



## **CITY COUNCIL AGENDA**

**January 20, 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 4**
- 6. ADMINISTRATION AGENDA p 5**
  - A. City Council Meeting Minutes – January 6, 2026
- 7. PRESENTATIONS / PROCLAMATIONS p 11**
  - A. Promotion- Nick Banning Fire Chief
- 8. PUBLIC FORUM (*Citizen input and requests*) p 11**
- 9. APPOINTMENTS p 11**
- 10. OLD BUSINESS p 11**
- 11. NEW BUSINESS p 12**
  - A. Approval of Quit Claim Deed – Shane Lefever p 12
  - B. Approval of Quit Claim Deed – Jeffrey S & Penny S. Niedens p 18
  - C. Approval of Quit Claim Deeds – Kerrigan and Dante Texiera p 24
  - D. Resolution 807-26- Authorization for purchase of lots Troilo Family Trust
- 12. CONSENT AGENDA p 34**
  - A. Appropriation Ordinance – January 20, 2026 p 35
  - B. Delinquent Account Report- October 2025 p 44
  - C. Quarter 4 Treasurer’s Report p 50
  - D. Planning and Zoning Board Minutes – December 18 2025 p 59
- 13. STAFF REPORTS p 66**
- 14. GOVERNING BODY REPORTS p 67**
- 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 [cityclerk@valleycenterk.gov](mailto:cityclerk@valleycenterk.gov) or by phone at (316)755-7310.*

*For additional information on any item on the agenda, please visit [www.valleycenterks.gov](http://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 / amended.**

## **ADMINISTRATION AGENDA**

### **A. MINUTES:**

Attached are the Minutes from January 6, 2026, regular City Council Meeting as prepared by the City Clerk.

REGULAR COUNCIL MEETING  
January 6, 2026  
CITY HALL  
121 S. MERIDIAN

Mayor Truman called the council meeting to order at 7:00 p.m. with the following members present: Ronald Colbert, Robert Wilson, Amy Reid, Gina Gregory, Dale Kerstetter, Chris Evans and Matt Stamm.

Members Absent: Ben Anderson

Staff Present: Lloyd Newman, Public Safety Director  
Neal Owings, Parks and Public Building Director  
Kyle Fiedler, Community Development Director  
Rodney Eggleston, Public Works Director  
Gage Scheer, City Engineer  
Barry Arbuckle, City Attorney  
Clint Miller, Finance Director/Interim City Administrator  
Kristi Carrithers, City Clerk/HR Director/Interim City Administrator

Press present: Ark Valley News

**APPROVAL OF AGENDA**

Stamm moved to approve the agenda as presented, seconded by Kerstetter. Vote Aye: unanimous. Motion carried.

**ADMINISTRATION AGENDA –**

DECEMBER 16, 2025, CITY COUNCIL MINUTES-

Kerstetter moved to approve the minutes of the December 16, 2025, City Council meeting as presented, seconded by Evans. Vote Aye: Unanimous Motion Carried.

**PRESENTATIONS/PROCLAMATIONS – None**

**PUBLIC FORUM – None**

**APPOINTMENTS – None**

**OLD BUSINESS –None**

**OUTGOING COUNCILMEMBER RECOGNITION**

Mayor Truman thanked Robert Wilson and Dale Kerstetter for their years of service to the City of Valley Center. He invited both to share any parting words. Wilson and Kerstetter both thanked the citizens of Valley Center as well as the governing body and Mayors they have worked with. Dale left with advice to ask questions, even if you know the answer, someone else may not know.

Mayor Truman presented Wilson and Kerstetter with a plaque and thanked them for their service.

**ADJOURN**

Wilson moved to adjourn, second by Kerstetter. Vote Aye: Unanimous. Adjourn at 7:11pm

**SWEAR IN OF COUNCILMEMBER JEANNE DANIELS AND COUNCILMEMBER ERIC SCRIVEN**

City Clerk Carrithers swore Jeanne Daniels and Eric Scriven as new City Councilmembers for the City of Valley Center.

Mayor Truman called the council meeting to order at 7:13 p.m. with the following members present: Ronald Colbert, Eric Scriven, Amy Reid, Gina Gregory, Jeanne Daniels, Chris Evans and Matt Stamm.

Members Absent: Ben Anderson

Staff Present: Lloyd Newman, Public Safety Director  
Neal Owings, Parks and Public Building Director  
Kyle Fiedler, Community Development Director  
Rodney Eggleston, Public Works Director  
Gage Scheer, City Engineer  
Barry Arbuckle, City Attorney  
Clint Miller, Finance Director/Interim City Administrator  
Kristi Carrithers, City Clerk/HR Director/Interim City Administrator

Press present: Ark Valley News

**APPROVAL OF AGENDA**

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

**NEW BUSINESS-**

A. APPROVAL OF WATER/SEWER RATE 2026:

Finance Director Miller requested approval of water and sewer rates for 2026. He reminded Council of the Wichita rate history and that much financial thought is considered for Valley Center rates. As Valley Center has only increased rates minimally in the past several years it has created a larger gap between the rates charged by the City of Wichita and our water rates. He requested an increase of 7%. The City of Wichita is increasing the 2026 rate by 7.11%, 2027 rate will be 7.5% and 2028 is set to increase by 7.0%. Miller stated that the water reserves need to be kept healthy as he anticipates additional staff and expenses when the water treatment plant becomes operational in 2027.

Our contract with the City of Wichita will expire in 2026 and he doesn't anticipate Wichita willing to offer favorable rates to purchase water. We will still need to buy and sell to Wichita to keep water in the lines. Mayor Truman would like to serve on the contract negotiation team. Reid clarified the average monthly dollar amount for each household would be approximately \$2.45 per month.

Stamm moved to approve proposed 2026 water/sewer rates for the City of Valley Center.

- Increase sewer rates by the standard of 2.5%
- Increase water rates for tier 1, 2, and 3 by 7.0%
- Keep all base rates the same as 2024

Colbert seconded the motion. Vote Aye: Unanimous. Motion carried.

B. APPROVAL OF FOOD FOR FINES PROGRAM.

Court Clerk Katie Crook requested approval for a Food for Fines Program for Valley Center Municipal Court. If approved the program would run from February 1<sup>st</sup> to March 31<sup>st</sup>. Single cans of non-perishable

food can be donated to receive \$5.00 credit to the defendant’s fine or warrant fee. All food items collected will be donated to the Valley Center Food Pantry sponsored by the Ministerial Alliance. Ms. Crook reminded Council that this program was begun by our late Court Clerk Stacy Shay and we wish to continue it in her honor.

Reid moved to approve Food for Fines program and set the amount per can/food item at \$5.00 with a maximum amount of \$50.00. Motion seconded by Evans. Vote Aye: unanimous. Motion carried.

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JANUARY 6, 2026
- B. TREASURER’S REPORT – NOVEMBER 2025
- C. REVENUE AND EXPENSE REPORT – NOVEMBER 2025
- D. CHECK RECONCILIATION – NOVEMBER 2025
- E. VALLEY CENTER PUBLIC LIBRARY REPORTS
- F. RSVP VOLUNTEER TRANSPORTATION PROGRAM

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

**STAFF REPORTS**

COMMUNITY DEVELOPMENT DIRECTOR FIEDLER

Reported that 2022 total permits were issued in 2025. This compared to 697 in 2024 and 517 in 2023.

PARKS AND PUBLIC BUILDING DIRECTOR OWINGS

Stated that the roof at City Hall has been replaced. Work progresses at other city buildings.

PUBLIC SAFETY DIRECTOR NEWMAN

Updated Council that the rooster has been removed from the property in Interurban, but the continue to have chickens so they are still in violation.

PUBLIC WORKS DIRECTOR EGGLESTON

Gave a progress report for Seneca Street as well as the Water Treatment Plant.

FINANCE DIRECTOR/INTERIM CITY ADMINISTRATOR MILLER

Employees benefits did have a rough year, but Miller anticipates using excess revenue received to put into the employee benefits and not have to transfer from reserves.

Miller also reported that Conklin Cars and City Admin staff have not been able to get responses from the insurance adjuster on vehicle claims. He is reaching out to our agent with The Insurance Guys to try to get it resolved.

HR DIRECTOR/INTERIM CITY ADMINISTRATOR CARRITHERS

She has made updates to employee profiles for the 2026 benefit deductions. January is also when W-2’s and 1095-C are processed.

**GOVERNING BODY REPORTS-**

MAYOR TRUMAN

He is looking forward to 2026. It will be a busy year.

COUNCILMEMBER COLBERT

Would like a report of new homes in 2025 in Valley Center.

COUNCILMEMBER REID, EVANS AND STAMM

Welcome to new Councilmembers

COUNCILMEMBER GREGORY

There will be a SCAC meeting on Saturday, January 10<sup>th</sup> in Bel Aire beginning at 8:30am.

Stamm moved to adjourn, second by Gregory. Vote Aye: Unanimous.

**ADJOURN -**

**The meeting adjourned at 7:43 PM.**

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**Kristi Carrithers, City Clerk**

**ADMINISTRATION AGENDA**  
**RECOMMENDED ACTION**

**A. MINUTES:**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve the minutes of January 6, 2026, Regular Council Meeting as presented/ amended.**

**PRESENTATIONS / PROCLAMATIONS**

A. Fire Chief – Nick Banning

**PUBLIC FORUM**

**APPOINTMENTS**

**OLD BUSINESS**

**NEW BUSINESS**

**A. APPROVAL OF QUIT CLAIM DEED – SHANE LAFEVER:**

Public Works Director Eggleston will present a Quit Claim Deed between the City of Valley Center and Shane Lafever. This tract is directly adjacent to 523 W 2<sup>nd</sup> Street (legal description attached). This tract is to be sold to Shane Lafever in the amount of \$1.00.

- Quit Claim Deed
- Legal Description and map
- Acceptance of Conveyance

KANSAS QUIT CLAIM DEED

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the City of Valley Center Kansas, a Kansas municipal corporation, quit claims to the grantee Shane Lafever all of the following described real estate in Valley Center, Sedgwick County, Kansas, for the sum of \$1.00 and other good and valuable consideration, to wit the following legal description

See Exhibit A

\_\_\_\_\_  
JAMES E TRUMAN  
MAYOR OF VALLEY CENTER KANSAS

ATTEST: \_\_\_\_\_  
KRISTI CARRITHERS  
VALLEY CENTER KANSAS  
CITY CLERK

ACKNOWLEDGEMENT:  
This instrument was acknowledged before me by James E. Truman.

\_\_\_\_\_  
NOTARY PUBLIC

My appointment expires \_\_\_\_\_.

Pursuant to KSA 79-1437e, a real estate questionnaire is not required due to exception # \_\_\_\_\_.

# EXHIBIT A

PAGE 1 OF 2

TRACT ASSOCIATED WITH COMMON ADDRESS OF 523 W 2ND VALLEY CENTER KANSAS

**LEGAL DESCRIPTION**

THE SOUTH 20.00 FEET OF THE EAST 60.00 FEET OF LOT 21 ON WEST 2ND STREET, ORIGINALLY 1ST STREET, CARPENTER'S ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS; CONTAINING 1200 SQUARE FEET, MORE OR LESS.



PREPARED BY: BRIAN J. MARTIN PS #1747  
 PEC PROJECT NO. 257013-004



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 303 SOUTH TOPEKA WICHITA, KS 67202  
 316-262-6457 www.pec1.com

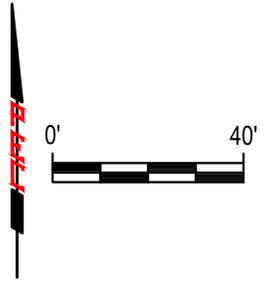
VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	523 W 2ND ST	DATE: 10/29/2025	

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# EXHIBIT A

PAGE 2 OF 2

1. THIS SKETCH IS PREPARED FOR NEW TAX ID PURPOSES.
2. DISTANCES ARE BASED OF DEEDS OF RECORD.
3. NO EASEMENTS SHOWN PER AGREEMENT WITH CLIENT.



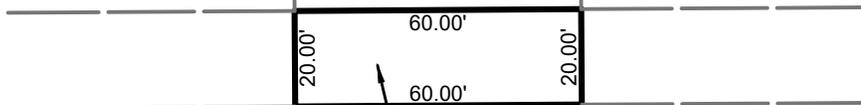
*WEST 2ND STREET*



*EAST 60' OF  
LOT 21*

COMMON ADDRESS:  
523 WEST 2ND  
OWNER: SHANE LAFEVER

PIN: 30005671



PART OF PIN: 00316017  
GRANTOR: CITY OF VALLEY CENTER,  
KANSAS  
GRANTEE: SHANE LAFEVER

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VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS		
COUNTY	TRACT NO.	PROJ. NO. 257013-004
SEDGWICK	523 W 2ND ST	DATE: 10/29/2025

## ACCEPTANCE OF CONVEYANCE

The grantee herein, Shane Lafever, hereby accepts the conveyance of the property described in the attached deed from the City of Valley Center, Kansas, and authorizes the deed's filing by the grantor, the City of Valley Center, Kansas, with the Sedgwick County Kansas register of deeds.

---

Shane Lafever

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**A. APPROVAL OF QUIT CLAIM DEED – SHANE LAFEVER:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommend approval of Quit Claim Deed with Shane Lafever in the amount of \$1.00 authorize Mayor to sign.**

**NEW BUSINESS**

**B. APPROVAL OF QUIT CLAIM DEED – JEFFREY S. AND PENNY S NIEDENS:**

Public Works Director Eggleston will present a Quit Claim Deed between the City of Valley Center and Jeffery S & Penny S Niedens. This tract is directly adjacent to 543 W 2<sup>nd</sup> Street (legal description attached). This tract is to be sold to Jeffery S & Penny S Niedens in the amount of \$1.00.

- Quit Claim Deed
- Legal Description and Map
- Acceptance of Conveyance

KANSAS QUIT CLAIM DEED

On this \_\_\_\_ day of \_\_\_\_\_, 2026, the City of Valley Center Kansas, a Kansas municipal corporation, quit claims to the grantees Jeffery S. Niedens and Penny S. Niedens, husband and wife, (together the grantees) as joint tenants with rights of survivorship and not as tenants in common all the following described real estate in Valley Center, Sedgwick County, Kansas, for the sum of \$1.00 and other good and valuable consideration, to wit the following legal description,

See Exhibit A

\_\_\_\_\_  
JAMES E. TRUMAN  
MAYOR OF VALLEY CENTER KANSAS

ATTEST: \_\_\_\_\_  
KRISTI CARRITHERS  
VALLEY CENTER KANSAS  
CITY CLERK

ACKNOWLEDGEMENT:

This instrument was acknowledged before me on \_\_\_\_\_ by James E. Truman.

\_\_\_\_\_  
NOTARY PUBLIC

My appointment expires\_\_\_\_\_.

Pursuant to KSA 79-1437e, a real estate questionnaire is not required due to exception #3 and #4.

# EXHIBIT A

PAGE 1 OF 2

TRACT ASSOCIATED WITH COMMON ADDRESS OF 543 W 2ND VALLEY CENTER KANSAS

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING THAT PART OF THE SOUTH 20.00 FEET OF THE EAST 90 FEET OF LOT 20 ON WEST 2ND STREET, ORIGINALLY 1ST STREET, CARPENTER'S ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS, LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF THAT PROPERTY DESCRIBED IN QUITCLAIM DEED, RECORDED MAY 18, 2018, AT DOC.#/FLM-PG: 29770710 IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE BEARING SOUTH 89°38'09" WEST, ALONG THE NORTH LINE OF SAID LOT 20, AS SAID BEARING IS DESCRIBED IN SAID QUITCLAIM DEED, A DISTANCE OF 26.00 FEET; THENCE BEARING SOUTH 00°46'45" WEST (AS DESCRIBED IN SAID DEED), A DISTANCE OF 85.91 FEET; THENCE CONTINUING BEARING SOUTH 00°46'45" WEST (AS DESCRIBED IN SAID QUITCLAIM DEED), A DISTANCE OF 69.03 FEET TO A POINT 20 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING BEARING SOUTH 00°46'45" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE BEARING NORTH 89°38'07" WEST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 61.62 FEET TO THE SOUTHWEST CORNER OF SAID EAST 90 FEET OF SAID LOT 20; THENCE BEARING NORTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID EAST 90 FEET OF LOT 20, A DISTANCE OF 20.00 FEET TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20; THENCE BEARING SOUTH 89°38'07" EAST (AS DESCRIBED IN SAID QUITCLAIM DEED) PARALLEL WITH AND 20.00 FEET NORTH OF SAID SOUTH LINE OF LOT 20, A DISTANCE OF 61.89 FEET TO THE POINT OF BEGINNING; CONTAINING 1214 SQUARE FEET, MORE OR LESS.



PREPARED BY: BRIAN J. MARTIN PS #1747  
 PEC PROJECT NO. 257013-004



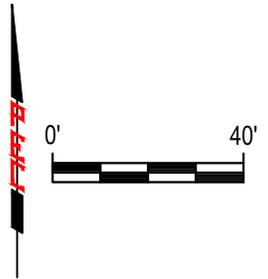
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 316-262-6457 www.pec1.com

VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	543 W 2ND ST	DATE: 10/29/2025	

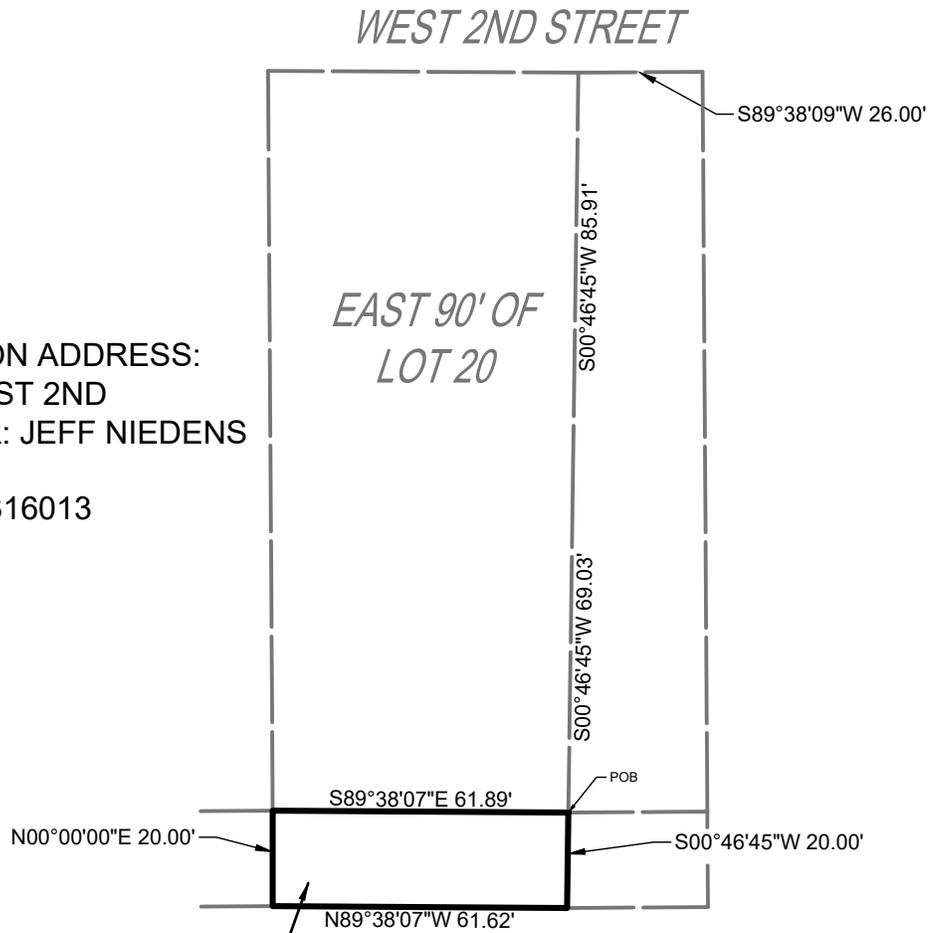
# EXHIBIT A

PAGE 2 OF 2

1. THIS SKETCH IS PREPARED FOR NEW TAX ID PURPOSES.
2. DISTANCES ARE BASED OF DEEDS OF RECORD.
3. NO EASEMENTS SHOWN PER AGREEMENT WITH CLIENT.



COMMON ADDRESS:  
543 WEST 2ND  
OWNER: JEFF NIEDENS  
  
PIN: 00316013



PART OF PIN: 00316314  
GRANTOR: CITY OF VALLEY  
CENTER, KANSAS  
GRANTEE: JEFFREY S. &  
PENNY S. NIEDENS

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VALLEY CENTER 2ND STREET LEGALS EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	543 W 2ND ST	DATE: 10/29/2025	

## ACCEPTANCE OF CONVEYANCE

The grantees herein, Jeffery S. Niedens and Penny S. Niedens, hereby accept the conveyance of the property described in the attached deed from the City of Valley Center, Kansas, and authorize the deed's filing by the grantor, the City of Valley Center, Kansas, with the Sedgwick County Kansas register of deeds.

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Jeffery S. Niedens

---

Penny S. Niedens

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**B. APPROVAL OF QUIT CLAIM DEED – JEFFREY S AND PENNY S NIEDENS:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommend approval of Quit Claim Deed with Jeffrey S and Penny S. Niedens in the amount of \$1.00 authorize Mayor to sign.**

**NEW BUSINESS**

**C. APPROVAL OF QUIT CLAIM DEEDS – KERRIGAN AND DANTE  
TEXIERA:**

Public Works Director Eggleston will present 2 Quit Claim Deeds between the City of Valley Center and Kerrigan and Dante Texiera. These are 2 tracts directly adjacent to 531 W 2<sup>nd</sup> Street (legal descriptions attached). Each tract is to be sold to Kerrigan & Dante Texiera in the amount of \$1.00.

- Quit Claim Deeds
- Legal Descriptions and Maps
- Acceptance of Conveyance

KANSAS QUIT CLAIM DEED

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the City of Valley Center Kansas, a Kansas municipal corporation, quit claims to the grantees, Kerrigan Texiera and Dane Texiera, husband and wife, (together the grantees) as joint tenants with rights of survivorship and not as tenants in common all of the following described real estate in Valley Center, Sedgwick County, Kansas, for the sum of \$1.00 and other good and valuable consideration, to wit the following legal description,

See Exhibit A

\_\_\_\_\_  
JAMES E TRUMAN  
MAYOR OF VALLEY CENTER KANSAS

ATTEST: \_\_\_\_\_  
KRISTI CARRITHERS  
VALLEY CENTER KANSAS  
CITY CLERK

ACKNOWLEDGEMENT:  
This instrument was acknowledged before me on \_\_\_\_\_ by James E. Truman.

\_\_\_\_\_  
NOTARY PUBLIC

My appointment expires \_\_\_\_\_.

Pursuant to KSA 79-1437e, a real estate questionnaire is not required due to exception #3 & #4.

# EXHIBIT A

PAGE 1 OF 2

TRACT ASSOCIATED WITH COMMON ADDRESS OF 531 W 2ND VALLEY CENTER KANSAS

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING THAT PART OF THE SOUTH 20.00 FEET OF THE EAST 90 FEET OF LOT 20 ON WEST 2ND STREET, ORIGINALLY 1ST STREET, CARPENTER'S ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS, LYING WESTERLY OF THE SOUTHERLY PROJECTION OF THE EAST LINE OF THAT PROPERTY DESCRIBED IN QUITCLAIM DEED, RECORDED MAY 18, 2018, AT DOC.#/FLM-PG: 29770710 IN THE OFFICE OF THE REGISTER OF DEEDS, SEDGWICK COUNTY, KANSAS, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 20; THENCE BEARING SOUTH 89°38'09" WEST, ALONG THE NORTH LINE OF SAID LOT 20, AS SAID BEARING IS DESCRIBED IN SAID QUITCLAIM DEED, A DISTANCE OF 26.00 FEET; THENCE BEARING SOUTH 00°46'45" WEST (AS DESCRIBED IN SAID DEED), A DISTANCE OF 85.91 FEET; THENCE CONTINUING BEARING SOUTH 00°46'45" WEST (AS DESCRIBED IN SAID QUITCLAIM DEED), A DISTANCE OF 69.03 FEET TO A POINT 20 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING BEARING SOUTH 00°46'45" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTH LINE OF SAID LOT 20; THENCE BEARING SOUTH 89°38'07" EAST ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 28.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE BEARING NORTH 00°00'00" EAST, ALONG SAID EAST LINE OF LOT 20, A DISTANCE OF 20.00 FEET TO A POINT 20.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 20; THENCE BEARING NORTH 89°38'07" WEST, PARALLEL WITH AND 20.00 FEET NORTH OF SAID SOUTH LINE OF LOT 20, A DISTANCE OF 28.11 FEET TO THE POINT OF BEGINNING; CONTAINING 586 SQUARE FEET, MORE OR LESS.



PREPARED BY: BRIAN J. MARTIN PS #1747  
 PEC PROJECT NO. 257013-004



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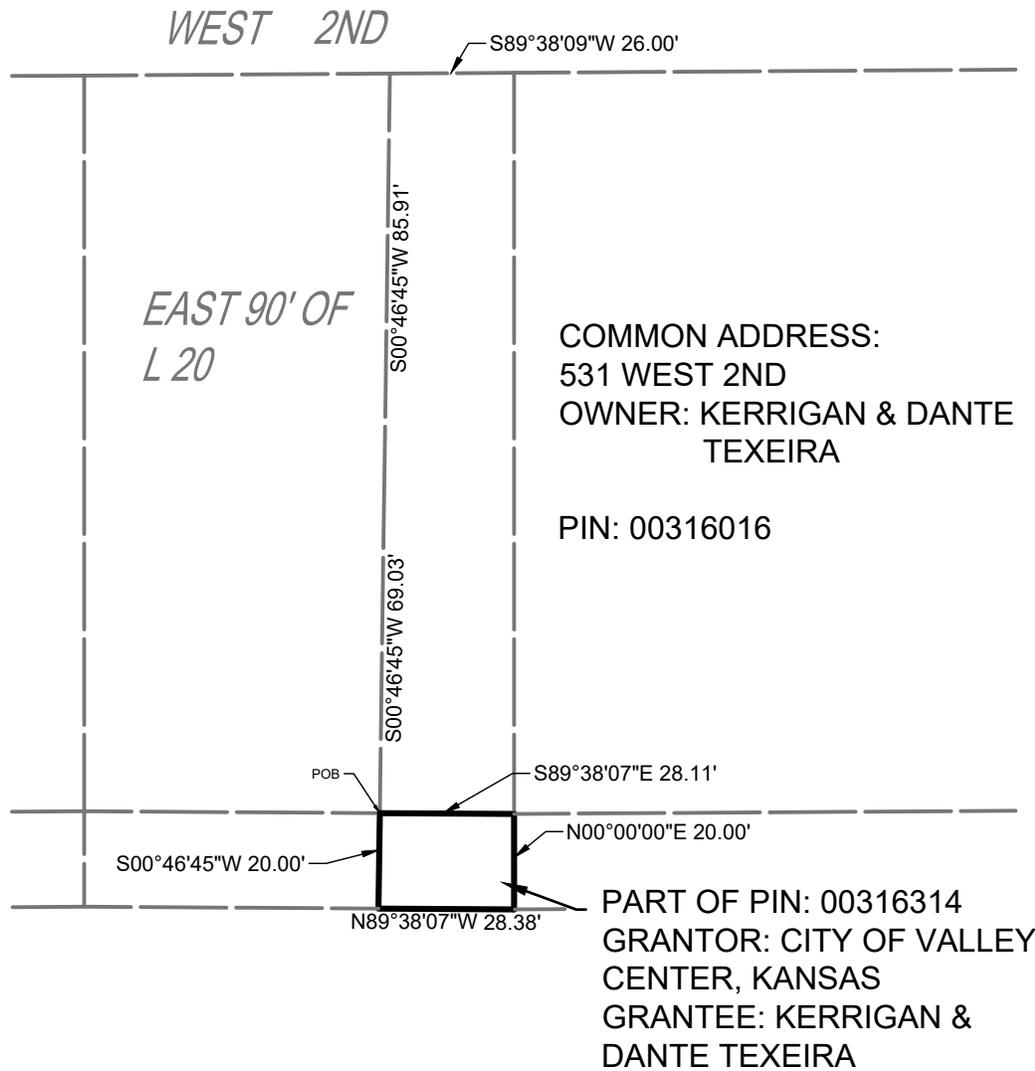
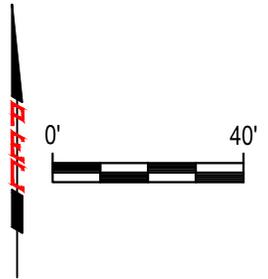
VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	531 W 2ND ST	DATE: 10/29/2025	

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# EXHIBIT A

PAGE 2 OF 2

1. THIS SKETCH IS PREPARED FOR NEW TAX ID PURPOSES.
2. DISTANCES ARE BASED OF DEEDS OF RECORD.
3. NO EASEMENTS SHOWN PER AGREEMENT WITH CLIENT.



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VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS		
COUNTY	TRACT NO.	PROJ. NO. 257013-004
SEDGWICK	531 W 2ND ST	DATE: 10/29/2025

## ACCEPTANCE OF CONVEYANCE

The grantees herein, Kerrigan Texiera and Dante Texiera hereby accept the conveyance of the property described in the attached deed from the City of Valley Center, Kansas, and authorize the deed's filing by the grantor, the City of Valley Center, Kansas, with the Sedgwick County Kansas register of deeds.

---

Kerrigan Texiera

---

Dante Texiera

KANSAS QUIT CLAIM DEED

On this \_\_\_\_\_ day of \_\_\_\_\_, 2026, the City of Valley Center Kansas, a Kansas municipal corporation, quit claims to the grantees, Kerrigan Texiera and Dane Texiera, husband and wife, (together the grantees) as joint tenants with rights of survivorship and not as tenants in common all of the following described real estate in Valley Center, Sedgwick County, Kansas, for the sum of \$1.00 and other good and valuable consideration, to wit the following legal description,

See Exhibit A

\_\_\_\_\_  
JAMES E TRUMAN  
MAYOR OF VALLEY CENTER KANSAS

ATTEST: \_\_\_\_\_  
KRISTI CARRITHERS  
VALLEY CENTER KANSAS  
CITY CLERK

ACKNOWLEDGEMENT:  
This instrument was acknowledged before me on \_\_\_\_\_ by James E. Truman.

\_\_\_\_\_  
NOTARY PUBLIC

My appointment expires \_\_\_\_\_.

Pursuant to KSA 79-1437e, a real estate questionnaire is not required due to exception #3 & #4.

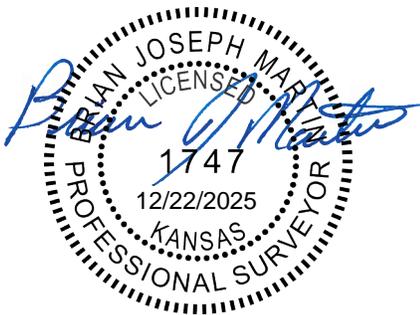
# EXHIBIT A

PAGE 1 OF 2

TRACT ASSOCIATED WITH COMMON ADDRESS OF 531 W 2ND VALLEY CENTER KANSAS

**LEGAL DESCRIPTION**

THE SOUTH 20.00 FEET OF THE WEST 105 FEET OF LOT 21 ON WEST 2ND STREET, ORIGINALLY 1ST STREET, CARPENTER'S ADDITION TO VALLEY CENTER, SEDGWICK COUNTY, KANSAS; CONTAINING 2100 SQUARE FEET, MORE OR LESS.



PREPARED BY: BRIAN J. MARTIN PS #1747  
 PEC PROJECT NO. 257013-004



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
 303 SOUTH TOPEKA WICHITA, KS 67202  
 316-262-6457 www.pec1.com

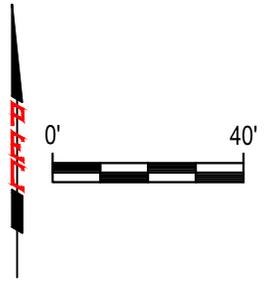
VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	531 W 2ND ST	DATE: 10/29/2025	

U:\Wichita-Civil\2025\257013-004\2PP2 - Field - Svcs\060\Drawings\Exhibits\257013-004-V.V.B. EXHIBITS 531 L21

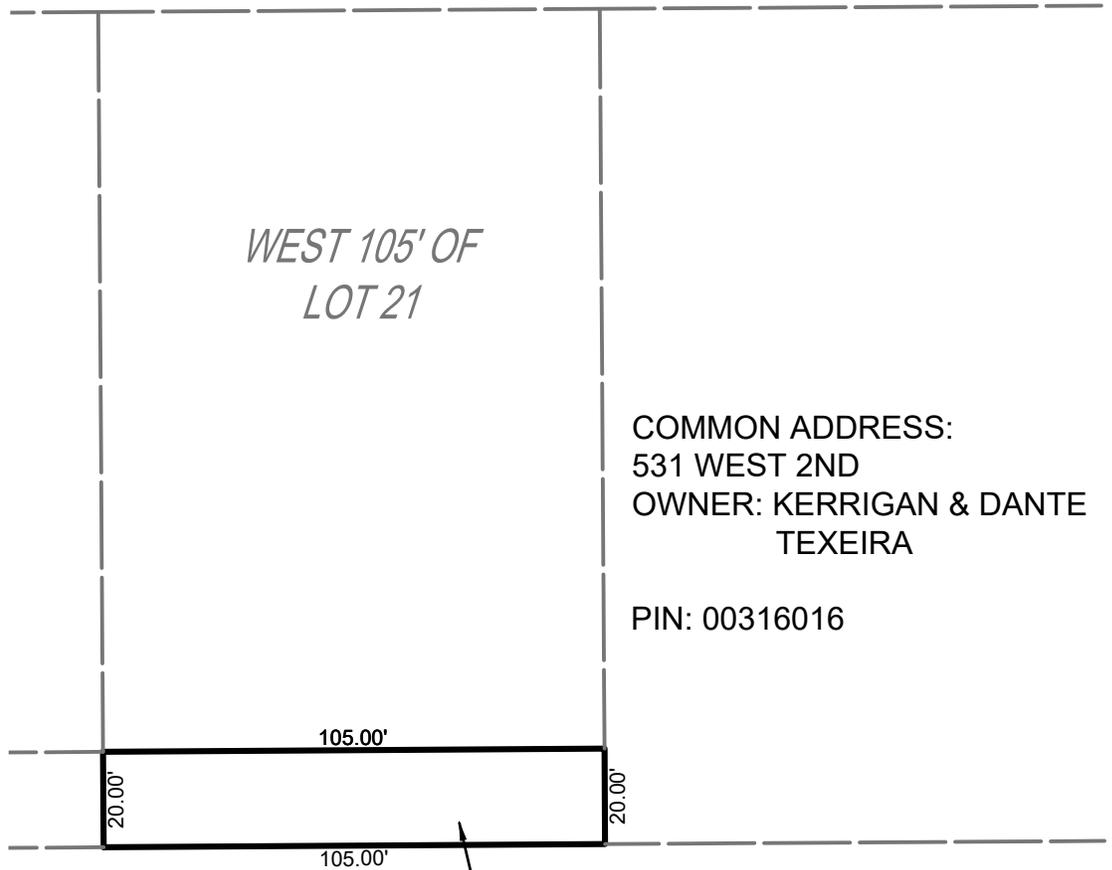
# EXHIBIT A

PAGE 2 OF 2

1. THIS SKETCH IS PREPARED FOR NEW TAX ID PURPOSES.
2. DISTANCES ARE BASED OF DEEDS OF RECORD.
3. NO EASEMENTS SHOWN PER AGREEMENT WITH CLIENT.



*WEST 2ND STREET*



COMMON ADDRESS:  
531 WEST 2ND  
OWNER: KERRIGAN & DANTE  
TEXEIRA

PIN: 00316016

PART OF PIN: 00316017  
GRANTOR: CITY OF VALLEY  
CENTER, KANSAS  
GRANTEE: KERRIGAN &  
DANTE TEXEIRA

U:\Wichita-Civil\2025\257013-004\2PP2 - Field - Svcs\060\Drawings\Exhibits\257013-004-V.V.B. EXHIBITS 531 L21



**PEC**  
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 SOUTH TOPEKA WICHITA, KS 67202  
316-262-6457 www.pec1.com

VALLEY CENTER 2ND STREET LEGALS AND EXHIBITS			
COUNTY	TRACT NO.	PROJ. NO. 257013-004	
SEDGWICK	531 W 2ND ST	DATE: 10/29/2025	

## ACCEPTANCE OF CONVEYANCE

The grantees herein, Kerrigan Texiera and Dante Texiera hereby accept the conveyance of the property described in the attached deed from the City of Valley Center, Kansas, and authorize the deed's filing by the grantor, the City of Valley Center, Kansas, with the Sedgwick County Kansas register of deeds.

---

Kerrigan Texiera

---

Dante Texiera

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**C. APPROVAL OF QUIT CLAIM DEED – KERRIGAN AND DANTE**  
**TEXIERA:**

**Should Council choose to proceed,**

**RECOMMENDED ACTION:**

**Staff is requesting approval of the sale of the 2 attached ROW tracts to Kerrigan & Dante Texiera in the amount of \$1.00 each authorize Mayor to sign.**

**NEW BUSINESS**

**D. RESOLUTION 807-26; AUTHORIZATION TO PURCHASE LOTS  
FROM TROLIA FAMILY TRUST:**

City Attorney Arbuckle will present Resolution 807-26 for final authorization to purchase lots on Main Street from the Trolio Family Trust. In 2025, the City paid \$25,000.00 with the remaining \$125,000.00 now due upon closing.

- Resolution 807-26

**RESOLUTION NO. 807-26**

**A RESOLUTION OF THE CITY OF VALLEY CENTER, KANSAS AUTHORIZING THE PURCHASE AND EXECUTION OF THE PURCHASE CONTRACT TO PURCHASE CERTAIN LANDS IN VALLEY CENTER, KANSAS AND AUTHORIZES THE MAYOR JAMES E. TRUMAN OR ACTING CITY ADMINISTRATOR KRISTI CARRITHERS TO CONSUMMATE THE PURCHASE OF SAID LANDS AT THE CLOSING OF THAT PURCHASE.**

**WHEREAS**, in calendar 2025 the City of Valley Center, Kansas, authorized the city’s staff to purchase certain lands from the Troilo Family Trust, that is Lots 37, 38, 41, 43, 45 and 47 on Third Street, now Main Street, Valley Center, Kansas, for the sum of \$150,000, and whereas a purchase contract and a “modification” was entered into between the City of Valley Center, Kansas, and the Troilo Family Trust on October 24, 2025, and

**WHEREAS**, the City of Valley Center, Kansas, has already paid the sum of \$25,000 towards the purchase of said property and the parties are entering into a final closing of the transaction in January 2026.

**BE IT THEREFOR RESOLVED THAT** the contract the parties entered into on October 24, 2025, is hereby affirmed by the City in Valley Center, Kansas, and the staff is hereby directed to provide payment for the balance of \$125,000 due on said contract and the Valley Center Mayor James E. Truman and/or Acting City Administrator Kristi Carrithers are authorized to execute the closing hereof and to execute all documents at closing at the **consummation of said purchase.**

**PASSED AND APPROVED** by the Governing Body of the City of Valley Center, Kansas on this 20th day of January 2026.

Seal

\_\_\_\_\_  
James E. Truman, Mayor of Valley Center, KS

Attest:

\_\_\_\_\_  
Kristi Carrithers, City Clerk

**NEW BUSINESS**  
**RECOMMENDED ACTION**

**D. RESOLUTION 807-26; AUTHORIZATION TO PURCHASE LOTS  
FROM TROLIA FAMILY TRUST:**

Should Council choose to proceed

**RECOMMENDED ACTION**

**Staff recommend motion to approve Resolution 807-26 for final approval to purchase lots on Main Street from the Trolio Family Trust. Balance due upon closing is \$125,000.00 and authorize Mayor to sign.**

**CONSENT AGENDA**

- A. APPROPRIATION ORDINANCE – JANUARY 20, 2026**
- B. DELINQUENT ACCOUNT REPORT- OCTOBER 2025**
- C. QUARTER 4 TREASURER REPORT**
- D. PLANNING AND ZONING BOARD MINUTES – DECEMBER 18, 2025**

**RECOMMENDED ACTION:**

**Staff recommends motion to approve the Consent Agenda as presented.**

**CONSENT AGENDA**

**A. APPROPRIATION ORDINANCE:**

Below is the proposed Appropriation Ordinance for January 20, 2026, as prepared by City Staff.

**January 20, 2026, Appropriation**

**Peoples Bank                   \$    1,044,357.67**

VENDOR SET: 02 City of Valley Center

BANK: \* ALL BANKS

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1457	VALENZ HEALTH							
	C-CHECK	VOIDED	V 12/26/2025			064070		603.00CR
1498	TOM TROLIO							
	C-CHECK	VOIDED	V 1/09/2026			064134		125,000.00CR

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
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:	2 VOID DEBITS	0.00		
	VOID CREDITS	125,603.00CR	125,603.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 02 BANK: * TOTALS:	2	125,603.00CR	0.00	0.00
BANK: * TOTALS:	2	125,603.00CR	0.00	0.00

VENDOR SET: 02 City of Valley Center

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1457	VALENZ HEALTH							
I-202512224311	VALENZ HEALTH	V	12/26/2025	603.00		064070		603.00
1457	VALENZ HEALTH							
M-CHECK	VALENZ HEALTH	VOIDED V	12/26/2025			064070		603.00CR
0014	WICHITA WINWATER WORKS CO.							
I-202512294339	WICHITA WINWATER WORKS CO.	R	12/31/2025	1,391.25		064071		1,391.25
0059	CITY OF WICHITA							
I-202512294346	CITY OF WICHITA	R	12/31/2025	2,548.00		064072		2,548.00
0150	AT&T MOBILITY							
I-202512294342	AT&T MOBILITY	R	12/31/2025	271.34		064073		271.34
0196	P E C (PROFESSIONAL ENGINEERIN							
I-202512294345	P E C (PROFESSIONAL ENGINEERIN	R	12/31/2025	61,175.38		064074		61,175.38
0226	RURAL WATER DISTRICT #2							
I-202512294337	RURAL WATER DISTRICT #2	R	12/31/2025	5,100.00		064075		5,100.00
0732	WRAY ROOFING							
I-202512304355	WRAY ROOFING	R	12/31/2025	22,605.32		064076		22,605.32
0732	WRAY ROOFING							
I-202512314358	WRAY ROOFING	R	12/31/2025	11,219.45		064077		11,219.45
0780	CHENEY DOOR COMPANY							
I-202512304348	CHENEY DOOR COMPANY	R	12/31/2025	2,276.56		064078		2,276.56
0784	MERIDIAN ANALYTICAL LABS, LLC							
I-202512304349	MERIDIAN ANALYTICAL LABS, LLC	R	12/31/2025	750.00		064079		750.00
0824	GALLS, LLC							
I-202512314357	GALLS, LLC	R	12/31/2025	3.81		064080		3.81
0944	CONKLIN CARS NEWTON FORD LINCO							
I-202512304353	CONKLIN CARS NEWTON FORD LINCO	R	12/31/2025	18,865.64		064081		18,865.64
0944	CONKLIN CARS NEWTON FORD LINCO							
I-202512304354	CONKLIN CARS NEWTON FORD LINCO	R	12/31/2025	25,078.40		064082		25,078.40
1005	ADT US HOLDINGS, INC							
I-202512294338	ADT US HOLDINGS, INC	R	12/31/2025	826.48		064083		826.48

VENDOR SET: 02 City of Valley Center

January 20, 2026 City Council Agenda Page 38

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1039	GRAINGER							
I-202512294341	GRAINGER	R	12/31/2025	73.89		064084		73.89
1075	RED EQUIPMENT LLC.							
I-202512294340	RED EQUIPMENT LLC.	R	12/31/2025	142.26		064085		142.26
1082	T-MOBILE							
I-202512294343	T-MOBILE	R	12/31/2025	115.50		064086		115.50
1389	SITEONE LANDSCAPE SUPPLY							
I-202512304347	SITEONE LANDSCAPE SUPPLY	R	12/31/2025	216.05		064087		216.05
1475	PRO-WELD LLC							
I-202512314359	PRO-WELD LLC	R	12/31/2025	1,250.00		064088		1,250.00
1478	CMI, INC							
I-202512294344	CMI, INC	R	12/31/2025	1,615.40		064089		1,615.40
0004	JOHNSON AUTOMOTIVE							
I-202601074397	JOHNSON AUTOMOTIVE	R	12/31/2025	65.29		064090		65.29
0113	VALLEY PRINT LOGISTICS							
I-202601054364	VALLEY PRINT LOGISTICS	R	12/31/2025	180.00		064091		180.00
0153	ARK VALLEY NEWS							
I-202601054360	ARK VALLEY NEWS	R	12/31/2025	30.00		064092		30.00
0183	KANSAS ONE-CALL SYSTEM, INC							
I-202601064379	KANSAS ONE-CALL SYSTEM, INC	R	12/31/2025	170.24		064093		170.24
0226	RURAL WATER DISTRICT #2							
I-202601054365	RURAL WATER DISTRICT #2	R	12/31/2025	41.08		064094		41.08
0254	CITY OF WICHITA							
I-202601054361	CITY OF WICHITA	R	12/31/2025	30.60		064095		30.60
0321	DECKER ELECTRIC							
I-202601054362	DECKER ELECTRIC	R	12/31/2025	200.00		064096		200.00
0498	BRYAN'S HEATING & AIR CONDITIO							
I-202601064386	BRYAN'S HEATING & AIR CONDITIO	R	12/31/2025	125.00		064097		125.00
0535	NORTHRIDGE SAND, L.L.C.							
I-202601084408	NORTHRIDGE SAND, L.L.C.	R	12/31/2025	341.10		064098		341.10

VENDOR SET: 02 City of Valley Center

January 20, 2026 City Council Agenda Page 39

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0552	WICHITA AREA METROPOLITAN PLAN							
I-202601064383	WICHITA AREA METROPOLITAN PLAN	R	12/31/2025	609.16		064099		609.16
0623	CORE & MAIN							
I-202601064378	CORE & MAIN	R	12/31/2025	395.85		064100		395.85
0693	MIDWEST TRUCK EQUIPMENT, INC							
I-202601064381	MIDWEST TRUCK EQUIPMENT, INC	R	12/31/2025	192.27		064101		192.27
0817	H.M.S. LLC							
I-202601074398	H.M.S. LLC	R	12/31/2025	1,039.86		064102		1,039.86
0824	GALLS, LLC							
I-202601054363	GALLS, LLC	R	12/31/2025	146.88		064103		146.88
0906	ROYAL PUBLISHING							
I-202601064382	ROYAL PUBLISHING	R	12/31/2025	115.00		064104		115.00
0944	CONKLIN CARS NEWTON FORD LINCO							
I-202601084406	CONKLIN CARS NEWTON FORD LINCO	R	12/31/2025	188.59		064105		188.59
1004	IMAGINE IT, INC.							
I-202601064385	IMAGINE IT, INC.	R	12/31/2025	3,636.83		064106		3,636.83
1039	GRAINGER							
I-202601064380	GRAINGER	R	12/31/2025	18.18		064107		18.18
1147	HICKMAN ENVIRONMENTAL SERVICES							
I-202601084409	HICKMAN ENVIRONMENTAL SERVICES	R	12/31/2025	22,920.22		064108		22,920.22
1261	MSA PROFESSIONAL SERVICES, INC							
I-202601064377	MSA PROFESSIONAL SERVICES, INC	R	12/31/2025	602.50		064109		602.50
1392	WORKSTEPS, INC.							
I-202601084407	WORKSTEPS, INC.	R	12/31/2025	150.00		064110		150.00
0004	JOHNSON AUTOMOTIVE							
I-202601074396	JOHNSON AUTOMOTIVE	R	1/09/2026	62.00		064111		62.00
0035	BARRY ARBUCKLE							
I-202601074403	BARRY ARBUCKLE	R	1/09/2026	800.00		064112		800.00
0042	LARRY LINN							
I-202601074399	LARRY LINN	R	1/09/2026	1,700.00		064113		1,700.00

VENDOR SET: 02 City of Valley Center

January 20, 2026 City Council Agenda Page 40

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0074	KANSAS MUNICIPAL UTILITIES							
I-202601054367	KANSAS MUNICIPAL UTILITIES	R	1/09/2026	1,879.00		064114		1,879.00
0077	KANSAS OFFICE OF THE TREASURER							
I-202601054370	KANSAS OFFICE OF THE TREASURER	R	1/09/2026	844.36		064115		844.36
0110	LKM - LEAGUE OF KANSAS MUNICIP							
I-202601064388	LKM - LEAGUE OF KANSAS MUNICIP	R	1/09/2026	200.00		064116		200.00
0156	BEALL & MITCHELL, LLC							
I-202601074401	BEALL & MITCHELL, LLC	R	1/09/2026	1,850.00		064117		1,850.00
0174	GILMORE & BELL PC							
I-202601074390	GILMORE & BELL PC	R	1/09/2026	85,000.00		064118		85,000.00
0253	CITY ATTORNEYS ASSN OF KS							
I-202601074389	CITY ATTORNEYS ASSN OF KS	R	1/09/2026	35.00		064119		35.00
0306	SEDGWICK COUNTY							
I-202601074393	SEDGWICK COUNTY	R	1/09/2026	5,648.70		064120		5,648.70
0378	PEARSON CONSTRUCTION LLC							
I-202601074391	PEARSON CONSTRUCTION LLC	R	1/09/2026	23,222.75		064121		23,222.75
0457	CHRISTOPHER MICHAEL LEE DAVIS,							
I-202601074400	CHRISTOPHER MICHAEL LEE DAVIS,	R	1/09/2026	125.00		064122		125.00
0601	JOY K. WILLIAMS, ATTORNEY AT L							
I-202601074402	JOY K. WILLIAMS, ATTORNEY AT L	R	1/09/2026	1,350.00		064123		1,350.00
0680	FLUID EQUIPMENT							
I-202601074395	FLUID EQUIPMENT	R	1/09/2026	2,074.00		064124		2,074.00
0909	TARGET SOLUTIONS LEARNING LLC							
I-202601054366	TARGET SOLUTIONS LEARNING LLC	R	1/09/2026	1,296.54		064125		1,296.54
1240	UTILITY MAINTENANCE CONTRACTOR							
I-202601074404	UTILITY MAINTENANCE CONTRACTOR	R	1/09/2026	3,735.00		064126		3,735.00
1248	KU ST. ANDREWS OFFICE FACILITY							
I-202601074392	KU ST. ANDREWS OFFICE FACILITY	R	1/09/2026	400.00		064127		400.00
1297	BURNS & MCDONNELL/CAS CONSTRUC							
I-202601074405	BURNS & MCDONNELL/CAS CONSTRUC	R	1/09/2026	702,775.21		064128		702,775.21

VENDOR SET: 02 City of Valley Center

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1298	AUTOMATION DESIGNS LLC							
I-202601054374	AUTOMATION DESIGNS LLC	R	1/09/2026	16,316.00		064129		16,316.00
1391	ARC PHYSICAL THERAPY PLUS LP							
I-202601074394	ARC PHYSICAL THERAPY PLUS LP	R	1/09/2026	70.00		064130		70.00
1394	IDEATEK TELECOM, LLC.							
I-202601054376	IDEATEK TELECOM, LLC.	R	1/09/2026	1,759.41		064131		1,759.41
1403	PARETO HEALTH							
I-202601054373	PARETO HEALTH	R	1/09/2026	1,176.00		064132		1,176.00
1474	JAN-PRO REGIONAL FRANCHISE							
I-202601054372	JAN-PRO REGIONAL FRANCHISE	R	1/09/2026	1,100.00		064133		1,100.00
1498	TOM TROLIO							
I-202601054371	TOM TROLIO	V	1/09/2026	125,000.00		064134		125,000.00
1498	TOM TROLIO							
M-CHECK	TOM TROLIO	VOIDED	V	1/09/2026		064134		125,000.00CR
1515	BRIAN NYP, CPA							
I-202601054369	BRIAN NYP, CPA	R	1/09/2026	3,695.75		064135		3,695.75
0042	LARRY LINN							
I-202601084410	LARRY LINN	R	1/09/2026	170.00		064137		170.00
0156	BEAL & MITCHELL, LLC							
I-202601084411	BEAL & MITCHELL, LLC	R	1/09/2026	185.00		064138		185.00
0601	JOY K. WILLIAMS, ATTORNEY AT L							
I-202601084412	JOY K. WILLIAMS, ATTORNEY AT L	R	1/09/2026	135.00		064139		135.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	67	1,169,931.10	0.00	1,044,328.10
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:	2 VOID DEBITS	0.00		
	VOID CREDITS	125,603.00CR	125,603.00CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 02 BANK: APBK TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	69	1,044,328.10	0.00	1,044,328.10

VENDOR SET: 03 City of Valley Center

BANK: APBK PEOPLES CHECKING

DATE RANGE: 1/01/2025 THRU 99/99/9999

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0157	KYLE FIEDLER							
I-202601054368	KYLE FIEDLER	R	1/09/2026	29.57		064136		29.57

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	29.57	0.00	29.57
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	29.57	0.00	29.57
BANK: APBK TOTALS:	70	1,044,357.67	0.00	1,044,357.67
REPORT TOTALS:	70	1,044,357.67	0.00	1,044,357.67

SELECTION CRITERIA

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

CHECK SELECTION

CHECK RANGE: 064070 THRU 064139  
DATE RANGE: 1/01/2025 THRU 99/99/9999  
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: NO  
PRINT STATUS: \* - All  
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**CONSENT AGENDA**

**B. DELINQUENT ACCOUNT REPORT-OCTOBER 2025:**



ACCOUNT AGING REPORT

ACCOUNT NO#	NAME	LAST PAY ST	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
**** BOOK # :0012	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0013	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
14-0076-02	KIM, KIBUM	10/02/2025 F	118.62					118.62
**** BOOK # :0014	TOTAL ACCOUNTS:	1	0.00	118.62	0.00	0.00	0.00	118.62
**** BOOK # :0017	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**** BOOK # :0018	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
20-0074-90	MONARCH INVESTMENTS	5/27/2025 F	108.13	83.48				191.61
20-0086-91	MONARCH INVESTMENTS	10/17/2023 F	118.62	28.67				147.29
**** BOOK # :0020	TOTAL ACCOUNTS:	2	0.00	226.75	112.15	0.00	0.00	338.90
**** BOOK # :0080	TOTAL ACCOUNTS:	0	0.00	0.00	0.00	0.00	0.00	0.00
**REPORT TOTALS**	TOTAL ACCOUNTS:	8	18.92CR	665.40	306.09	107.85	398.94	1459.36

REPORT TOTALS

REVENUE CODE TOTALS

REVENUE CODE:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
100-WATER	0.00	216.51	89.76	17.34	64.12	387.73
200-SEWER	0.00	340.42	139.36	38.75	143.34	661.87
300-PROT	0.00	0.23	0.12	0.04	0.15	0.54
400-RECONNECT FEE	0.00	7.56	11.70	17.18	63.56	100.00
600-STORMWATER UTILITY FEE	0.00	43.92	18.24	5.50	20.34	88.00
610-SOLID WASTE	0.00	44.72	31.23	13.00	48.11	137.06
850-PENALTY	0.00	12.04	15.68	16.04	59.32	103.08
996-Unapplied Credits	18.92CR	0.00	0.00	0.00	0.00	18.92CR
TOTALS	18.92CR	665.40	306.09	107.85	398.94	1459.36

TOTAL REVENUE CODES: 1,459.36  
 TOTAL ACCOUNT BALANCE: 1,459.36  
 DIFFERENCE: 0.00

REPORT TOTALS

BOOK CODE TOTALS

BOOK:	--CURRENT--	+1 MONTHS	+2 MONTHS	+3 MONTHS	+4 MONTHS	--BALANCE--
01-BOOK 01	18.92CR	0.00	0.00	0.00	0.00	18.92CR
02-BOOK 02	0.00	0.00	0.00	0.00	0.00	0.00
03-BOOK 03	0.00	0.00	0.00	0.00	0.00	0.00
05-BOOK 05	0.00	36.59	0.00	0.00	0.00	36.59
06-BOOK 06	0.00	0.00	0.00	0.00	0.00	0.00
08-BOOK 08	0.00	0.00	0.00	0.00	0.00	0.00
09-BOOK 09	0.00	236.06	120.49	0.00	0.00	356.55
10-BOOK 10	0.00	47.38	73.45	107.85	398.94	627.62
11-BOOK 11	0.00	0.00	0.00	0.00	0.00	0.00
12-BOOK 12	0.00	0.00	0.00	0.00	0.00	0.00
13-BOOK 13	0.00	0.00	0.00	0.00	0.00	0.00
14-BOOK 14	0.00	118.62	0.00	0.00	0.00	118.62
17-BOOK 17	0.00	0.00	0.00	0.00	0.00	0.00
18-BOOK 18	0.00	0.00	0.00	0.00	0.00	0.00
20-BOOK 20	0.00	226.75	112.15	0.00	0.00	338.90
80-STORMWATER YEARLY	0.00	0.00	0.00	0.00	0.00	0.00
TOTALS	18.92CR	665.40	306.09	107.85	398.94	1459.36

ERRORS: 000

SELECTION CRITERIA

REPORT OPTIONS

ZONE: \* - All  
ACCOUNT STATUS: DISCONNECT, FINAL, INACTIVE  
CUSTOMER CLASS: ALL  
COMMENT CODES: All

BALANCE SELECTION

SELECTION: ALL  
RANGE: 9999999.99CR THRU 9999999.99  
AGES TO TEST: ALL  
INCLUDE ZERO BALANCES: Include Accts w/Revenue Code balances

DATE SELECTION

CUSTOMER DATES: YES  
START DATE: 0/00/0000 THRU 99/99/9999  
LAST BILL DATE: 0/00/0000 THRU 99/99/9999  
FINAL DATE: 10/01/2025 THRU 10/31/2025

TRANSACTION DETAIL

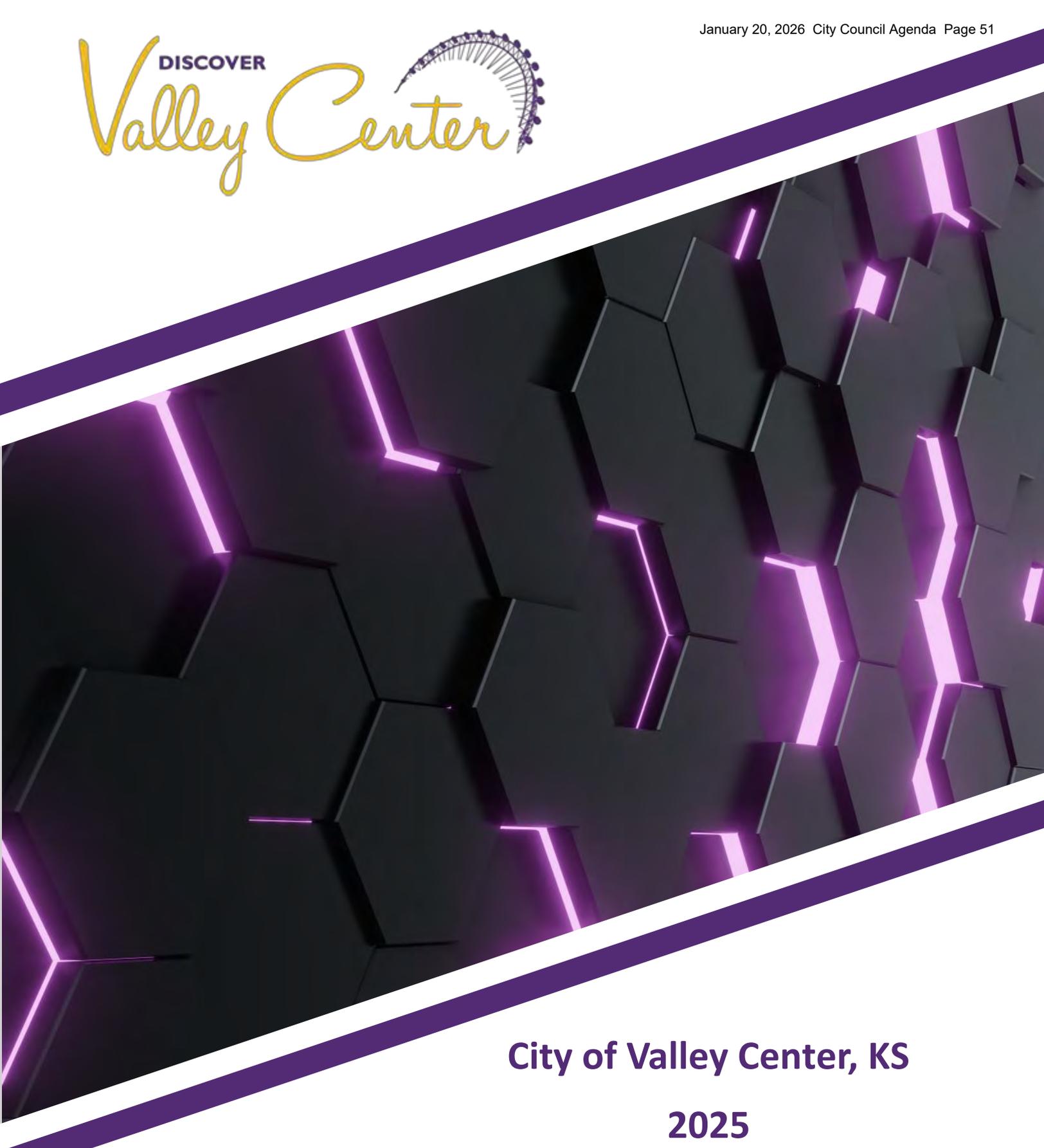
PRINT TRANSACTION DETAIL: NO  
OLDEST TRANSACTION DATE: 99/99/9999

PRINT OPTION

TOTALS ONLY: NO  
CONTRACTS: NO  
PRINT SEQUENCE: ACCOUNT NUMBER  
COMMENT CODES: Note  
\*\*\* END OF REPORT \*\*\*

**CONSENT AGENDA**

**C. QUARTER 4 TREASURER REPORT:**



**City of Valley Center, KS**

**2025**

**4th Quarter Financial**

**& Departmental**

**Review**



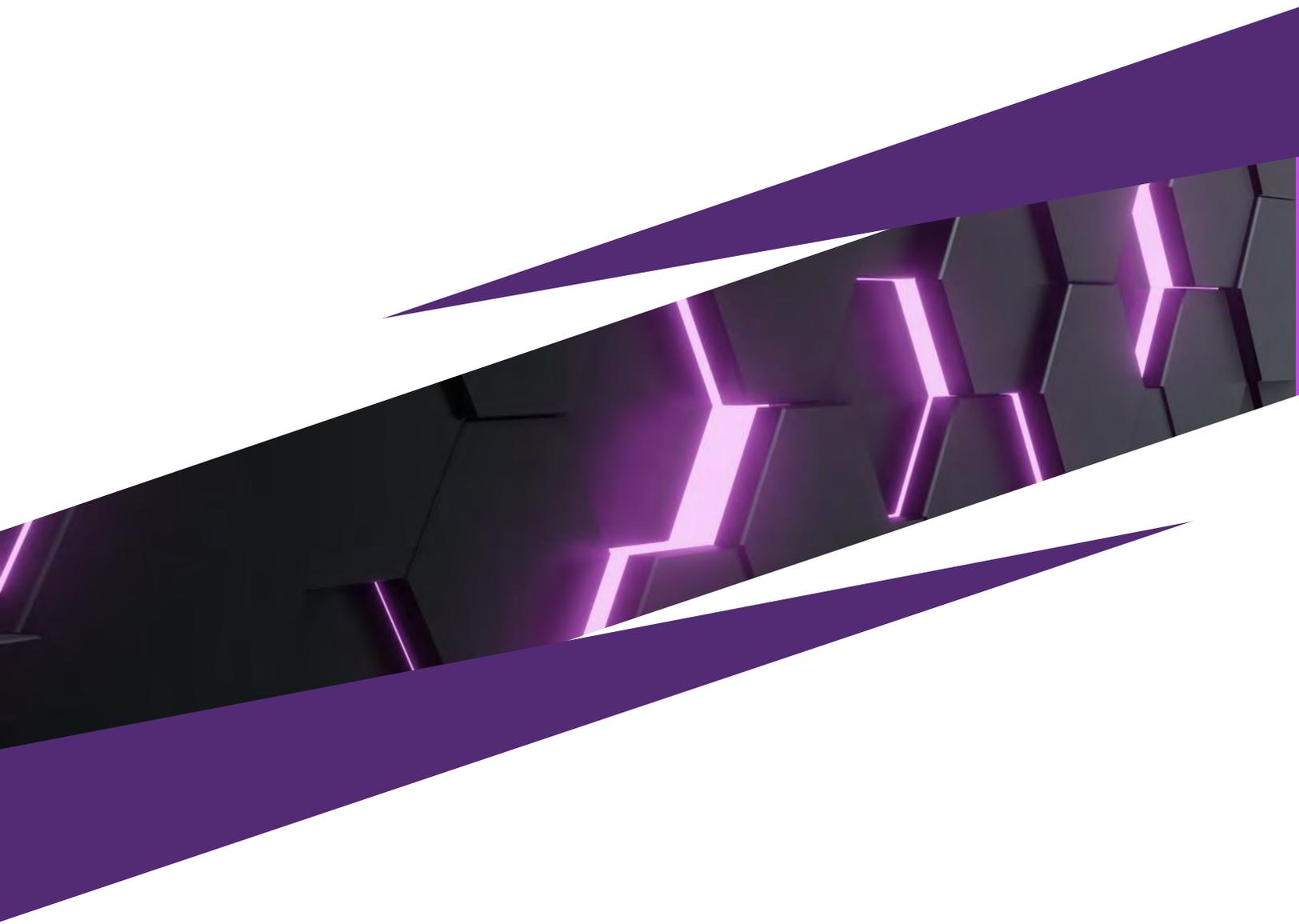
# Fund Balance Summary

City of Valley Center, Kansas Treasurer's Quarterly Unaudited Financial Report  
For the Quarter Ending December 31, 2025

Fund Description	Beginning Balance 1/01/2025	Revenue	Expenditure	Ending Balance 12/31/2025
GENERAL FUND	1,688,220.91	4,849,392.39	4,801,874.99	1,735,738.31
SPECIAL PARKS AND REC	43,983.53	7,766.15	4842.74	46,906.94
SPECIAL ALCOHOL AND DRUGS	18,809.61	6,451.96	0.00	25,261.57
POOL/REC SALES TAX	2,905,296.81	3,201,374.84	5,534,749.29	571,922.36
TIF FUND	978,056.87	32,722.10	373,007.29	637,771.68
EMPLOYEE BENEFITS	113,560.14	1,675,345.16	1,740,135.30	48,770.00
BUILDING EQUIP RESERVE	68,456.17	2246.23	34342.00	36,360.40
EQUIPMENT RESERVE	417,807.19	96,825.40	96,830.91	417,801.68
FLEET MANAGEMENT	109,343.49	444,659.12	358,774.82	195,227.79
LIBRARY	857.91	361,051.33	361,051.33	857.91
SPECIAL HIGHWAY	732,149.30	1,208,555.91	1,312,653.00	628,052.21
EMERGENCY EQUIPMENT	62,394.70	130,004.71	120,356.58	72,042.83
PUBLIC SAFETY TRAINING	9,687.66	3,024.50	0.00	12,712.16
PARK BEAUTIFICATION FUND	2,215.33	0.00	0.00	2,215.33
D.A.R.E.	1,678.04	0.00	0.00	1,678.04
DRUG TAX DISTRIBUTION	3,491.42	0.00	0.00	3,491.42
LAW ENFORCE BLOCK GRANT	0.15	2266.10	0.00	2,266.25
ADSAP	1,071.19	0.00	0.00	1,071.19
CAPITAL PROJECTS FUND	11,342,838.30	4,554,002.94	11,329,514.53	4,567,326.71
BOND & INTEREST	235,056.86	2,497,166.21	2,547,163.77	185,059.30
LAND BANK RESERVE	66,669.25	2006.93	25,000.00	43,676.18
GIFTS AND GRANTS	7,014.59	677.79	0.00	7,692.38
ST/FED GRANT MANAGEMENT	438,925.13	0.00	438,925.13	0.00
WATER OPERATING	3,055,064.79	2,906,795.08	2,354,263.06	3,607,596.81
STORMWATER UTILITY FUND	378,496.19	365,295.17	344,965.27	398,826.09
SOLID WASTE UTILITY	192,876.80	638,044.91	614,986.40	215,935.31
WATER SURPLUS RESERVE	793,165.86	27,690.48	0.00	820,856.34
SEWER OPERATING	1,549,577.14	1,611,126.87	1,557,674.28	1,603,029.73
SEWER SURPLUS RESERVE	241,070.65	11,207.01	0.00	252,277.66
<b>Total</b>	<b>26,004,860.40</b>	<b>24,635,699.29</b>	<b>33,951,110.69</b>	<b>16,142,424.58</b>
Temporary Notes				17,585,000.00
General Obligation Bonds				33,663,570.00
KWPCRLF Sewer Loan				599,342.00
<b>Total Outstanding Debt</b>				<b><u>51,847,912.00</u></b>



## Departmental Summaries



# Finance and Administration

**Service Description:** The Administration and Finance Department provides central support services to the organization. It consists of the City Administrator’s Office, Finance Department and the Office of the City Clerk. All questions regarding the general management of the City and its financial operations, including utility billing and records, are handled by this department. In addition, the Finance and Administration Department acts as Secretary for the City Council.



## Accomplishments

- The City purchased the downtown vacant lot in Q4.
- The City signed a new contract to move employee health insurance to Auxiant.
- The Valley Center Christmas party was held on December 5th.
- We hired Cyndra Kastens as the new City Administrator. Her first day of employment will be 1-26-26.
- The City began repairing City owned roofs and vehicles from the August hailstorm.





# Community Development

## Service Description:

- Serve as city staff to the City of Valley Center Planning and Zoning Board and Economic Development Board.
- Direct City’s floodplain management program (CRS).
- Oversee all residential and commercial permits for construction and zoning issued.
- Enforce and maintain zoning and subdivision regulations.
- Direct economic development initiatives, such as tax abatements and business expansion/retention programs.
- Oversee all residential and commercial construction project inspections.
- Conduct Public Works’ permits inspections, assist with utility locates, and manage the City’s stormwater management program.



## Accomplishments

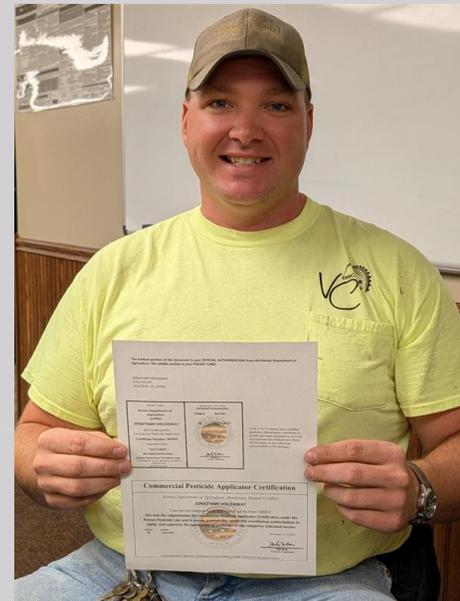
- Issued 1359 building and zoning permits.
- Performed 737 inspections on residential and commercial projects.
- Responded to 447 utility locates.
- Hired Tyson Terhune – Code Enforcement/ Infrastructure Officer started in November.
- Main Street: Completed 4th Quarter Report.

# Public Parks and Buildings

## Service Description:

The Public Parks and Grounds department is responsible for many projects and activities such as:

- City park system
- Public buildings & facilities
- City Municipal Cemetery
- City swimming pool and splash pad
- Liaison for Outdoor Spaces & Public Properties Board
- Partner with volunteer and community service organization

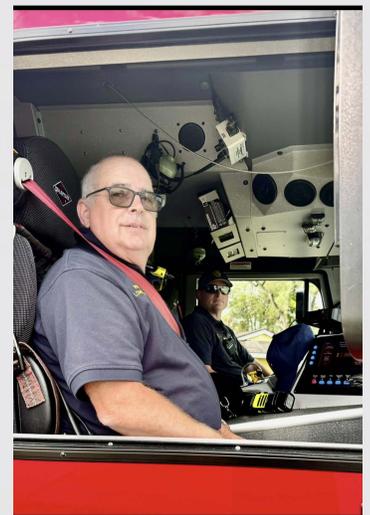


## Accomplishments

- Repaired vandalism to yellow/orange slide and poured in place surfacing at Lions Park.
- Completed concrete repairs to sidewalks at Lions and Veteran’s Parks.
- Installed new park bench and concrete pad on Emporia.
- Completed temporary parking lot project – coordinated effort with Street Department staff - Kyle & Steve.
- Hot water tank replacement @ PSB. Refrigerator replacement at City Hall. Lighting at Old Public Works. Replaced door sweeps and door operator on Sunflower Room at Community Center. Repaired City Hall building sign – letter “I”.
- Public Properties & Outdoor Spaces Meeting 9/11 6pm – Discussion on Cemetery Development
- Gazebo steps re-built – all 3 sets replaced.
- Clean-up from 9/3 hailstorm.
- Mums installed in planters for Fall.
- Completed foundation repairs to Ford welcome sign.
- HVAC replacements completed at City Hall (3AC and 2furnace units) and Community Center/Library (1-mini split unit).

# Public Safety

**Service Description:** This is the overall department for the Police and Fire Departments. The core services of the department are to preserve the peace, protect citizens and their property, investigate crimes for prosecution, enforce the laws of the city, state and federal government, and respond to emergencies, traffic accidents, medical emergencies, and crimes in progress.



## Accomplishments

- Officer Elizabeth Lindahl graduated the Kansas Law Enforcement Training Center. She also completed her field training and is now working a shift on her own.
- Also in October, Officers and Firefighters participated in the Faith and Blue Event with LifePoint Church.
- We participated in the Trick or Treat Main Street event that month.
- Capt. Vogt, Sgt. Fox and Lloyd Newman attended the International Association of Chiefs of Police conference in Denver.
- Lloyd attended meetings for my position of SACOP representative from Kansas.
- In November, Officer Garcia, assisted Lions Club again this year with meal deliveries ensuring some of our more seasoned citizens were able to enjoy a Thanksgiving meal.
- In December, we participated in Hornet Holidays both adopting out kids from our Angel Tree and with distribution day.
- Chief Lonnie Tormey decided to retire after more than 48 years of dedicated service to the community. His last day was December 31st.



# Public Works

## Service Description:

Water, Waste Water, and Streets departments are all under the public works umbrella. These departments provide many different services that keep the city moving as well as maintain the city's infrastructure.

**Water:** Provides safe and healthy water to our community by maintaining and testing the city's water distribution system, while simultaneously providing excellent service to our residents, doing water shut offs and turn ons, leak checks, and meter reads.

**Sewer:** Keeps things flowing across town through maintenance of sewer lines and lift stations around town. They are also responsible for treating and testing water before it is discharged.

**Streets:** Our Streets department is crucial to keeping traffic moving across the city. They coordinate road projects, patch cracks and pot holes, keep the lines fresh, and keep the storm drains clean.



## Accomplishments

- Hired Corey Heck – Streets lead Operator.
- Promoted Nick Manning to Assistant PW Director.
- Promoted Katie Lechner to Office Manager.
- Installed all Christmas Decorations on Meridian with minimal problems.
- Completion of phase 1 of Harvest Place
- North Seneca bridge construction completed
- Substantial completion of Rio Bella



**CONSENT AGENDA**

**D. PLANNING AND ZONING BOARD MINUTES –DECEMBER 18,  
2025:**

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

Tuesday, December 18, 2025 7:00 P.M.

**CALL TO ORDER:** Gary Janzen, called the meeting to order at 7:16 P.M. with the following board members present: Paul Spranger, Dalton Wilson, Amy Bradley (phone).

**Members Absent:** Steve Conway, Rick Shellenbarger, Scot Phillips

**City Staff Present:** Kyle Fiedler, Barry Arbuckle, Sabrina Young

**Audience:** Bill Arneson, Bob Rogers, Colby Rogers, Makayla Rogers, Dan Frazier, Nancy Hunter, Tammy Kasselmann, Martin Navarrete, Philip Ruffo, Ryan McKnight, Art Stevens, Eric Gilbert, Tim McNeeley

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

**APPROVAL OF DRAFT MINUTES:** Janzen made a motion to approve November 25, 2025, meeting minutes. The motion was seconded by Wilson. Motion passed unanimously.

**COMMUNICATIONS:** None

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

1. Review of V-2025-08, application of Dan Frazier, pursuant to City Code 17.10.08, who is petitioning for a variance to have a 896 sq ft accessory structure, 176 sq ft bigger than code allows on property addressed as 501 E. Valley Park Dr. Valley Center, KS 67147.

Fiedler reviewed his staff report, this item was before the board last month for the setback. The variance is for the size which is just under 200 square feet larger than allowed. Notice was published in the paper and mailed to the neighbors. No comments on the item. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:18 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:19 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-08. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

2. Review of V-2025-11, application of William Arneson, pursuant to City Code 17.10.08, who is petitioning for a variance to have side and rear yard setbacks less than code requires for an accessory structure on property addressed as 317 N. Park Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report, the shed is already on the property, the variance is to allow the shed to stay where it is placed. It is currently approximately seven feet from the south property line and four feet from the west property line when it is supposed to be fifteen feet from the south and ten feet from the west. Neighbors were notified and the notice was published in the paper. There was no opposition. There are other structures in the neighborhood that are within the same distance of the property line of this shed, so it is not out of the ordinary. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:20 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:21 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-11. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

3. Review of V-2025-12, application of Robert Rogers, pursuant to City Code 17.10.08, who is petitioning for a variance to have side and rear yard setbacks less than code requires for an accessory structure on property addressed as 425 W. Albert St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is for an accessory structure to be about eight feet from the rear property line and five feet from the side property line. The code requires ten feet from the rear and fifteen from the side. The notice was published in the paper and neighbors were notified. There were several calls on this one, however, everyone was just questioning why they were notified. It was explained it is because they live within 200 feet of the property. No one was in opposition. Almost every other lot along the rear easement has a shed within that proximity. The reason for the eight-foot rear setback is due to an eight-foot easement that the shed cannot be built on. The five-foot side setback does not cause concern as there are no other structures within the five feet that cause fire code issues. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:22 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:24 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve V-2025-12. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

4. Review of CU-2025-01, application of Tim McNeeley, pursuant to City Code 17.10, who is petitioning for a conditional use application for an electrical (trade) facility on property currently unaddressed, located just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is a conditional use permit so the applicant can build an electrical business. The lot is zone C-2 which allows the business with a conditional use permit. The site plan shows where the building, parking lot, and lateral field for the septic system will be. Based on the size of the building, the applicant is required to have 5 parking stalls. There is an easement on the property that would need to be vacated before any permits can be issued. One call was received by a neighbor who is primarily concerned about the screening with this being across the street from a residential area.

Because the lot is zoned C-2, a trade shop, electrical, plumbing, HVAC, all must have a conditional use in C-2. The applicant could request to rezone the lot to industrial but decided to try for the conditional use first.

The area to the south is a mix of C-2 and I (industrial), the north is industrial and across the street is RR-1. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:25 PM

Resident Art Stevens asked about screening and suggested a berm and some trees or something with some height.

Fiedler stated that there are screening requirements but no requirement on height of the screening. It just must be 100% blocked. The applicant plans to have a total of 20 shrubs along the road to block the view of the two homes at the parking lot.

Janzen closed the hearing for comments from the public: 7:31 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve CU-2025-01. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

5. Review of SP-2025-06, application of Tim McNeeley, pursuant to City Code 17.12, who is petitioning to build a commercial building for his electrical shop at property currently unaddressed, just north of 1150 S. Meridian Ave., Valley Center, KS 67147.

Fiedler reviewed his staff report and gave an overview of the landscaping plans that satisfy the screening requirements. 100% coverage is not required on day one due to plants needing time to grow, but as long as the plants are there, occupancy would be allowed. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:32 PM

Wilson asked about the fabrication of the building and what the façade might look like.

Applicant Tim McNeele stated it will likely be a metal building similar to the one to the south only smaller. The plan is for 40x40 or 40x60 depending on the quotes. The plan is to add landscaping to make the area look nice and to clean up a fenced area that is currently a hazard. Applicant stated he's open to adding whatever type of screening is necessary to accommodate.

Janzen closed the hearing for comments from the public: 7:37 PM

Wilson stated that encouraging applicants to consider curb appeal, especially on main roads like this is important. He appreciates that the applicant has thought of this.

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve SP-2025-06. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

6. Review of LS-2025-02, application of Tammy Kasselmann, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 2641 E Ford St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant wants to split off about 4.5 acres to sell to the neighboring property. The requested split would allow her to keep her outbuildings. Regulations do not allow for a lot to be internal by itself, it has to have road frontage, however, the buyer of this lot owns the lot directly west and they have been told that in order to have this, they will have to do a merger on the lots. Only one call was received, and she came to the meeting, but when she realized that this didn't touch her property, she was completely fine with it and left. Staff recommends approval with the caveat that the buyer proceed with the merger.

There is no time period set for the merger to occur, however, the other person does intend to build on the property and that will not be allowed until the merger is complete.

Janzen opened the hearing for comments from the public: 7:39 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:42 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-02. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

7. Review of LS-2025-03, application of Eric Gilbert, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 429 E. Harper St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this is the first in a series of three lot split requests that will be happening in the development. This lot is primarily filled with duplexes and is not completely built out yet. This request is to split the lot into 36 lots. All 36 lots meet our regulations for R-4 zoning. The neighboring property owners were notified but did not receive any opposition. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:43 PM

Wilson asked, what is the intention for the lot split?

Fiedler replied, so that they can offer each side for sale individually. The property will be under a single HOA.

No public spoke.

Janzen closed the hearing for comments from the public: 7:45 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-03. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

8. Review of LS-2025-04, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 814 S. Jay St., Valley Center, KS 67147.

Fiedler reviewed his staff report, the applicant wants to subdivide this lot into eight lots and all do meet our R-4 zoning regulations. The neighbors were notified and we did not receive any comments or inquiries about this. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:46 PM

No public spoke.

Janzen closed the hearing for comments from the public: 7:47 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-04. Motion was seconded by Spranger. The vote was unanimous. Motion passed.

9. Review of LS-2025-05, application of Phillip Ruffo, pursuant to City Code 16.09.01, who is petitioning for a lot split involving the splitting of property the applicant owns and is currently addressed as 844 S. Jay St., Valley Center, KS 67147.

Fiedler reviewed his staff report, this request is to split the lot into seven lots. No opposition was raised by the neighbors who were notified. The lots that are proposed this evening do meet our R-4 regulations. Staff recommended approval.

Janzen opened the hearing for comments from the public: 7:47 PM

Spranger asked if these meet the floodplain requirements.

Fiedler stated that the entire area has been brought out of the floodplain.

No public spoke.

Janzen closed the hearing for comments from the public: 7:49 PM

Based on the City Staff recommendations, public comments, and discussion by the Board of Zoning Appeals, Janzen made a motion to approve LS-2025-05. Motion was seconded by Wilson. The vote was unanimous. Motion passed.

**OLD/UNFINISHED BUSINESS:**

1. None

**NEW BUSINESS:**

1. None

**STAFF REPORTS:**

1. Officer elections – will happen in April.

**ITEMS BY PLANNING AND ZONING BOARD/BZA MEMBERS:**

Gary Janzen - none  
Paul Spranger - none  
Rick Shellenbarger - absent  
Scot Phillips - absent  
Steve Conway - absent  
Dalton Wilson – none  
Amy Bradley – none

**ADJOURNMENT OF THE PLANNING AND ZONING BOARD/BOARD OF ZONING APPEALS MEETING:** At 7:54 P.M., a motion was made by Janzen to adjourn and seconded by Wilson. The vote was unanimous, and the meeting was adjourned.

Respectfully submitted,

---

/s/ Kyle Fiedler, Secretary

---

Gary Janzen, Chairperson

**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/Interim City Administrator Miller**

**I. HR Director/Interim City Administrator Carrithers**

**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**