



CITY COUNCIL AGENDA

August 4, 2026

***THE CITY COUNCIL SHALL HOLD ITS REGULAR MEETINGS IN THE COUNCIL CHAMBER
IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN, BEGINNING AT 7:00 P.M.***

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION: MINISTERIAL ALLIANCE**
4. **PLEDGE OF ALLEGIANCE**
5. **APPROVAL OF AGENDA - p 3**
6. **ADMINISTRATION AGENDA - p 5**
 - A. City Council Meeting Minutes – July 21, 2026 - p 5
7. **PRESENTATIONS / PROCLAMATIONS - p 10**
8. **PUBLIC FORUM (*Citizen input and requests*) - p 10**
9. **APPOINTMENTS - p 10**
10. **OLD BUSINESS - p 11**
 - A. Valley Center Fire Services Discussion - p 11
11. **NEW BUSINESS - p 12**
 - A. Request for Fall Festival Street Closures beginning September 24 through September 27, 2026 and ROW signage approval - p 12
 - B. Arbor Valley Phase #2 change order #3 in the amount of \$3,800.00 - p 17
 - C. Arbor Valley Phase #2 change order #4 to extend substantial completion and final completion dates - p 21
 - D. Acceptance of public dedications from Dill Hill South Final Plat - p 24
 - E. Acceptance of public dedications from Amber Ridge Valley Center Final Plat - p 30
 - F. Work change directive 2026 Roadway Upgrade Services not to exceed \$20,000.00 - p 37
 - G. Valley Park School Zone Ordinance #1449-26 – p 41
 - H. Valley Center Fire Township Contracts for Discussion - p 43
12. **CONSENT AGENDA - p 50**
 - A. Appropriation Ordinance – July 24, 2026 - p 51
 - B. July 28, 2026 Planning & Zoning Minutes - p 59
 - C. April 2026 Bad Debt Report - p 67

- 13. STAFF REPORTS - p 73**
- 14. GOVERNING BODY REPORTS - p 74**
- 15. ADJOURN**

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice.

At any time during the regular City Council meeting, the City Council may meet in executive session for consultation concerning several matters (real estate, litigation, non-elected personnel, and security).

This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the City Clerk in a timely manner, at apark@valleycenterks.gov or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7310.

CALL TO ORDER

ROLL CALL

INVOCATION – MINISTERIAL ALLIANCE

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

RECOMMENDED ACTION:

Staff recommends motion to approve the agenda as presented.

ADMINISTRATION AGENDA

A. MINUTES:

Attached are the Minutes from July 21, 2026, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING
July 21, 2026
CITY HALL
121 S. MERIDIAN

Mayor Truman called the regular council meeting to order at 7:00 p.m. with the following members present: Mayor Truman, Amy Reid, Gina Gregory, Jeanne Daniels, Matt Stamm, Chris Evans, Ben Anderson, Ron Colbert & Eric Scriven.

Members Absent: None

Staff Present: Lloyd Newman, Public Safety Director
Kyle Fiedler, Community Development Director
Rodney Eggleston, Public Works Director
Neal Owings, Parks and Public Buildings Director
Amanda Park, City Clerk/HR Director
Cyndra Kastens, City Administrator

Press present: Ark Valley News

APPROVAL OF AGENDA -

Stamm moved to approve the agenda, seconded by Evans. Vote yea; unanimous. Motion carried.

ADMINISTRATION AGENDA –

Evans moved to approve the minutes of July 7, 2026, Regular City Council meeting as presented, seconded by Stamm. Vote yea; unanimous. Motion carried.

Reid moved to approve the minutes of July 7, 2026, Special Meeting as presented, seconded by Anderson. Vote yea; unanimous. Motion carried.

PRESENTATIONS/PROCLAMATIONS – None

PUBLIC FORUM –None

APPOINTMENTS – None

OLD BUSINESS-

A. ORDINANCE #1448-26 REPEALING SPECIAL USE PERMIT FOR 201 S CEDAR:

Community Development Director Fiedler presented Ord. No. 1448-26 to repeal Special Use Permit for 201 S Cedar due to violations of required permit conditions.

Stamm made a motion to approve Ordinance #1448-26 repealing the Special Use Permit for 201 S Cedar for 2nd reading and approve the mayor to sign. Motion seconded by Evans. Vote: yea; unanimous. Motion carried.

NEW BUSINESS-

A. TRAILS END STREETLIGHT POLES IN THE AMOUNT OF \$45,909.18:

Public Works Director Eggleston presented Trails End streetlight poles for approval of the trenching quote from Betzen Trenching in the amount of \$18,900.00. Adding in the cost difference for 3 light poles the total street lighting cost comes to \$45,909.18.

Gregory made motion to approve the purchase of the Trails End streetlight poles in the amount of \$45,909.18. Motion seconded by Anderson. Vote: yea; unanimous. Motion carried

B. 2027 REVISED BUDGET CALENDAR:

City Administrator Kastens presented 2027 Revised Budget Calendar.

Anderson made motion to approve the 2027 revised budget calendar. Motion seconded by Stamm. Vote: yea; unanimous. Motion carried

C. CAPITAL IMPROVEMENT PLAN 2026-2035:

City Administrator Kastens presented the capital improvement plan for 2026 - 2035.

Stamm made a motion to approve capital improvement plan for 2026-2035. Motion seconded by Evans. Vote: yea; unanimous. Motion carried.

D. HISTORICAL SOCIETY REQUEST TO PLACE SIGNS IN THE RIGHT OF WAY FOR ICE CREAM SOCIAL AND CHICKEN NOODLE/CRAFT SHOW FUNDRAISER:

City Administrator Kastens presented the Historical Society request to place signs in the ROW for the ice cream social to be held August 23, 2026. Chicken noodle/craft show fundraiser will be held November 7, 2026.

Evans made a motion to approve Historical Society request to place signs in the right of way for ice cream social and chicken noodle/craft show fundraiser. Motion seconded by Colbert. Vote: yea; unanimous. Motion carried.

CONSENT AGENDA

- A. Appropriation Ordinance – July 10, 2026
- B. 2nd Quarter Treasurer Report

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

STAFF REPORTS-

COMMUNITY DEVELOPMENT DIRECTOR FIELDER

Farmers Market this Thursday we have 18 vendors and 4 food trucks.

PARKS AND PUBLIC BUILDINGS DIRECTOR OWINGS

I am aware of the concerns regarding the splash pad at Lyon's Park. I will be contacting other cities that have splash pads, as well as the company that installed ours, to gather additional information and discuss potential solutions. All properties damaged during last year's hailstorm have now been completed.

PUBLIC SAFETY DIRECTOR NEWMAN

There will be a special meeting on July 29, 2026, at 7:00pm at LeVenue.

PUBLIC WORKS DIRECTOR EGGLESTON

Presented a Public Works status update on the water treatment facility, Seneca to Ford Street & information regarding a roundabout at 85th & Broadway.

GOVERNING BODY REPORTS –

MAYOR TRUMAN

Farmer's Market had on Thursday. The town hall meeting is important. Welcome back Ron.

COUCILMEMBER COLBERT

I am glad to be back.

Councilmember Stamm made a motion to adjourn. Motion seconded by Evans. Vote: Yea: Unanimous. Motion carried.

ADJOURN -

The meeting adjourned at 7:25 PM.

Amanda Park, City Clerk

ADMINISTRATION AGENDA
RECOMMENDED ACTION

A. MINUTES:

RECOMMENDED ACTION:

Staff recommends motion to approve the minutes of July 21, 2026, Regular Council Meeting as presented.

PRESENTATIONS / PROCLAMATIONS

PUBLIC FORUM

APPOINTMENTS

OLD BUSINESS

A. VALLEY CENTER FIRE SERVICES DISCUSSION:

NEW BUSINESS

**A. REQUEST FOR FALL FESTIVAL STREET CLOSURES BEGINNING
SEPTEMBER 24 THROUGH SEPTEMBER 27, 2026 AND SIGNAGE IN
THE ROW:**

Valley Center Chamber Director Clubb will present Request for Fall Festival Street Closures beginning September 24 through September 27, 2026 and ROW signage approval.

- **Letter to City Council**
- **Map of Street Closures and Lions Park**



Valley Center Chamber of Commerce
121 S Meridian Ave
Post Office Box 382
Valley Center, Kansas 67147

MISSION: The Valley Center Chamber of Commerce is dedicated to connecting businesses and business owners in Valley Center with the support and resources to develop, sustain, grow and stand out in the community

July 28th, 2026

To: Mayor Truman & Members of Council

From: Allison Clubb – VCCC, Executive Director

Subject: 64th Annual Valley Center Fall Festival

The 64th Annual Valley Center Fall Festival will be held on September 25th & 26th, 2026. The Chamber is requesting:

- All permits and/or fees be waived within the Valley Center city limits that may be required for the Fall Festival.
- The Chamber is requesting all ROW and/or sign fees and permits be waived so the Fall Festival can be adequately advertised within the Valley Center city limits without restriction.
- Closure of the Lion's Park entrance for parking (West side of Lion's Park, in front of the pavilion) for Kids Fest from 8am-4pm Saturday, September 26th, 2026. This will allow the VC Police Cars and Fire Trucks adequate space to set up and leave.
- Street closure of Meridian and all correlating intersections for the Fall Festival parade beginning at the VCIS, 737 N Meridian St to E Clay Street from 10am to approximately 11:30am. The parade is scheduled to begin line up at 8am with the parade beginning at 10am and should end around 11-11:30am.
- Street closure of Main Street, from Meridian to Ash St, and the closure of South Park St, from Main to West Allen St both beginning Thursday September 24th at 5pm through Sunday morning, September 27th to approximately 6am.
- Street closure of North Park Street, from W First St to Main St beginning Friday, September 24th at 8am through Sunday morning the 27th to approximately 6am.

Thank you for your time and consideration,

Allison Clubb
Executive Director
Valley Center Chamber of Commerce





E Allen St

S Abilene Ave

XXX

E Clay St

NEW BUSINESS

RECOMMENDED ACTION

**A. REQUEST FOR FALL FESTIVAL STREET CLOSURES BEGINNING
SEPTEMBER 24 THROUGH SEPTEMBER 27, 2026 AND SIGNAGE IN
THE ROW:**

Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend motion to approve request for Fall Festival Street closures beginning September 24 through September 27, 2026 and signage in the ROW.

NEW BUSINESS

B. ARBOR VALLEY PHASE #2 CHANGE ORDER #3 IN THE AMOUNT OF \$3,800.00:

SEH will present Arbor Valley phase #2 change order #3 for remobilization and additional staking in the amount of \$3,800.00.

- **Arbor Valley Phase #2 change order #3**



Building a Better World
for All of Us®

CHANGE ORDER

CITY OF VALLEY CENTER

OWNER

07/24/2026

DATE

OWNER'S PROJECT NO.

ARBOR VALLEY PH 2

PROJECT DESCRIPTION

3

CHANGE ORDER NO.

VALCT 186186

SEH FILE NO.

The following changes shall be made to the contract documents:

Description:

- REMOBILIZATIN AND ADDITONAL STAKING - \$3,800.00

Purpose of Change Order:

- DUE TO CONFLICTS WITH EXISTING EASEMENTS, MIES CONSTRUCTION HAD TO DEMOBILIZE FROM THE SITE WHILE A NEW EASEMENT WAS ESTABLISHED. CO #3 IS FOR REMOBILIZATION AND ADDITIONAL STAKING COSTS

Basis of Cost: ☒ Actual ☐ Estimated

Attachments (list supporting documents)

MIES CONSTRUCTION CHANGE ORDER REQUEST #3

Contract Status

Original Contract

Net Change Prior C.O.'s 1 to 3

Change this C.O.

Revised Contract

Time

Cost

-

\$666,120.70

-

\$12,300.00

-

\$3,800.00

-

\$682,220.70

Recommended for Approval: **Short Elliott Hendrickson Inc.** by

KEVIN MCKINNEY

Approved for Owner:

BY CITY OF VALLEY CENTER

TITLE

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 15750 West Dodge Road, Suite 304, Omaha, NE 68118-2535

402.513.8200 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer



1919 SW BLVD. WICHITA, KS 67213

(316) 945-7227

FAX (316) 945-7799

To:	City Of Valley Center	Contact:	Rodney Eggleston
Address:	121 S. Meridian Valley Center, KS 67147 USA	Phone:	(316) 755-7310
		Fax:	(316) 755-7319
Project Name:	Arbor Valley Ph 2 Improvements	Bid Number:	SEH No VALCT 186186
Project Location:	North Of Ford St, West Of Broadway, Valley Center, KS	Bid Date:	1/30/2026

MIES CONSTRUCTION INC. hereby proposes to furnish all material, equipment and labor required to complete the portion in the following proposal.

Line #	Item Description	Estimated Quantity	Unit	Unit Price
Change Order #3				
1	Remobilization & Staking	1.00	LS	\$3,800.00

Total Bid Price: \$3,800.00

Notes:

- **CO#3-** Due to conflicts with existing easements, Mies Construction had to demoblize from the site while a new easement was established. CO #3 is for rembolization and additional staking costs.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Mies Construction Inc.

Authorized Signature: _____

Estimator: Jay Johnson
(316) 945-7227 jay@miesconstruction.com

NEW BUSINESS
RECOMMENDED ACTION

**B. ARBOR VALLEY PHASE #2 CHANGE ORDER #3 IN THE AMOUNT
OF \$3,800.00:**

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Should Council choose to proceed

RECOMMENDED ACTION

Staff recommend approval of Arbor Valley phase #2 change order #3 in the amount of \$3,800.00 and authorize mayor to sign.

NEW BUSINESS

**C. ARBOR VALLEY PHASE #2 CHANGE ORDER #4 TO EXTEND
SUBSTANTIAL COMPLETION AND FINAL COMPLETION DATES:**

Public Works Director Eggleston will present Arbor Valley phase #2 change order #4 to extend substantial completion and final completion dates.

- **Arbor Valley phase #2 change order #4**



1919 SW BLVD. WICHITA, KS 67213

(316) 945-7227

FAX (316) 945-7799

To:	City Of Valley Center	Contact:	
Address:	121 S. Meridian Valley Center, KS 67147 USA	Phone:	(316) 755-7310
		Fax:	(316) 755-7319
Project Name:	Arbor Valley Ph 2 Improvements	Bid Number:	SEH No VALCT 186186
Project Location:	North Of Ford St, West Of Broadway, Valley Center, KS	Bid Date:	1/30/2026

MIES CONSTRUCTION INC. hereby proposes to furnish all material, equipment and labor required to complete the portion in the following proposal.

Line #	Item Description	Estimated Quantity	Unit
1	Extend Substantial Completion Date To Oct 2, 2026	1.00	LS
2	Extend Final Completion Date To Oct 30, 2026	1.00	LS

Notes:

- No cost change order to extend the completion timelines due to delays in the award process.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____**Signature:** _____**Date of Acceptance:** _____**CONFIRMED:****Mies Construction Inc.****Authorized Signature:** _____**Estimator:** Jay Johnson

(316) 945-7227 jay@miesconstruction.com

NEW BUSINESS
RECOMMENDED ACTION

C. ARBOR VALLEY PHASE #2 CHANGE ORDER #4 TO EXTEND
SUBSTANTIAL COMPLETION AND FINAL COMPLETION DATES:

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommend approval of Arbor Valley phase #2 change order #4 to extend substantial completion and final completion dates and authorize mayor to sign.

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NEW BUSINESS

**D. ACCEPTANCE OF PUBLIC DEDICATIONS FROM DILL HILL
SOUTH FINAL PLAT:**

Community Development Director Fiedler will present public dedications for acceptance as part of the Final Plat for Dill Hill South. This subdivision is located at 2216 East Ford St., just south of the Dill Hill Addition commonly known as Ceterra.

- **City Council Memo**
- **Dill Hill South Final Plat**
- **Final Plat Staff Report**



August 4th, 2026

To: Mayor Truman & Council Members

From: Kyle Fiedler, Community Development Director

Subject: Dill Hill South Final Plat

BACKGROUND

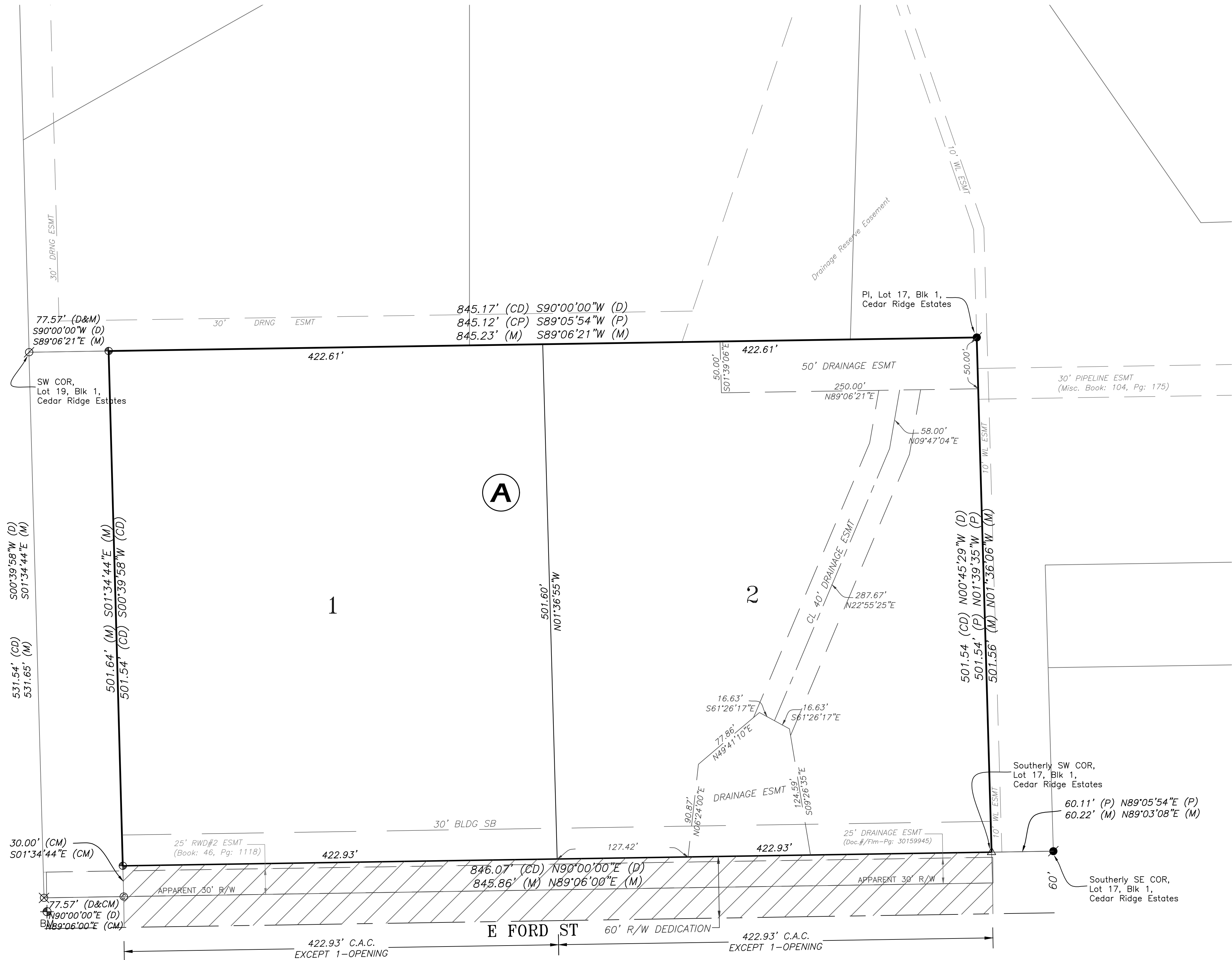
Valley Center Planning and Zoning has approved the Final Plat for Dill Hill South, a subdivision of a 10+/-acre tract located at 2216 E. Ford St. The subdivision will divide this tract into 2 parcels.

The Governing Body now needs to consider accepting dedications of streets, alleys and other public ways and sites shown on final plats. Specifically on this plat, the public dedications include road right-of-way and drainage easements.

RECOMMENDATION

Staff recommend that the Council accept the dedications as shown on the final plat.

Sincerely, Kyle Fiedler, Community Development Director



LEGEND:

- (M) – Measured
(P) – Platted
(D) – Described by Deed
(CM) – Calculated per Measured Info.
(CD) – Calculated per Described Info.
C.A.C – Complete Access Control
● – Found $\frac{3}{8}$ " Rebar (Garver)
○ – Found $\frac{3}{8}$ " Rebar (Garver–FAB5)
△ – Found $\frac{3}{8}$ " Rebar (Unknown Origin)
⊗ – Found $\frac{1}{2}$ " Rebar (Armstrong)
⊕ – Set $\frac{1}{2}$ " Rebar (KEMPA)

50' DRAINAGE EASEMENT NOTE:

Any Improvements and/or maintenance required for the existing onsite outfall structure in the northeast corner of Lot 2 will be the responsibility of the owners of Lot 17 & Lot 18, Block 1, Cedar Ridge Estates Addition, Valley Center, Sedgwick County, Kansas.



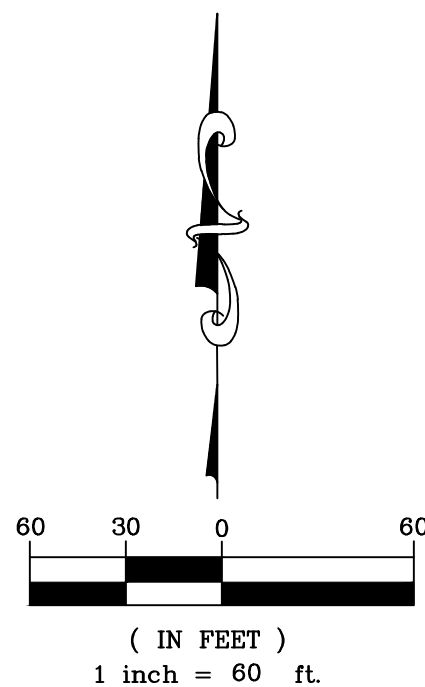
Benchmark:

BM#1:

Cross cut on top of curb inlet on the North side of E. Ford St. approximately 45' South and 74' West of the Southwest corner of Lot 1, Block A, Dill Hill South Addition, Valley Center, Sedgwick County, Kansas.

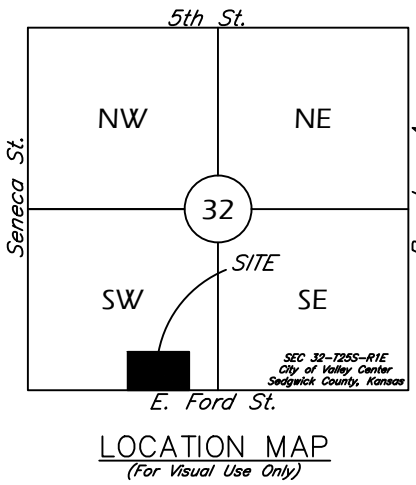
ELEVATION = 1364.19 (NAVD 88)

Minimum Pad Elevation		
Lot	Block	Elev NAVD 88
2	A	1368.00



NOTES:

- Property is subject to a 30' wide, Right of Way Agreement in favor of White Eagle Oil Corporation (Misc. Book 104, Page 175), OF UNDEFINED LOCATION. Assigned to Derby Refining Company (Film 993, Page 771). Affects the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 32, T25S–R1E.
- Property is subject to a Blanket, Right of Way Agreement in favor of Socony–Vacuum Oil Company (Misc. Book 311, Page 355) affecting the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Sec. 32, T25S–R1E. Last assigned to Jayhawk Pipeline Corporation (Film 938, Page 362).
- Property is subject to the terms and provisions contained in the document entitled "Findings and Order Expanding the Boundaries of the Equus Beds Groundwater Management District No. 2" (Doc.#/Film–Pg: 29716403).



State of Kansas }
County of Sedgwick } SS

I, Keith A. Severns, a licensed land surveyor of the State of Kansas, do hereby certify that the following described tract of land was surveyed on this 20th day of May, 2026 and the accompanying final plat prepared and that all the monuments shown herein actually exist and their positions are correctly shown to the best of my knowledge and belief:

LEGAL DESCRIPTION

That part of the East Half of the Southwest Quarter of Section 32, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County, Kansas, described as beginning at the southwest corner thereof; thence N90°00'00"E along the south line of said E/2, 923.64 feet; thence N00°45'29"W, 561.55 feet; thence S90°00'00"W parallel with the said south line, 922.74 feet to the west line of said E/2; thence S00°39'59"W, along said west line, 561.54 feet to the Point of Beginning; EXCEPT the West 77.57 feet thereof.

Keith A. Severns, PS #1355

State of Kansas }
County of Sedgwick } SS

This is to certify that the undersigned owner(s) of the land described in the Surveyor's Certificate have caused the same to be surveyed and subdivided on the accompanying plat into lots, a block, a street and other public ways under the name of Dill Hill South Addition; an addition to the City of Valley Center, Sedgwick County, Kansas. The street is hereby dedicated to and for the use of the public. The access controls are hereby granted to the appropriate governing body as shown hereon. The Drainage Easements are hereby reserved for drainage purposes and shall be the responsibility of Lot 2, Block A, until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. The 50' Drainage Easement is hereby granted to and for the use of the public as indicated for drainage purposes and the construction and maintenance of public drainage ways and appurtenances thereto. A master drainage plan has been developed for this plat. All drainage easements, rights of way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater. Buildings shall be constructed at or above the specified minimum pad elevation. The land contained herein is held and shall be conveyed subject to any restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas.

By: Ryan Nett, Managing Member, VCR, LLC Date

State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on this ____ day of ____, 2026, by Ryan Nett, Managing Member, VCR, LLC.

Notary Public

My Commission Expires: ____

Reviewed in accordance with K.S.A. 58–2005 on this ____ day of ____, 2026.

Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Final Plat

Dill Hill South Addition

An Addition To The City of Valley Center, Sedgwick County, Kansas

Part of the SW $\frac{1}{4}$, Section 32, Township 25 South, Range 1 East of the 6th P.M., Sedgwick County Kansas

State of Kansas }
County of Sedgwick } SS

This plat of the Dill Hill South Addition, an Addition to Valley Center, Sedgwick County, Kansas, was approved by the Valley Center City Planning and Zoning Board. Dated this ____ day of ____, 2026.

Dalton Wilson, Chair

Kyle Fiedler, Secretary

State of Kansas }
County of Sedgwick } SS

This dedications shown on this plat, if any, are hereby accepted by the governing body of the City of Valley Center, Kansas on this ____ day of ____, 2026.

At the Direction of the City Council.

Jet Truman, Mayor

Amanda Park, City Clerk

State of Kansas }
County of Sedgwick } SS

This plat approved as an addition to the City of Valley Center, Kansas pursuant to provisions of K.S.A. 12–401.

Dated Signed: ____

Barry Arbuckle, City Attorney

State of Kansas }
County of Sedgwick } SS

Entered on transfer record this ____ day of ____, 2026.

Kelly B. Arnold, County Clerk

State of Kansas }
County of Sedgwick } SS

This is to certify that this plat has been filed for record in the Office of the Register of Deeds this ____ day of ____, 2026, at ____ o'clock ____M, and duly recorded.

Tonya E. Buckingham, Register of Deeds

Kenly Zehring, Chief Deputy

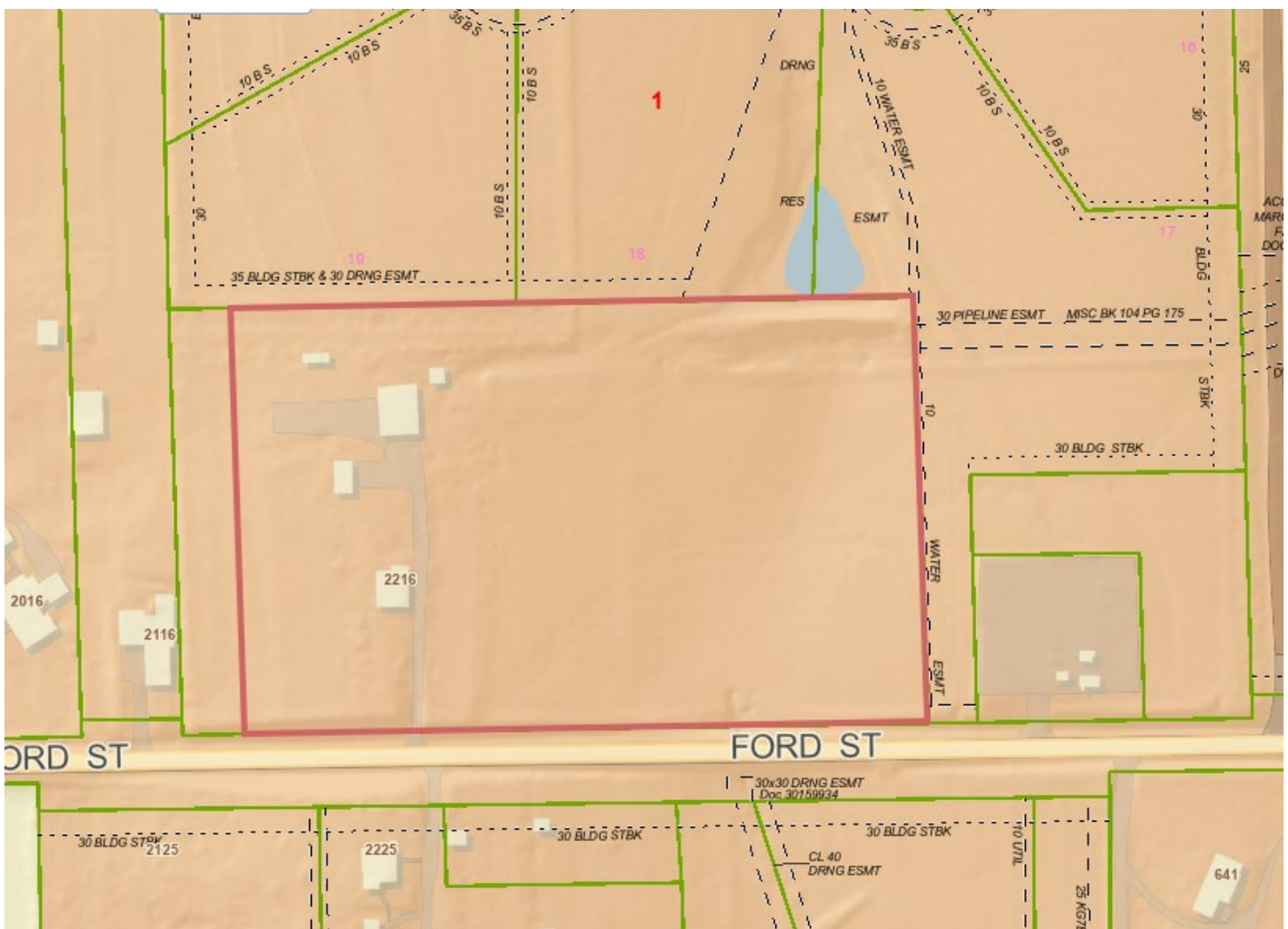
Date: July 28th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Final Plat Approval for Dill Hill South (SD-2026-01)

KE Miller Engineering, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat for the land (outlined in red below) currently addressed as 2216 E. Ford, Valley Center, KS 67147.



Applicant's Reasons for Platting:

The applicant is seeking to sub-divide this 10-acres into 2 single-family suburban residential lots through the platting process.

Staff Comments:

The final plat has been reviewed by the City Staff Review Team, which has provided multiple comments/revisions that have been incorporated into the final plat documents, which are included as a separate attachment with this staff report. The final plat meets all the requirements listed in the required contents section (16.05.01) for final plats submitted to the City of Valley Center for approval, however the developer is requesting a waiver from the requirement to have City Sanitary Sewer. Once approved by this board, it will go to City Council for acceptance of public dedications. At the time of platting, it is proposed to remain RR-1 (Suburban Residential). As currently shown, this plat will create a total of 2 new residential parcels.

A public notice was published in *The Ark Valley News*. As of the date of this report, there have been no contacts made. Any comments received after this report will be shared with the Board during the public hearing.

Staff Recommendation:

City staff recommend approval of this final plat application.

NEW BUSINESS
RECOMMENDED ACTION

D. ACCEPTANCE OF PUBLIC DEDICATIONS FROM DILL HILL
SOUTH FINAL PLAT:

Should Council choose to proceed,

RECOMMENDED ACTION:

City staff recommend approval of this final plat application.

NEW BUSINESS

E. ACCEPTANCE OF PUBLIC DEDICATIONS FROM AMBER RIDGE VALLEY CENTER FINAL PLAT:

Community Development Director Fiedler will present public dedications for acceptance as part of the Final Plat for Amber Ridge Valley Center. This subdivision is located on East 5th St., just east of the floodway. It is currently part of the Trails End subdivision.

- **City Council Memo**
- **Amber Ridge Final Page 1**
- **Amber Ridge Final Page 2**
- **Final Plat Staff Report**



August 4th, 2026

To: Mayor Truman & Council Members

From: Kyle Fiedler, Community Development Director

Subject: Amber Ridge Valley Center Final Plat

BACKGROUND

Valley Center Planning and Zoning has approved the Final Plat for Amber Ridge Valley Center. This is a replat of the residential portion of the Trails End Addition. The changes that were made with this plat are to the subdivision name and the street names.

The Governing Body has previously accepted the public dedications, but because of the replat, now needs to consider re-accepting dedications of streets, alleys and other public ways and sites shown on final plats. Specifically on this plat, the public dedications include road right-of-way and utility easements.

RECOMMENDATION

Staff recommend that the Council accept the dedications as shown on the final plat.

Sincerely, Kyle Fiedler, Community Development Director

FINAL PLAT

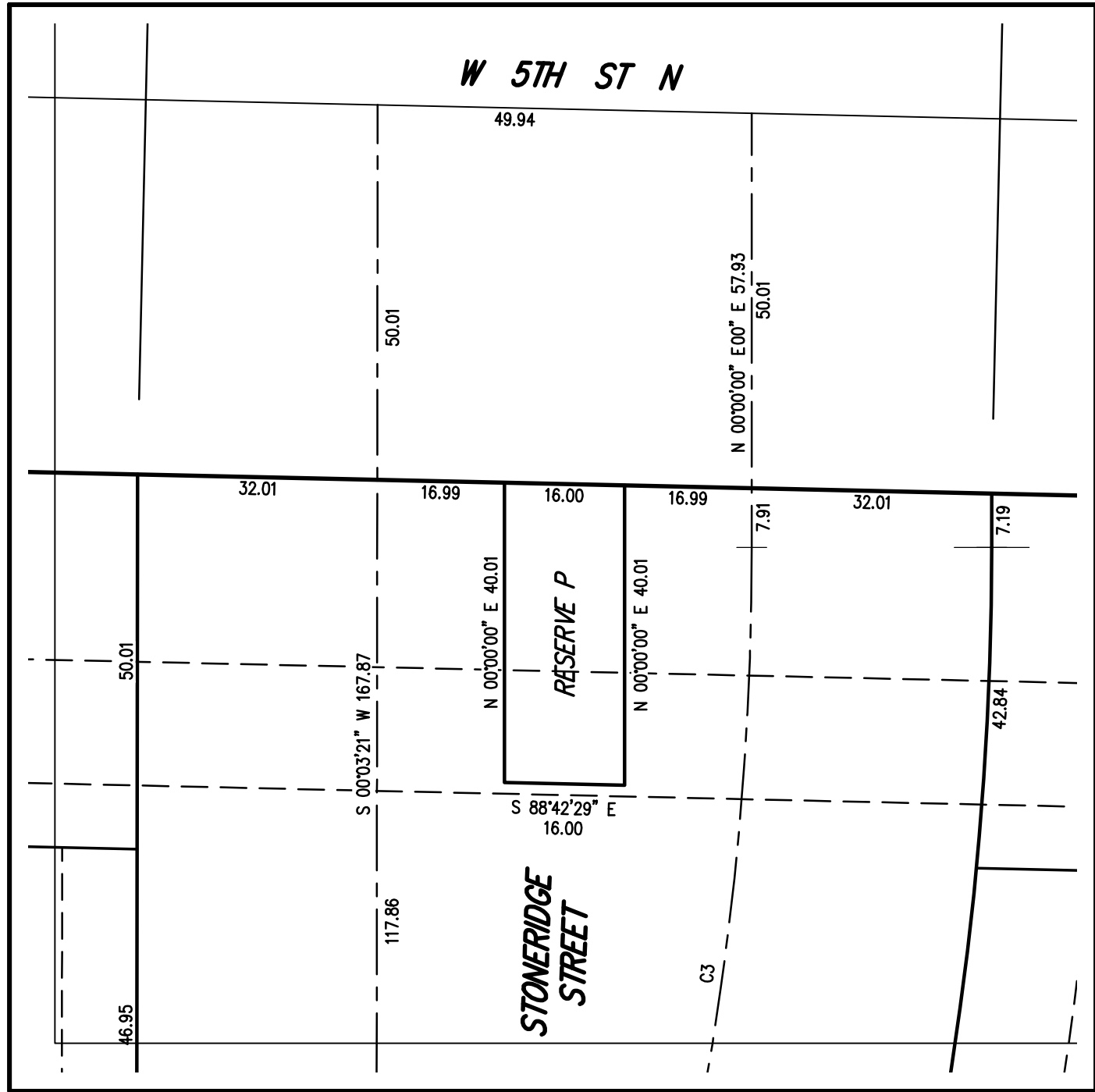
AMBER RIDGE VALLEY CENTER

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

NW CORNER NE 1/4
SECTION 31, T25S, R1E
FOUND 5/8" REBAR WITH
YELLOW PLASTIC CAP
FROM TIES AT K.S.H.S.



NE CORNER NE 1/4
SECTION 31, T25S, R1E
FOUND 1/2" REBAR WITH
PLASTIC CAP STAMPED
"ALPHA CLS-184"
FROM TIES AT K.S.H.S.



RESERVE P

BENCHMARKS

DATUM BENCHMARK:
VERTICAL DATUM IS NAVD 88 DERIVED FROM USING THE SEDGWICK COUNTY NTRIP
NETWORK. ORTHOMETRIC HEIGHT WAS DETERMINED USING THE GEOID 18 (CONUS)
MODEL. UNITS ARE U.S. SURVEY FEET.

BM #61 - C.O.W. BRASS DISK ON SE CORNER OF BRIDGE HUB GUARD, 800± N. OF
EAST QUARTER CORNER.

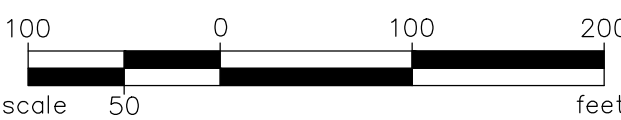
ELEV=1352.48

BM #62 - CHISELED "X" CUT ON SE CORNER OF GATE VALVE BOX, 30± NORTHWEST
OF NORTHWEST PROPERTY CORNER.

ELEV=1352.88

LEGEND OF SYMBOLS & ABBREVIATIONS

△	SECTION SUBDIVISION CORNER FOUND	SQ.	SQUARE
○	FOUND 1/2" REBAR UNKNOWN ORIGIN	FT.	FEET
●	SET 1/2" REBAR WITH CAP	VOL.	VOLUME
●	STAMPED "ALPHA CLS-184"	PG.	PAGE
N.	NORTH	O.R.	OFFICIAL RECORD
S.	SOUTH	C.	CALCULATED
E.	EAST	R.	RECORD
W.	WEST	M.	MEASURED
°	DEGREES	R/W	RIGHT OF WAY
'	FEET OR MINUTES	POB	POINT OF BEGINNING
"	INCHES OR SECONDS		



13140 LINCOLN ROAD, UNIT 101
OMAHA, NE 68138
PH: (402) 513-8200

SURVEY DATE: N/A	PLOT DATE: 07/22/2026
DRAWN BY: RDB	SEH PROJECT: INDEV-188834
CHECKED BY: JV	SHEET 1 OF 2

FINAL PLAT

AMBER RIDGE VALLEY CENTER

A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, LLOYD P. DORZWEILER, A LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON THIS _____ DAY OF _____, 20____, AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

EXISTING PUBLIC EASEMENTS AND DEDICATIONS ARE BEING VACATED BY VIRTUE OF K.S.A. 12-512B AS AMENDED.

LLOYD P. DORZWEILER, PS #885
102 EAST 4TH AVENUE
HUTCHINSON, KS 67501
(620) 728-0012

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE; HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS, AND RESERVES UNDER THE NAME OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

THE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ALL STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

RESERVE F IS RESERVED FOR STORMWATER DRAINAGE AND DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVES C, D, E, G AND L ARE RESERVED FOR STORMWATER DRAINAGE, OPEN SPACE, LANDSCAPING AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVES H, I, AND K ARE RESERVED FOR OPEN SPACE AND LANDSCAPING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

RESERVE P IS RESERVED FOR LANDSCAPING, STREETS, ENTRY MONUMENTS AND UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.

LOTS SHALL BE AT A MINIMUM LOWEST OPENING ELEVATION OF 1347.2.

HORNET CAPITAL, LLC, A KANSAS LIMITED LIABILITY COMPANY

MATTHEW W. ANDERSON, MANAGING PARTNER

NOTARY CERTIFICATE

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20____, BY MATTHEW W. ANDERSON, MANAGING, MANAGING PARTNER OF HORNET CAPITAL, LLC, A KANSAS LIMITED LIABILITY COMPANY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MORTGAGE CERTIFICATE

WE THE UNDERSIGNED, HOLDERS OF MORTGAGE ON THE ABOVE DESCRIBED PROPERTY, DO HEREBY CONSENT TO THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS.

LEGACY BANK

REX REYNOLDS, SENIOR VICE PRESIDENT / COMMERCIAL LENDING

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 20____, BY REX REYNOLDS, SENIOR VICE PRESIDENT / COMMERCIAL LENDING.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY SURVEYOR CERTIFICATE

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN REVIEWED FOR FILING, PURSUANT TO K.S.A. 58-2005 AND K.S.A. 58-2001 FOR CONTENT ONLY AND IS IN COMPLIANCE WITH THOSE PROVISIONS. NO OTHER WARRANTIES ARE EXTENDED OR IMPLIED.

TRICIA L. ROBELLO, PS #1246

DEPUTY COUNTY SURVEYOR, SEDGWICK COUNTY, KANSAS

PLANNING AND ZONING BOARD

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS WAS APPROVED BY THE VALLEY CENTER CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

DALTON WILSON

ATTEST:

_____, SECRETARY

KYLE FIEDLER

GOVERNING BODY CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THE DEDICATIONS SHOWN ON THIS PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF VALLEY CENTER, KANSAS ON THIS _____ DAY OF _____, 20____.

_____, MAYOR

JET TRUMAN

ATTEST:

_____, CITY CLERK

KRISTI CARRITHERS

CITY ATTORNEY CERTIFICATE

STATE OF KANSAS)
) SS
CITY OF VALLEY CENTER)

THIS PLAT OF "AMBER RIDGE VALLEY CENTER" A REPLAT OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 AND 46, BLOCK A, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 AND 26, BLOCK B, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32 AND 33, BLOCK C, TOGETHER WITH LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41, BLOCK D, AND TOGETHER WITH RESERVES C, D, E, F, G, H, I, K, L AND P; ALL IN TRAILS END, AN ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS WAS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401, THIS _____ DAY OF _____, 20____.

_____, CITY ATTORNEY

BARRY ARBUCKLE

TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 20____.

_____, COUNTY CLERK

KELLY B. ARNOLD

REGISTER OF DEEDS

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE, AT _____ (A.M.) (P.M.), ON THIS _____ DAY OF _____, 20____.

TONYA BUCKINGHAM, REGISTER OF DEEDS

KENLY ZEHRING, DEPUTY

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C1	1048.00	10°13'49"	187.12	93.81	S 3°06'52" E 186.88
C2	952.00	12°29'12"	207.47	104.15	S 2°01'11" E 207.06
C3	1048.00	10°16'30"	187.94	94.22	S 0°54'50" E 187.69
C4	361.00	7°47'38"	49.11	24.59	N 2°09'16" W 49.07
C5	60.00	27°59'23"	29.24	14.92	N 44°45'09" E 28.95
C6	90.00	110°30'42"	173.59	129.76	S 3°27'30" W 147.91
C7	70.00	12°47'54"	15.64	7.85	N 58°11'48" W 15.60
C8	670.00	23°44'01"	277.53	140.79	S 85°14'24" W 275.55
C9	430.00	15°38'54"	117.44	59.09	S 89°16'57" W 117.07
C10	347.82	7°33'9"14"	447.12	260.46	S 61°33'25" E 416.96
C11	420.00	35°11'03"	257.91	133.17	N 17°35'32" E 253.88
C12	301.81	35°07'43"	185.04	95.53	N 17°37'12" E 182.16
C13	280.00	126°39'07"	641.04	577.25	S 28°08'30" E 518.27
C14	350.00	45°32'28"	278.19	146.91	N 65°45'43" E 270.93
C15	250.00	55°25'05"	241.81	131.30	S 70°42'01" W 232.49
C16	150.00	60°01'53"	157.16	86.66	S 24°48'00" E 150.07
C17	200.00	91°42'24"	320.12	206.05	N 79°19'51" E 287.02
C18	205.00	145°53'38"	522.00	668.31	N 73°34'32" W 391.97
C19	700.00	9°02'16"	110.42	55.32	N 3°53'25" E 110.30
C20	500.00	37°04'46"	323.58	167.69	S 65°38'18" E 317.97
C21	175.00	131°24'37"	401.37	387.68	S 32°50'11" E 319.00
C22	600.00	15°38'54"	163.87	82.45	S 89°16'57" W 163.36

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE
C23	384.50	34°27'39"	231.26	119.25	N 79°52'34" E 227.79
C26	200.00	39°47'45"	138.91	72.39	N 45°37'54" W 136.14
C27	200.00	40°49'38"	142.51	74.43	S 47°47'38" W 139.52
C28	460.00	25°08'41"	201.88	102.59	N 18°25'25" E 200.26
C29	481.39	20°54'03"	175.60	88.79	S 24°41'31" E 174.63
C30	343.51	16°05'02"	96.43	48.53	S 24°50'41" W 96.11
C34	590.00	24°04'37"	247.93	125.82	N 16°29'59" E 246.11
C35	375.00	29°25'14"	192.56	98.45	S 48°11'16" W 190.45
C36	375.00	91°24'43"	598.29	384.36	N 71°23'45" W 536.82
C37	370.00	59°55'04"	386.93	213.27	N 89°05'11" E 369.54
C38	35.00	145°46'39"	89.05	113.69	N 73°29'47" W 66.90
C39	420.00	11°42'03"	85.77	43.04	S 81°15'13" W 85.62
C40	420.00	16°24'05"	120.23	60.53	S 65°09'15" W 119.82
C41	180.00	24°50'17"	78.03	39.64	N 55°24'37" E 77.42
C42	180.00	15°55'34"	50.03	25.18	N 80°34'10" E 49.87
C43	120.00	118°17'41"	247.76	200.88	S 32°19'13" E 206.04
C44	90.00	37°11'42"	58.43	30.28	S 40°07'00" W 57.41
C46	200.00	84°54'56"	296.41	183.00	N 69°42'25" E 270.02
C47	670.00	12°36'43"	147.48	74.04	S 75°42'09" E 147.18
C48	670.00	10°24'28"	121.71	61.02	S 86°39'44" W 121.54
C49	670.00	47°07'01"	48.14	24.08	N 84°47'15" W 48.13
C59	70.00	65°33'24"	80.09	45.07	N 84°34'33" W 75.79

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 08°15'47" E	105.14
L2	S 06°03'05" E	30.47
L3	S 01°44'33" W	65.61
L4	S 30°47'28" W	43.48
L5	N 12°25'26" W	137.69
L8	S 00°03'21" W	93.00
L9	N 78°47'46" W	116.56
L10	S 59°24'22" E	89.24
L11	S 24°43'25" E	52.21

LINE TABLE		
LINE #	DIRECTION	LENGTH
L12	S 35°05'57" E	97.47
L13	N 54°48'57" W	76.80
L14	S 54°48'57" E	78.54
L15	N 23°56'39" E	10.33
L16	N 44°54'37" W	94.63
L17	N 55°11'32" W	83.35
L18	N 69°41'29" W	91.40

Date: July 28th, 2026

To: City of Valley Center Planning and Zoning Board

From: Kyle Fiedler, *Community Development Director*

Final Plat Approval for Amber Ridge Valley Center (SD-2026-03)

Alpha Land Surveys, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a final plat for the land (outlined in red below) currently unaddressed located south of East 5th Street, just east of the floodway, Valley Center, KS 67147.



Applicant's Reasons for Platting:

The applicant is seeking to replat this 53-acres residential development, currently platted as Trails End Addition. This replat encompasses a name change to Amber Ridge Valley Center, as well as changing all of the street names throughout the development.

Staff Comments:

The final plat has been reviewed by the City Staff Review Team, there were no changes to the plat, beyond the name and street names. The developer requested two streets to be re-named and the City recommended changing almost all to better align with current recommendations in addressing. Once approved by this board, it will go to City Council.

A public notice was published in *The Ark Valley News*. As of the date of this report, there have been no contacts made. Any comments received after this report will be shared with the Board during the public hearing.

Staff Recommendation:

City staff recommend approval of this final plat application.

NEW BUSINESS
RECOMMENDED ACTION

**E. ACCEPTANCE OF PUBLIC DEDICATIONS FROM AMBER RIDGE
VALLEY CENTER FINAL PLAT:**

Should Council choose to proceed,

RECOMMENDED ACTION:

City staff recommend approval of this final plat application.

NEW BUSINESS

**F. WORK CHANGE DIRECTIVE TO THE 2026 ROADWAY UPGRADE
SERVICES NOT TO EXCEED \$20,000.00:**

Public Works Director Eggleston will present the work change directive to the 2026 roadway upgrade.

- **Work Change Directive**
- **Unsuitable Subbase Quote**

WORK CHANGE DIRECTIVE NO.: 01

Owner: Valley Center
Contractor: Pearson Construction
Project: 2026 Roadway Upgrade Services

Owner’s Project No.:
Contractor’s Bid No.: 2604-016

Date Issued: 08/04/2026

Contractor is directed to proceed promptly with the following change(s):

Description:

Excavate unsuitable material agreed upon onsite by contractor and inspector/city staff. Replace unsuitable soil with base material and compact it to Valley Center specifications.

Attachments:

Pearson Construction quote

Purpose for the Work Change Directive:

Allow for described changes in project with staff approval up to listed dollar amount.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

☐ Non-agreement on pricing of proposed change. ☒ Necessity to proceed for schedule

Estimated Change in Contract Price:

Contract Price: \$ 20,000.00 **increase.**

Basis of estimated change in Contract Price:

☐ Lump Sum ☒ **Unit Price - \$85 per CY** ☐ Cost of the Work ☐ Other

Recommended by City Staff

Authorized by Owner

By:	<u>Rodney Eggleston</u>	<u>Jet Truman</u>
Title:	<u>Public Works Director</u>	<u>Valley Center Mayor</u>
Date:	<u>08/04/2026</u>	<u></u>



2901 N. Mead
Wichita, KS 67219
p: (316) 263-3100
f: (316) 263-3071
www.pearsonconstructionllc.com

To:	City of Valley Center	Contact:	Rodney Eggleston
Address:	116 S. Park Valley Center, KS 67147	Phone:	
		Fax:	
Project Name:	Valley Center - 2026 Roadway Upgrade Services {FINAL}	Bid Number:	2604-016
Project Location:	Seneca St, From 69th Go South To RR Tracks, Valley Center, KS	Bid Date:	4/23/2026
Addendum #:	2		

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
101	Remove & Replace Unsuitable Subgrade	1.00	CY	\$85.00	\$85.00

Total Bid Price: \$85.00

Notes:

- The above price does not include Performance and Payment Bonds. Add 1.00 % if required.
- Sales tax excluded
- Staking and Layout excluded
- Erosion control excluded
- Soils testing excluded
- Seeding Excluded
- Barricades / traffic control excluded
- The above price is good for 30 days.
- Acknowledge Addendum 1-?
- Subgrade to be +/- .10 feet
- Backfilling of curbs, prior to sidewalk construction is included. Backfilling of sidewalks is excluded.
- All base bid items are tied unless otherwise noted or discussed prior to bid opening.
- Subgrade by others shall be blue-topped prior to our work.
- A 1 year warranty is part of this proposal
- Any items of work not specifically listed in this proposal are excluded.
- Terms are NET 30 days. No retainage.
- Liquidated damages are not part of this proposal

Payment Terms:

Payment: Net 30 Days

ACCEPTED:

The above prices, specifications and conditions are satisfactory and are hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Pearson Construction, LLC

Authorized Signature: _____

Estimator: Micaiah Bergeron
316-640-7866

NEW BUSINESS
RECOMMENDED ACTION

F. WORK CHANGE DIRECTIVE TO THE 2026 ROADWAY UPGRADE
SERVICES NOT TO EXCEED \$20,000.00:

Should Council choose to proceed,

RECOMMENDED ACTION:

Staff recommends the approval of the work change directive to the 2026 roadway upgrade services not to exceed \$20,000.00 and approve the mayor to sign.

NEW BUSINESS

G. VALLEY PARK SCHOOL ZONE ORDINANCE #1449-26:

Public Safety Director Newman will present Valley Park school zone ordinance #1449-26.

NEW BUSINESS
RECOMMENDED ACTION

G. VALLEY PARK SCHOOL ZONE ORDINANCE #1449-26:

RECOMMENDED ACTION:

Staff recommends motion to wave first reading of ordinance #1449-26 and approve the mayor to sign.

NEW BUSINESS

H. VALLEY CENTER FIRE TOWNSHIP CONTRACTS FOR DISCUSSION:

Public Safety Director Newman will discuss current Valley Center Fire contracts.

- **Valley Center Township**
- **Park Township**
- **Grant Township**

CONTRACT FOR FIRE PROTECTION

THIS AGREEMENT made this 1st day of January, 2026 by and between the City of Valley Center, Kansas a duly incorporated city of the second class, located in Sedgwick County, Kansas, hereinafter referred to as the City and Valley Center Township, a Kansas Municipality, hereinafter referred to as the Township.

WITNESSETH:

WHEREAS, the Township is desirous of continuing fire protection for property and persons located and residing within the limits of said Township; and

WHEREAS, the City is willing to provide fire protection to said Township, subject to the conditions set forth hereinafter,

THEREFORE, the aforementioned parties do hereby contract, covenant and agree as follows to wit:

1. The City agrees to furnish fire protection for property in GRANT Township, for a period of (One) 1 year from and after the date of this agreement.

2. The City's Fire Department will respond to fire alarms and calls within the established boundaries of the Township, subject to the following conditions, to wit:

a. The City is expressly exempted from any liability, of any nature, for the failure of its Fire Department to respond to a fire alarm or call, or the manner in which said Fire Department responds, including, but not limited to, the extinguishing or failure to extinguish any fire, and any damage done to any property as a result thereof.

b. The City Fire Department will make all reasonable efforts, subject to road and inclement weather conditions to promptly and sufficiently respond to any fire alarm or call.

c. The City Fire Chief, and/or his designated agent shall at all times have the exclusive right and discretion to determine the amounts and types of equipment or call to which the City Fire Department may respond hereunder.

3. In consideration of the City providing the fire protection on the terms set forth above, the Township does hereby agree to pay the City the following amount of money at the time indicated to pay.

January 31, 2026.....\$1,000.00

PAGE 2

4. The responsibilities of the City hereunder shall be subject to its responsibilities under any agreements for mutual aid entered, at any time, between the City and Sedgwick County.

5. This agreement may be cancelled by either party hereto upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF the Parties hereto have executed this agreement according to law the day and year first above written.

CITY OF VALLEY CENTER, KANSAS

BY _____
MAYOR

Attest:

KRISTI CARRITHERS, CITY CLERK

Valley Center TOWNSHIP,
SEDGWICK COUNTY, KANSAS

TRUSTEE

TREASURER

CLERK

TOWNSHIP BOARD

CONTRACT FOR FIRE PROTECTION

THIS AGREEMENT made this 1st day of January, 2026 by and between the City of Valley Center, Kansas a duly incorporated city of the second class, located in Sedgwick County, Kansas, hereinafter referred to as the City and Park Township, a Kansas Municipality, hereinafter referred to as the Township.

WITNESSETH:

WHEREAS, the Township is desirous of continuing fire protection for property and persons located and residing within the limits of said Township; and

WHEREAS, the City is willing to provide fire protection to said Township, subject to the conditions set forth hereinafter,

THEREFORE, the aforementioned parties do hereby contract, covenant and agree as follows to wit:

1. The City agrees to furnish fire protection for property in Park Township, for a period of (One) 1 year from and after the date of this agreement.

2. The City's Fire Department will respond to fire alarms and calls within the established boundaries of the Township, subject to the following conditions, to wit:

a. The City is expressly exempted from any liability, of any nature, for the failure of its Fire Department to respond to a fire alarm or call, or the manner in which said Fire Department responds, including, but not limited to, the extinguishing or failure to extinguish any fire, and any damage done to any property as a result thereof.

b. The City Fire Department will make all reasonable efforts, subject to road and inclement weather conditions to promptly and sufficiently respond to any fire alarm or call.

c. The City Fire Chief, and/or his designated agent shall at all times have the exclusive right and discretion to determine the amounts and types of equipment or call to which the City Fire Department may respond hereunder.

3. In consideration of the City providing the fire protection on the terms set forth above, the Township does hereby agree to pay the City the following amount of money at the time indicated to pay.

January 31, 2026.....\$1,000.00

PAGE 2

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5. This agreement may be cancelled by either party hereto upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF the Parties hereto have executed this agreement according to law the day and year first above written.

CITY OF VALLEY CENTER, KANSAS

BY _____ MAYOR

Attest:

KRISTI CARRITHERS, CITY CLERK

_____ PARK TOWNSHIP,
SEDGWICK COUNTY, KANSAS

TRUSTEE

TREASURER

CLERK

TOWNSHIP BOARD

CONTRACT FOR FIRE PROTECTION

THIS AGREEMENT made this 1st day of January, 2026 by and between the City of Valley Center, Kansas a duly incorporated city of the second class, located in Sedgwick County, Kansas, hereinafter referred to as the City and GRANT Township, a Kansas Municipality, hereinafter referred to as the Township.

WITNESSETH:

WHEREAS, the Township is desirous of continuing fire protection for property and persons located and residing within the limits of said Township; and

WHEREAS, the City is willing to provide fire protection to said Township, subject to the conditions set forth hereinafter,

THEREFORE, the aforementioned parties do hereby contract, covenant and agree as follows to wit:

1. The City agrees to furnish fire protection for property in GRANT Township, for a period of (One) 1 year from and after the date of this agreement.

2. The City's Fire Department will respond to fire alarms and calls within the established boundaries of the Township, subject to the following conditions, to wit:

a. The City is expressly exempted from any liability, of any nature, for the failure of its Fire Department to respond to a fire alarm or call, or the manner in which said Fire Department responds, including, but not limited to, the extinguishing or failure to extinguish any fire, and any damage done to any property as a result thereof.

b. The City Fire Department will make all reasonable efforts, subject to road and inclement weather conditions to promptly and sufficiently respond to any fire alarm or call.

c. The City Fire Chief, and/or his designated agent shall at all times have the exclusive right and discretion to determine the amounts and types of equipment or call to which the City Fire Department may respond hereunder.

3. In consideration of the City providing the fire protection on the terms set forth above, the Township does hereby agree to pay the City the following amount of money at the time indicated to pay.

January 31, 2026.....\$1,000.00

PAGE 2

4. The responsibilities of the City hereunder shall be subject to its responsibilities under any agreements for mutual aid entered, at any time, between the City and Sedgwick County.

5. This agreement may be cancelled by either party hereto upon ninety (90) days written notice to the other party.

IN WITNESS WHEREOF the Parties hereto have executed this agreement according to law the day and year first above written.

CITY OF VALLEY CENTER, KANSAS

BY _____ MAYOR

Attest:

KRISTI CARRITHERS, CITY CLERK

GRANT TOWNSHIP,
SEDGWICK COUNTY, KANSAS

TRUSTEE

TREASURER

CLERK

TOWNSHIP BOARD

CONSENT AGENDA

- A. APPROPRIATION ORDINANCE – JULY 24, 2026**
- B. JULY 28, 2026 PLANNING AND ZONING MINUTES**
- C. APRIL 2026 BAD DEBT REPORT**

RECOMMENDED ACTION:

Staff recommends motion to approve the Consent Agenda as presented.

CONSENT AGENDA

A. APPROPRIATION ORDINANCE:

Below is the proposed Appropriation Ordinance for July 24, 2026, as prepared by City Staff.

<u>July 24, 2026, Appropriation</u>		
Peoples Bank	\$	1,017,780.66

VENDOR I.D.		NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0274	I-T2 202607215282	KANSAS DEPT OF REVENUE STATE WITHHOLDING	D	7/24/2026	5,689.92		002535	O	5,689.92
0282	I-CS2202607215282	KANSAS PAYMENT CENTER CASE # SG20DM02501	D	7/24/2026	683.50		002536	O	
	I-CS5202607215282	CASE # 16DM00329	D	7/24/2026	271.00		002536	O	954.50
0287	I-KPC202607215282	KPERS KPERS 3	D	7/24/2026	8,146.95		002537	O	
	I-KPF202607215282	KP & F	D	7/24/2026	16,509.15		002537	O	
	I-KPN202607215282	KPERS TIER 2	D	7/24/2026	1,164.48		002537	O	
	I-KPR202607215282	KPERS TIER 1	D	7/24/2026	2,324.20		002537	O	28,144.78
0644	I-GWF202607215282	EMPOWER FINANCIAL KPERS TANDEM 457 DEF COMP	D	7/24/2026	2,209.32		002538	O	
	I-GWR202607215282	KPERS 457 ROTH DEF COMP	D	7/24/2026	1,270.50		002538	O	3,479.82
0683	I-T1 202607215282	IRS- DEPARTMENT OF THE TREASUR FEDL WITHHOLDING TAX	D	7/24/2026	9,278.53		002539	O	
	I-T3 202607215282	FICA TAX	D	7/24/2026	14,474.64		002539	O	
	I-T4 202607215282	MEDICARE	D	7/24/2026	3,385.18		002539	O	27,138.35
0776	I-HSA202607215282	MID AMERICAN CREDIT UNION HSA CONTRIBUTION	D	7/24/2026	1,465.67		002540	O	1,465.67
1517	I-202607295320	AUXIANT P3 AUXIANT P3	D	7/16/2026	11,161.95		002556	O	11,161.95
1517	I-202607295321	AUXIANT P3 AUXIANT P3	D	7/22/2026	11,063.34		002557	O	11,063.34
1502	I-202607165246	ANDALE CONSTRUCTION, INC. ANDALE CONSTRUCTION, INC.	R	7/17/2026	296,258.93		064815	O	296,258.93
0360	I-202607165233	APPLIED CONCEPTS, INC APPLIED CONCEPTS, INC	R	7/17/2026	165.00		064816	O	165.00
0153	I-202607165239	ARK VALLEY NEWS ARK VALLEY NEWS	R	7/17/2026	382.32		064817	O	382.32
0150	I-202607165232	AT&T MOBILITY AT&T MOBILITY	R	7/17/2026	918.28		064818	O	918.28

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0035	BARRY ARBUCKLE							
I-202607165275	BARRY ARBUCKLE	R	7/17/2026	800.00		064819	O	800.00
0156	BEALL & MITCHELL, LLC							
I-202607165273	BEALL & MITCHELL, LLC	R	7/17/2026	2,035.00		064820	O	2,035.00
0780	CHENEY DOOR COMPANY							
I-202607165256	CHENEY DOOR COMPANY	R	7/17/2026	1,668.56		064822	O	1,668.56
0457	CHRISTOPHER MICHAEL LEE DAVIS,							
I-202607165272	CHRISTOPHER MICHAEL LEE DAVIS,	R	7/17/2026	250.00		064823	O	250.00
1528	CONRADE INSURANCE GROUP INC							
I-202607165260	CONRADE INSURANCE GROUP INC	R	7/17/2026	579.00		064824	O	579.00
1162	CUT RATES LAWN CARE LLC							
I-202607165257	CUT RATES LAWN CARE LLC	R	7/17/2026	10,725.00		064825	O	10,725.00
1288	DONNELLY-MILLS & HOBSON, LLC							
I-202607165259	DONNELLY-MILLS & HOBSON, LLC	R	7/17/2026	150.00		064826	O	150.00
0656	DRAGONFLY LAWN & TREE CARE LLC							
I-202607165254	DRAGONFLY LAWN & TREE CARE LLC	R	7/17/2026	2,919.25		064827	O	2,919.25
1232	EASY ICE LLC							
I-202607165265	EASY ICE LLC	R	7/17/2026	1,380.00		064828	O	1,380.00
1467	EPR SYSTEMS USA, INC.							
I-202607165234	EPR SYSTEMS USA, INC.	R	7/17/2026	4,570.00		064829	O	4,570.00
1419	FIVE STAR MECHANICAL, INC.							
I-202607165243	FIVE STAR MECHANICAL, INC.	R	7/17/2026	1,884.00		064830	O	1,884.00
1234	FLEET FUELS LLC							
I-202607165242	FLEET FUELS LLC	R	7/17/2026	1,670.28		064831	O	1,670.28
0824	GALLS, LLC							
I-202607165249	GALLS, LLC	R	7/17/2026	1,627.93		064832	O	1,627.93
0126	HACH COMPANY							
I-202607165238	HACH COMPANY	R	7/17/2026	1,381.00		064833	O	1,381.00
0601	JOY K. WILLIAMS, ATTORNEY AT L							
I-202607165274	JOY K. WILLIAMS, ATTORNEY AT L	R	7/17/2026	1,485.00		064834	O	1,485.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0074	KANSAS MUNICIPAL UTILITIES							
I-202607165240	KANSAS MUNICIPAL UTILITIES	R	7/17/2026	350.00		064835	O	350.00
0079	KDHE-DIV OF H & E LABORATORIES							
I-202607165263	KDHE-DIV OF H & E LABORATORIES	R	7/17/2026	480.00		064836	O	480.00
1060	KIESLER POLICE SUPPLY							
I-202607165235	KIESLER POLICE SUPPLY	R	7/17/2026	1,569.72		064837	O	1,569.72
1376	LAMPTON WELDING SUPPLY CO., IN							
I-202607165236	LAMPTON WELDING SUPPLY CO., IN	R	7/17/2026	30.50		064838	O	30.50
0042	LARRY LINN							
I-202607165271	LARRY LINN	R	7/17/2026	1,870.00		064839	O	1,870.00
0768	MABCD							
I-202607165266	MABCD	R	7/17/2026	400.00		064840	O	400.00
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-202607165248	MERIDIAN ANALYTICAL LABS, LLC	R	7/17/2026	756.00		064841	O	756.00
0091	MIES CONSTRUCTION INC							
I-202607165269	MIES CONSTRUCTION INC	R	7/17/2026	119,453.48		064842	O	119,453.48
1261	MSA PROFESSIONAL SERVICES, INC							
I-202607165255	MSA PROFESSIONAL SERVICES, INC	R	7/17/2026	2,560.25		064843	O	2,560.25
1072	NU LINE SIGNS, LLC							
I-202607165247	NU LINE SIGNS, LLC	R	7/17/2026	520.00		064844	O	520.00
0567	RAVENS CRAFT IMPLEMENT, INC.							
I-202607165258	RAVENS CRAFT IMPLEMENT, INC.	R	7/17/2026	144.18		064845	O	144.18
1075	RED EQUIPMENT LLC.							
I-202607165244	RED EQUIPMENT LLC.	R	7/17/2026	6,223.15		064846	O	6,223.15
0646	RENTAL RANCH LLC							
I-202607165241	RENTAL RANCH LLC	R	7/17/2026	183.63		064847	O	183.63
1268	SARGENT DRILLING							
I-202607165237	SARGENT DRILLING	R	7/17/2026	12,750.00		064848	O	12,750.00
0306	SEDGWICK COUNTY							
I-202607165251	SEDGWICK COUNTY	R	7/17/2026	964.08		064849	O	964.08

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1236	SHORT ELLIOT HENDRICKSON, INC.							
I-202607165270	SHORT ELLIOT HENDRICKSON, INC.	R	7/17/2026	66,366.59		064850	O	66,366.59
1389	SITEONE LANDSCAPE SUPPLY							
I-202607165252	SITEONE LANDSCAPE SUPPLY	R	7/17/2026	169.96		064851	O	169.96
0236	VALLEY CENTER CHAMBER OF COMME							
I-202607165250	VALLEY CENTER CHAMBER OF COMME	R	7/17/2026	5,225.00		064852	O	5,225.00
0098	VALLEY CENTER POSTMASTER							
I-202607165253	VALLEY CENTER POSTMASTER	R	7/17/2026	6,000.00		064853	O	6,000.00
0113	VALLEY PRINT LOGISTICS							
I-202607165264	VALLEY PRINT LOGISTICS	R	7/17/2026	1,625.13		064854	O	1,625.13
0014	WICHITA WINWATER WORKS CO.							
I-202607165245	WICHITA WINWATER WORKS CO.	R	7/17/2026	1,986.44		064855	O	1,986.44
1258	WILDCAT CONSTRUCTION CO., INC							
I-202607165268	WILDCAT CONSTRUCTION CO., INC	R	7/17/2026	353,772.68		064856	O	353,772.68
1505	WORTH HYDRO							
I-202607165267	WORTH HYDRO	R	7/17/2026	2,510.61		064857	O	2,510.61

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	42	916,760.95	0.00	916,760.95
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	8	89,098.33	0.00	89,098.33
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 02 BANK: APBK TOTALS:	50	1,005,859.28	0.00	1,005,859.28

VENDOR I.D.	NAME	STATUS	CHECK	INVOICE	DISCOUNT	CHECK	CHECK	CHECK
			DATE			NO	STATUS	AMOUNT
0155	MACKENZIE FLAX							
I-202607165276	MACKENZIE FLAX	R	7/17/2026	234.00		064619	O	234.00

* * T O T A L S * *		NO	INVOICE AMOUNT		DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1		234.00		0.00	234.00
HAND CHECKS:	0		0.00		0.00	0.00
DRAFTS:	0		0.00		0.00	0.00
EFT:	0		0.00		0.00	0.00
NON CHECKS:	0		0.00		0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

		NO	INVOICE AMOUNT		DISCOUNTS	CHECK AMOUNT
VENDOR SET: 03	BANK: APBK TOTALS:	1	234.00		0.00	234.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0262	COOPER PIERCE							
I-202607165277	COOPER PIERCE	R	7/17/2026	921.74		064620	O	921.74
0264	DIRK & DYAN RADER							
I-202607165278	DIRK & DYAN RADER	R	7/17/2026	2,706.00		064621	O	2,706.00
0243	NATHANAEL & CAYLEY KERR							
I-202606175141	NATHANAEL KERR & CAYLEY QUINN	R	7/17/2026	2,402.59		064622	O	2,402.59
0263	RODNEY BRUNTZ							
I-202607165279	RODNEY BRUNTZ	R	7/17/2026	1,998.75		064623	O	1,998.75
0019	STACY BARBOUR							
I-202607165280	STACY BARBOUR	R	7/17/2026	3,658.30		064624	O	3,658.30

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	5	11,687.38	0.00	11,687.38
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 04 BANK: APBK TOTALS:	5	11,687.38	0.00	11,687.38
BANK: APBK TOTALS:	56	1,017,780.66	0.00	1,017,780.66
REPORT TOTALS:	6	11,921.38	0.00	1,017,780.66

SELECTION CRITERIA

August 4, 2026 City Council Meeting 57

VENDOR SET: * - All
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 7/11/2026 THRU 7/24/2026
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES

PRINT G/L: NO

UNPOSTED ONLY: NO

EXCLUDE UNPOSTED: NO

MANUAL ONLY: NO

STUB COMMENTS: NO

REPORT FOOTER: NO

CHECK STATUS: YES

PRINT STATUS: Outstanding

CONSENT AGENDA

B. JULY 28, 2026 PLANNING AND ZONING MINUTES:

**PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING
MINUTES
CITY OF VALLEY CENTER, KANSAS**

Tuesday, July 28, 2026 7:00 P.M.

CALL TO ORDER: Dalton Wilson called the meeting to order at 7:00 P.M. with the following board members present: Amy Bradley, Steve Conway, Gary Janzen, and Scot Phillips

Members Absent: Paul Spranger, Rick Shellenbarger

City Staff Present: Kyle Fiedler, Sabrina Young

Audience: Kirk Miller, Andy Miller, Raymond Bretton

AGENDA: A motion was made by Wilson and seconded by Bradley to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Wilson made a motion to approve June 23, 2026 meeting minutes. Motion was seconded by Conway. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS:

1. Review of V-2026-11, application of Edgar Escamilla, pursuant to City Code 17.10.08, who is petitioning for approval of setbacks less than code requires for an accessory structure on property addressed as 1411 W3 63rd Street N. Valley Center, KS 67147.

Fiedler reviewed his staff report stating that the property is unique in that it was split off another lot before the area was annexed into the city limits. Because of this, it does not conform with the size requirements for the zoning district causing the need for this variance. The applicant wants to build an accessory garage with closer setbacks than code requires as well as to be 925 square feet which is larger than the 720 square feet allowed by code. The setbacks that they are requesting are 8 feet from west side and 5 feet from the rear. Those measurements are determined by the easement line which they are requesting to build up against. Code requires 10 feet from the rear and 15 feet from the side. This area is not served by public sewer so most of the homes have on-site septic or lagoon. Public Works and Sedgwick County were consulted regarding the septic system. Sedgwick County, MABCD staff's opinion was because this is an existing system, if anything were to go wrong with it, the soil is good enough to be able to replace or repair the lines, and they have enough space to meet percolation even if this garage is built. This alleviated staff concerns about making sure the garage would not be built on top of the lines and that they would have enough space if the system had to be replaced. The neighbors

were notified as well as published in the paper, no comments were received. Staff is recommending approval.

Wilson asked if the request is to approve the setbacks as well as the size of the building.

Fiedler responded, yes.

Wilson opened the hearing for comments from the public: 7:05 PM

No members of the public spoke.

Wilson closed the hearing for comments from the public: 7:06 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve both the setbacks and size variance for V-2026-11. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

2. Review of CU-2026-01, application of Lacey Miller, pursuant to City Code 17.10.09, who is petitioning for conditional use for a contracting shop for a tree service business in a C-2 zoning district on property addressed as 520 S. Ramsey Dr., Valley Center, KS 67147.

Fiedler reviewed his staff report saying that Lacey Miller has requested a conditional use for a contracting shop for a tree service. The property is in a C-2 zoning district. A conditional use is required however the business is not abnormal for the area as the neighboring properties house similar businesses. Everything behind the property is residential. The lot is already fenced, and they plan to rock the area and store their equipment in the fenced area. There is plenty of parking. They are under contract to purchase the building pending approval of the conditional use. There is a potential to add an overhead door to the south side of the building to be able to store some smaller equipment in the building. If that is the case, that would come through the Community Development office for permitting to make sure the building itself is fine to have equipment stored in there as well as office space. We'd make sure that meets code.

Bradley asked if the fence in the back got moved up after the lot was split.

Fiedler responded, yes, it was moved up to the new property line.

This was published in the paper and the neighbors were notified. Only one neighbor reached out with concerns, and it was the owner of the new building going in directly behind the shop. They just wanted to make sure the conditional use was not for the lot of the new build as it used to be part of this lot. Staff recommends approval.

Wilson opened the hearing for comments from the public: 7:10 PM

Andy Miller spoke on behalf of the applicant stating that he wanted to stress that he is not planning to dump debris at the site. The business is expanding and they want a storefront in Valley center to base operations for the area.

Wilson closed the hearing for comments from the public: 7:11 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve CU-2026-01. Motion was seconded by Janzen. The vote was unanimous. Motion passed.

3. Review of SD-2026-01, application of KE Miller Engineering, pursuant to City Code 16.04, who is petitioning for approval of a final plat for a 10-acre tract addressed as 2216 E Ford Street Valley Center, KS 67147.

Fiedler reviewed his staff report to note some changes to the plat from when it was heard last month. A drainage easement was added to accommodate the runoff from the pond located on lots 17 and 18 in the Dill Hill Plat. The notes also state that there is a 50ft drainage easement for an outfall from the pond. This lets us and future people know that lots 17 and 18 are responsible for the outfall, not the people who are purchasing lot 2. There are also drafted restricted covenants regarding the outfall and lots 17 and 18's owner, which is currently the same ownership as this plat, that will be signed and conveyed to any future owners. That way it is clear on any title search who is responsible for that outfall and the maintenance of it. We believe all received comments have been addressed to this point. One other item that will be fixed on the plat is that Kristi Cruthers is still listed as the City Clerk, that has been corrected. Staff are recommending approval. The next step is to send this to City Council where they accept any public dedications which in this case is just the road right-of-way at the front of the property.

Wilson opened the hearing for comments from the public: 7:16 PM

No members of the public spoke.

Bradley asked if the waiver for public water supply is unusual in the area.

Fiedler replied the waiver is for sewer. There is water in front of the property. Our subdivision regulations require all subdivisions to be served by public utilities. However, if it is not feasible, the council can accept a waiver of public utilities. For 2 lots it is not feasible for them to construct their own sewer for half a mile to be served. The same decision was made when Ceterra and Arbor Valley were platted to waive the requirement for public sewer.

Wilson closed the hearing for comments from the public: 7:17 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve SD-2026-01. Motion was seconded by Bradley. The vote was unanimous. Motion passed.

4. Review of SD-2026-02, application of BM Harvest Place LLC, pursuant to City Code 16.04, who is petitioning for approval of a final replat for land located on Southeast of the corner of North Meridian Ave and West 93rd St North (not currently addressed), Valley Center, KS 67147.

Fiedler stated this item was tabled at the last meeting, and staff is still evaluating with the engineer the suitability of the needs of this development with the replat to make sure there is not any additional infrastructure that might be needed because of the replat. So, we are not ready to

bring this back to you this evening. We're asking that it be tabled again to be brought back at the August 25 meeting.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to table SD-2026-02 until the August 25 meeting. Motion was seconded by Phillips. The vote was unanimous. Motion passed.

5. Review of SD-2026-03, application of Alpha Land Surveys, Inc., pursuant to City Code 16.04, who is petitioning for approval of a final plat (replat) for approximately a 53-acre tract not currently addressed, but located on land south of East 5th Street, just east of the West Chisholm Creek Floodway, Valley Center, KS 67147.

Fiedler reviewed his staff report to state that this item is already plated as Trails End addition. When the developer purchased the residential portion of the Trails End addition, they inquired about renaming a couple of the streets. Because the change was not due to a plating error, it requires going through a replat process. The developer and the surveyor, when they provided the replat, had changed two of the street names. They are also changing the name of the plat to Amber Ridge Valley Center because that is what they are calling the development. When staff reviewed the changes, they asked the developer to change the names of the other two streets as well, Eastridge and Stoneridge. There are already streets named Eastridge and Stoneridge in the Prairie Lakes addition that they line up with but don't connect to. From a first responder standpoint, because they will never actually join up, best practice is to not name them the same to prevent confusion. So, the developer has changed those street names as well. Public safety staff also supported the request for the ease of first responders. There are no other changes to the plat except fixing Kristi Cruthers' name on the City Clerk line. Staff recommends approval.

Wilson opened the hearing for comments from the public: 7:23 PM

Raymond Bretton, the applicant, approached the podium to stand for questions.

Bradley asked why they wanted to change the names.

Bretton responded that it was for marking reasons and the fact that everyone was already referring to it as Amber Ridge. There were also a couple additions to some easements to accommodate Everygy to ensure proper access on both sides of the street.

Wilson closed the hearing for comments from the public: 7:25 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Wilson made a motion to approve SD-2026-03. Motion was seconded by Conway. The vote was unanimous. Motion passed.

OLD/UNFINISHED BUSINESS:

1. None

NEW BUSINESS:**1. Discussion on Data Center Regulations**

Fiedler started the discussion by stating he and the City Administrator have attended some seminars on data centers to learn the pros and cons of them. Valley Center currently does not have any regulations for or against data centers. The current zoning code has a section for special uses and then it says other as determined appropriate. Staff are asking for feedback on whether the board would want to consider regulations, either for or against. There are a lot of resources to help make the best regulations if we want to allow them. If we don't want to allow them, it would be a simple amendment to exclude them. Any changes to the code would require a public hearing, but it is recommended to hold a public comment opportunity outside of the regular meetings to gather input from the community before staff begin work on drafting anything one way or the other. Right now, we just wanted to have an open discussion to see if the board would like to proceed or not proceed at this point in time.

Jenzen asked if the city council has had any discussion on the topic yet.

Fiedler answer, no, they have not yet. And I have not spoken to Cyndra about putting it on one of the August agendas.

Jenzen commented that the Sedgwick County Metropolitan Area Planning Department is currently working to create some zoning code and regulations for data centers, so it might be worth it to see where they are at and what they are going to do as a place to start.

Bradley stated that it is important to have a public meeting of some sort to get feedback from the community.

Wilson stated he is not a big fan of blanket statements barring opportunities. To just put out there, no we don't want data centers in our code. I'm not a big fan of that. But I don't want to suggest we add any sort of regulations that would encourage data center activity either. It would have to be a very specific case for us to consider one. So, I don't want to bar it from happening. I'd always be interested in hearing someone's proposal. But at the same time thinking that we probably would lean more restrictive than not as a community. I think following Gary's suggesting and tabling the idea until we see those regulations that are currently being developed might not be a bad strategy either. Just to see where those fall and bring that back to the board as a starting point of do we want to lean into what they've created or make adjustments or steer in the direct opposite direction.

Fiedler stated he will try to get a copy of the regulations being developed by Sedgwick County to review and potentially bring back to the board at the August meeting to let everyone know where they are in the process and potentially making recommendations.

Wilson asked if Valley Center needs to move quicker than Sedgwick County.

Fiedler responded no. I just want to be proactive about this and determine what we want as a community before something is at our door.

2. Discussion on Duplex Regulations

Fielder opened the discussion by referencing that Derby and Goddard have recently passed some updated regulations regarding duplexes. While their changes were mostly geared toward duplexes some of the changes affect single family homes as well, just for new housing. Fielder went over some of the possible things that Valley Center could look at changing in their code based on what these two communities and others have adopted. One of the possibilities would be to require that a duplex cannot look exactly like the one next to it or the one directly across the street. They must be different.

Wilson asked if they defined what different means?

Fiedler responded by pulling up some slides to show that they could add a slightly different roof line by adding a dormer or flip the floor plan so the garage is on the opposite side. The changes can be minor. They could even have the same interior floor plan so long as the exterior is different.

Staff have heard some complaints about all the new duplexes looking exactly the same, how there's no front doors, etc. So, we could look at possibly changing our regulations to require some of these changes. Could even look at applying some of these to single family homes as well as duplexes. Another option is to only allow so many homes in a new subdivision to be multi-family.

One piece that will need to be checked is how this affected already plated lots, not sure how other communities implemented this if it was for any new subdivision or if they were able to implement for current subdivisions future phases.

Derby held an open house to receive input from the community and developers before the decision was made.

Bradley stated she would be interested to see how this would change the price of those homes. I would hate to make it less affordable.

Consensus from the board is to have staff bring back some recommendations.

STAFF REPORTS:

1. None

ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:

Dalton Wilson – none

Amy Bradley – none

Gary Janzen - none

Paul Spranger - absent

Rick Shellenbarger - absent

Scot Phillips - none

Steve Conway - none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING: At 7:43 P.M., a motion was made by Wilson to adjourn and seconded by Phillips. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

/s/ Kyle Fiedler, Secretary

Dalton Wilson, Chairperson

CONSENT AGENDA

C. April 2026 Bad Debt Report

ACCOUNT NO# ----- NAME ----- LAST PAY ST --CURRENT-- +1 MONTHS +2 MONTHS +3 MONTHS +4 MONTHS --BALANCE--

**** BOOK # :0001 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00 0.00

02-0030-00 REFFNER, STEVE 1/15/2026 F 89.55 89.55

**** BOOK # :0002 TOTAL ACCOUNTS: 1 0.00 0.00 0.00 0.00 89.55 89.55

**** BOOK # :0003 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00

**** BOOK # :0004 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00

05-0024-06 BOWMAN, ROBERT 1/30/2026 F 194.42 194.42

**** BOOK # :0005 TOTAL ACCOUNTS: 1 0.00 0.00 0.00 0.00 194.42 194.42

06-0406-98 STANDARD CONSTRUCTION LL 2/12/2026 F 8.00 8.00

**** BOOK # :0006 TOTAL ACCOUNTS: 1 0.00 0.00 0.00 0.00 8.00 8.00

07-0048-09 HUFFMAN, LANCE 1/12/2026 F 94.04 94.04

**** BOOK # :0007 TOTAL ACCOUNTS: 1 0.00 0.00 0.00 0.00 94.04 94.04

08-0025-00 KENNEDY, J B 1/16/2026 F 93.87 93.87

08-0083-01 UYESATO, LYNNE 1/14/2026 F 8.00 8.00

**** BOOK # :0008 TOTAL ACCOUNTS: 2 0.00 0.00 0.00 0.00 101.87 101.87

09-0045-02 BEAULIEU, ROGER 1/08/2026 F 97.64 97.64

**** BOOK # :0009 TOTAL ACCOUNTS: 1 0.00 0.00 0.00 0.00 97.64 97.64

ZONE: ALL

CONTRACTS: NO

STAT: Disconnect, Final, Inactive

START DATES: 0/00/0000 THRU 99/99/9999

LAST BILL DATES: 0/00/0000 THRU 99/99/9999

FINAL DATES: 1/01/2026 THRU 1/31/2026

August 4, 2026 City Council Meeting 68

ACCOUNT NO#	NAME	LAST PAY ST	CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	BALANCE--
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**** BOOK # :0010      TOTAL ACCOUNTS:   0          0.00      0.00      0.00      0.00      0.00      0.00

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12-0052-02	WILLIAMS, KIM	12/12/2025 F	440.19	440.19
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**** BOOK # :0012	TOTAL ACCOUNTS:	1	0.00	0.00	0.00	0.00	440.19	440.19
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**** BOOK # :0015 TOTAL ACCOUNTS: 0 0.00 0.00 0.00 0.00 0.00 0.00

20-0218-05	RONGISH, ELISE	12/04/2025 F	318.89	318.89
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20-0240-90	MONARCH INVESTMENTS	3/24/2026 F	86.10CR	86.10CR
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**** BOOK # :0020	TOTAL ACCOUNTS:	2	86.10CR	0.00	0.00	0.00	318.89	232.79
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REPORT TOTALS	TOTAL ACCOUNTS:	10	86.10CR	0.00	0.00	0.00	1344.60	1258.50
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===== REPORT TOTALS =====

==== REVENUE CODE TOTALS ====

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	0.00	0.00	0.00	0.00	608.79	608.79
200-SEWER	0.00	0.00	0.00	0.00	513.43	513.43
300-PROT	0.00	0.00	0.00	0.00	1.08	1.08
600-STORMWATER UTILITY FEE		0.00	0.00	0.00	0.00	88.00 88.00
610-SOLID WASTE	0.00	0.00	0.00	0.00	75.68	75.68
850-PENALTY	0.00	0.00	0.00	0.00	57.62	57.62
996-Unapplied Credits	86.10CR	0.00	0.00	0.00	0.00	86.10CR
TOTALS	86.10CR	0.00	0.00	0.00	1344.60	1258.50

TOTAL REVENUE CODES: 1,258.50
TOTAL ACCOUNT BALANCE: 1,258.50
DIFFERENCE: 0.00

===== REPORT TOTALS =====

====BOOK CODE TOTALS====

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	0.00	0.00	0.00	0.00	0.00	0.00
02-BOOK 02	0.00	0.00	0.00	0.00	89.55	89.55
03-BOOK 03	0.00	0.00	0.00	0.00	0.00	0.00
04-BOOK 04	0.00	0.00	0.00	0.00	0.00	0.00
05-BOOK 05	0.00	0.00	0.00	0.00	194.42	194.42
06-BOOK 06	0.00	0.00	0.00	0.00	8.00	8.00
07-BOOK 07	0.00	0.00	0.00	0.00	94.04	94.04
08-BOOK 08	0.00	0.00	0.00	0.00	101.87	101.87
09-BOOK 09	0.00	0.00	0.00	0.00	97.64	97.64
10-BOOK 10	0.00	0.00	0.00	0.00	0.00	0.00
12-BOOK 12	0.00	0.00	0.00	0.00	440.19	440.19
15-BOOK 15	0.00	0.00	0.00	0.00	0.00	0.00
20-BOOK 20	86.10CR	0.00	0.00	0.00	318.89	232.79
TOTALS	86.10CR	0.00	0.00	0.00	1344.60	1258.50

STAFF REPORTS

A. Community Development Director Fiedler

B. Parks & Public Buildings Director Owings

C. Public Safety Director Newman

D. Public Works Director Eggleston

E. City Engineer- Scheer

F. City Attorney Arbuckle

G. Public Librarian Sharp

H. Finance Director Miller

I. City Clerk/HR Director Park

J. City Administrator Kastens

GOVERNING BODY REPORTS

A. Mayor Truman

B. Councilmember Colbert

C. Councilmember Scriven

D. Councilmember Reid

E. Councilmember Anderson

F. Councilmember Gregory

G. Councilmember Daniels

H. Councilmember Evans

I. Councilmember Stamm

ADJOURN