met with Mr. I.D. Creech, Valley Center Administrator and MWH representative Chris Fitzgerald to complete the final inspection which included assessing plant growth and soil characteristics of the LTU. Based on this inspection and review of the *LTU Closure Report* dated December 13, 2005, KDHE formally gives notice that the LTU is considered closed. Analytical evidence documented in the *LTU Closure Report* has confirmed that petroleum products which were above Risk-Based Standards for Kansas (RSK) Tier II values are now below both non-residential and residential RSK values. Petroleum compounds were tested in 156 soil samples, all of which were determined to be below residential RSK values for each compound. KDHE concurs that there are no concerns regarding either human health or the environment. Furthermore, six inches or more topsoil has been applied to the 23 acre site and a cover crop of mixed grass has been adequately established to protect the site from erosion. The Valley Center Land Treatment Unit, which was created as a remedial measure to degrade petroleum products due to a pipeline release, is now closed and the responsibility for the site's upkeep is now the City of Valley Center, Kansas.

Please feel free to call (785) 296-6242 or e-mail me ([cconrad@kdhe.state.ks.us](mailto:cconrad@kdhe.state.ks.us)) to discuss or clarify any issues related to this investigation. Thank you for your participation in the Voluntary Cleanup and Property Redevelopment Program.

Sincerely,

Chris Conrad L.G.  
Professional Geologist  
Bureau of Environmental Remediation  
Remedial Section/Voluntary Cleanup Unit

CC/lb

c: Jeff Poyer > Chris Conrad > File (087-71622, 1.0)  
Chris Fitzgerald, MWH  
Leah Wolf Martin, MWH  
**I.D. Creech, Valley Center Administrator**  
Mike Jones > Kyle Parker, SCDO

DIVISION OF ENVIRONMENT  
Bureau of Environmental Remediation

CURTIS STATE OFFICE BUILDING, 1000 SW JACKSON ST., STE. 410, TOPEKA, KS 66612-1367

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