



City of VALLEY FALLS

Incorporated May 17, 1869

◇ Attachment

City Council Agenda

The City Council meeting is open to the public and will be held at City Hall.

Meetings will be streamed via Facebook Live (<https://www.facebook.com/cityofvalleyfalls>) Please email questions to cityadmin@valleyfalls.org before the meeting.

September 7, 2022 6:30 PM
Regular Meeting

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL - City Council and Staff

MINUTES - Special Meeting of August 16, 2022

MINUTES - Regular Meeting of August 17, 2022

MINUTES - Special Meeting of August 18, 2022

MINUTES - Special Meeting of August 24, 2022

INVOICES - \$24,647.79 ◇

PUBLIC COMMENTS & GUESTS:

Public Comment Policy ◇

BUSINESS ITEMS:

1. Water and Sewer Rate Ordinance #15-130(k)
2. Rezoning 1509 Linn St - Ordinance #16-219
3. Voting Delegate for LKM Conference - Audree Guzman
4. Skid Steer Broom Attachment
5. Economic Development Incentive
6. PEC - River Hydrology Study - \$17,230.00
7. 0000 Sycamore - Shipping Containers

TABLED ITEMS:

1. Alley Behind Post Office
2. Meyer Option to Purchase

REPORTS:

CITY ADMINISTRATOR: Audree Aguilera ◇

PUBLIC WORKS: Bill McCoy ◇

POLICE: ◇

MAYOR: Jeanette Shipley

FIRE DISTRICT: Salih Doughramaji

ECONOMIC DEVELOPMENT BOARD: Audree Aguilera or Chair

PLANNING & ZONING COMMISSION: Audree Aguilera or Chair

CITY COUNCIL COMMENTS/ FEEDBACK/ IDEAS

ANNOUNCEMENTS/ COMMUNICATIONS:

Public Hearing for 2023 Budget and Revenue Neutral Rate on September 14th at 6:30 PM at City Hall.

Public Hearing for 2022 Budget Amendment on September 14th at 6:30 PM at City Hall.

City offices closed on October 10th in observance of Columbus Day.

EXECUTIVE SESSION ◊

I move the city council recess into executive session to discuss a claim pursuant to **Attorney – Client privilege** matter exception, K.S.A. 75-4319(b)(2) to include: the City Attorney and City Administrator. The open meeting will resume in the city council room at ____PM.

ADJOURNMENT

CITY OF VALLEY FALLS

August 16, 2022

Special Open Meeting

The meeting was called to order at 6:30 pm by Mayor Jeanette Shipley. Council members present were, Jennifer Ingraham, Judy Rider, Matt Frakes, Salih Doughramaji, and Gary McKnight. Staff present: Audree Aguilera, City Administrator and Eddie Rivera, Police Officer.

Others present: Skyler Brown

Public Comments & Guests:

Skyler Brown spoke of her support for Travis as Chief.

BUSINESS ITEMS:

EXECUTIVE SESSION:

Gary moves the city council recess into executive session to hold Chief of Police interviews pursuant to the **non-elected personnel** matter exception, K.S.A. 75-4319 (b) (1) to include: mayor, city council, and city administrator. The open meeting will resume in the city council room at 9:30PM. Jennifer seconded the motion. Carried 5-0

No Action Taken

ADJOURNMENT

Jennifer made a motion to adjourn the meeting at 9:30 P.M. Judy seconded the motion. Motion carried 4-0.

APPROVED: _____
JEANETTE SHIPLEY, MAYOR

ATTEST: _____
CHRISTINE WEISHAAR, CITY CLERK

CITY OF VALLEY FALLS

August 17, 2022

Open Meeting

The meeting was called to order at 6:30 pm by Mayor Jeanette Shipley. Council members present were, Salih Doughramaji, Gary McKnight, and Judy Rider. Jennifer Ingraham and Matt Frakes were absent.

Staff present: Audree Aguilera, City Administrator, Bill McCoy, Public Works, Chris Weishaar, City Clerk, and Leonard Buddenbohm, City Attorney.

Others present: Beth Warren, Henry Schmidt, Harold Mayes, Dianne Heinen, Skyler Brown, and Suzanne Willhoite.

Minutes:

The minutes from the August 3, 2022, meeting was presented.

Gary moved to approve the minutes. Judy seconded the motion. Motion carried 3-0.

The minutes from the August 10, 2022, special meeting was presented.

Gary moved to approve the minutes. Judy seconded the motion. Motion carried 3-0.

Vouchers:

The August 17, 2022, vouchers were presented. Salih moved to approve vouchers totaling \$48,530.15. Gary seconded the motion. Motion carried 3-0.

Public Comments & Guests:

Skyler Brown and Suzanne Willhoite spoke to hiring Travis Courter as Chief of Police.

BUSINESS ITEMS:

1. 207 Sycamore Status Update – No progress has been made. Timeline will proceed to condemn the property.

2. 204 Walnut Status Update – Progress has been made. Audree will reach out to property owner.

3. USD #338 Vacating Elm Street Petition – Has been resolved. Paperwork was not filed with the county back in 2008 to vacate the street. Audree filed the paperwork.

4. Audit Presentation – Agler & Gaeddert – Harold Mayes presented the audit findings. Gary moved to approve the audit report. Judy seconded the motion. Motion carried 3-0.

5. Ranson Financial Rate Review – Beth Warren presented the rate reviews for water and sewer. Based off of the current rates and the upcoming sewer project it was determined that the sewer rates would need to double next year with slight increases the following years.

Water would not quite double. Gary made a motion for Audree to draft an ordinance with the rate changes. Judy seconded the motion. Motion carried 3-0.

Mayor Shipley wanted it noted she was opposed to high-rate changes.

6. Emergency Snow Route Ordinance #14-209.1 – Audree presented the Snow route to council which includes Broadway, Oak, Linn, and Walnut Streets.

Salih made a motion to approve the ordinance. Gary seconded the motion. Motion carried 3-0.

7. Appointments to Planning Commission – Mayor Shipley submitted Jesse Nickelson and Matthew Hisey as candidates to be on the Planning Commission.

Gary made a motion to appoint both candidates. Judy seconded the motion. Motion carried 3.0.

8. ACE Pipe Cleaning Sewer Lagoon - \$3,718.40 – Audree advised the valve was attempting to be replaced when it was discovered that a pipe was plugged.

Salih made a motion to approve the pipe cleaning. Judy seconded the motion. Motion carried 3-0.

9. Kansas Pride Program – Mayor Shipley had David Key come speak about the Pride program at the special meeting. Judy asked if there would be enough volunteers to sustain the program.

Mayor Shipley said yes.

Salih made a motion to proceed with the Pride Program. Gary seconded the motion. Motion carried 3-0.

Table Items:

1. Skid Steer Broom Attachment.
2. Alley Behind Post Office.
3. Meyer Option to Purchase.

City Administrator:

1. CDBG Sewer Project Phase 1- Design and Environmental in progress. Should have final designs in the next couple weeks. Bids anticipated for early fall 2022. Construction anticipated in 2023.

2. CDBG Sewer Project Phase 2 – Preliminary Engineering Report in progress. 2023 CDBG Grant year is pausing the sewer/ water grants. Project will be postponed to 2024 if changes are approved.

3. American Rescue Plan Act (ARPA) – Projects completed to date include: gWorks Software, RV Park Electrical Upgrade. Funds used to date: \$23,851.40. Projects pending to date include: K-16 Entry Signs. Funds planned for projects: \$7,000. Remaining Funds: \$145,106.96.

4. USDOT Safety Action Plan Grant – Applied for the KDOT Cost Share Portion. Applied for the new Unique Entity Identifier (UEI) number for the City. Waiting to be able to start grant for the new UEI to be added to the system to be able to apply.

5. Opioid Settlement – We received a first disbursement of \$283.10. The Attorney General’s office does not know when rest of funds will be disbursed. Anticipated \$5/ Capita. 25% of Settlement shared 50/50 with cities and counties. Other 75% will be used for grants. This first round of payouts on the settlement will allow partnerships with other local entities.

6. K-4 / K-16 Street Lights – Estimate received from PEC. Around \$30,000 to add lighting. KDOT is going to perform a safety study. If warranted by KDOT, the light cost will be covered by KDOT. Safety study is anticipated to be completed in Spring 2023.

7. Entry/ Welcome Signs – Received USACE approval. Must apply with KDOT for signs in ROW. Working with PEC for estimate on engineering.

8. Tucking Lot – working on hauling in dirt and leveling out lot.

9. Fire Hydrant Testing - KRWA will be flow testing all our fire hydrants after water tower work is complete. This service is free.

10. Automatic Water Meters – 244 meters installed to date. Total of 493 water meters.

11. Hurst Water Tower – Installed valve. Work anticipated to begin at the end of September/ early October.

1. Budget –Public Hearing for Budget and RNR set for September 7th.

2. 811 The City of Valley Falls is now live on 811. Notices are being sent by email and text to City Administrator and Public Works Director.

3. Memorandum of Understandings – Received signed MOU from both Athletic Association and Recreation Commission.

4. Fire Hydrant on Linn – The fire hydrant has had the valve installed and the new hydrant is installed.

5. Audit –After audit presentation, then the final audit will be sent off to requesting agencies.

6. Personal Policies & Guidelines – Reviewed with EMC on June 3rd. Final revisions and copy received. Sent to Leonard for review. Will review with council at work session in September.

7. Rate Study – Rate study presentation at City Council on August 17th. After acceptance, new rate ordinances will be drafted to be put in place.

8. Chevy – Currently at Cable Dahmer for repairs. Anticipated to be complete by end of this week.

9. Community Foundation – Will send check and agreement after this council meeting.

10. Notary – Changed name on my notary with the state.

11. Economic Development Board – No quorum for August 15th meeting. Will meet again on Sept 19th.

12. Planning Commission –Next meeting is September 1st. We now have two vacant spots. There are 4 active members on 6-person board. Advertised on for open positions.

Sewer/Water/Streets/Alleys/Parks/Pool:

Water:

We are doing a free chlorine burn in our water system to remove any algae that may be present. Got the easy valve installed on the hydrant at 5th and Linn we were able to install just one cutting the cost in half. Replaced the leaking Hydrant on Linn and 5th. Flushing the hydrants to help get chlorine levels higher throughout the system.

Sewers:

Douglas Pump Co. came to replace the discharge valve at the lagoon but was unable to due to a clogged line.

Contacted Ace pipe cleaning to come unclog the line at the Lagoon.

Had to jet the sewer line behind the carwash due to a blockage in the line caused by silt, sand, towels, and tree roots.

Parks:

Had to repair the fuel tank on one of the mowers due to it getting a hole in it from the hydraulic cooling fan coming in contact with it from a plugged vent tube causing the fuel tank to swell.

Returned the power broom to Foley rentals.

We will be planting the trees in the park soon we wanted to wait for cooler and wetter weather to give them the best chance of survival.

Pond on Oak St is clearing the duckweed is all but eliminated we will be treating the remaining growth as needed to prevent a regrowth and to clear it more.

General:

Repainted the Cross walk at Oak and 9th Street.

Got the school lights working again for the school year.

Mayor:

Mayor mentioned proposed plans to relocate the 4H Fairgrounds out into the county and the City's need to keep that from happening. Bill advised that has been an ongoing topic of conversation for many years now.

Fire District: Salih advised they spoke about the budget. He mentioned to Jason Nellis about looking into grant options with Brent Wagner.

Economic Development Board: No Report

Planning & Zoning Commission: No Report

City Council Comments:

Judy asked about regulations pertaining to campaign signs being left up after elections.

Gary moves the city council recess into executive session to discuss a claim pursuant to

Attorney – Client privilege matter exception, K.S.A. 75-4319(b)(2) to include: the Mayor, City Council, City Attorney and City Administrator The open meeting will resume in the city council room at 8:30 PM. Salih seconded the motion. Motion carried 3-0.

Gary moves the city council recess into executive session to discuss a claim pursuant to **Attorney – Client privilege** matter exception, K.S.A. 75-4319(b)(2) to include: the Mayor, City Council, City Attorney and City Administrator The open meeting will resume in the city council room at 8:35 PM. Salih seconded the motion. Motion carried 3-0.

No Action Taken

ADJOURNMENT

Gary made a motion to adjourn the meeting. Salih seconded the motion. Motion carried 3-0.

APPROVED: _____
JEANETTE SHIPLEY, MAYOR

ATTEST: _____
CHRISTINE WEISHAAR, CITY CLERK

CITY OF VALLEY FALLS

August 18, 2022

Special Open Meeting

The meeting was called to order at 6:31 pm by Mayor Jeanette Shipley. Council members present were, Jennifer Ingraham, Judy Rider, Matt Frakes, Salih Doughramaji, and Gary McKnight. Staff present: Audree Aguilera, City Administrator.

Others present:

Public Comments & Guests:

BUSINESS ITEMS:

EXECUTIVE SESSION:

Gary moves the city council recess into executive session to hold Chief of Police interviews pursuant to the **non-elected personnel** matter exception, K.S.A. 75-4319 (b) (1) to include: mayor, city council, and city administrator. The open meeting will resume in the city council room at 8:15 PM. Jennifer seconded the motion. Carried 5-0

No Action Taken

ADJOURNMENT

Jennifer made a motion to adjourn the meeting at 8:15 P.M. Judy seconded the motion. Motion carried 5-0.

APPROVED: _____
JEANETTE SHIPLEY, MAYOR

ATTEST: _____
CHRISTINE WEISHAAR, CITY CLERK

CITY OF VALLEY FALLS

August 24, 2022

Special Open Meeting

The meeting was called to order at 6:30 pm by Mayor Jeanette Shipley. Council members present were, Jennifer Ingraham, Judy Rider, Matt Frakes, Salih Doughramaji, and Gary McKnight. Staff present: Audree Aguilera, City Administrator and Police Officer, Edward Rivera.

Others present: Daniel Adee, Skylar Brown, Suzanne Willhoite.

Public Comments & Guests:

Daniel Adee, Skylar Brown, and Suzanne Willhoite all voiced their support of Travis for Chief.

BUSINESS ITEMS:

EXECUTIVE SESSION:

Gary moves the city council recess into executive session to review Chief of Police applicants pursuant to the **non-elected personnel** matter exception, K.S.A. 75-4319 (b) (1) to include: mayor, city council, and city administrator. The open meeting will resume in the city council room at 7:15 PM. Jennifer seconded the motion. Carried 5-0

No Action Taken

ADJOURNMENT

Jennifer made a motion to adjourn the meeting at 7:16 P.M. Judy seconded the motion. Motion carried 5-0.

APPROVED: _____
JEANETTE SHIPLEY, MAYOR

ATTEST: _____
CHRISTINE WEISHAAR, CITY CLERK



City of
VALLEY FALLS

Incorporated May 17, 1869

COUNCIL MEETING DATE: September 7, 2022

INVOICES IN THE TOTAL AMOUNT OF: \$24,647.79

APPROVED:

STATE OF KANSAS

COUNTY OF JEFFERSON

I hereby certify that the attached bills are just, correct, and remain unpaid, and that the amount therein is actually due and owing according to law.

Approved by:

City Administrator

Subscribed and sworn to before me this _____ day of September, 2022

City Clerk

ACCOUNTS PAYABLE REPORT

VENDOR NAME DEPARTMENT	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
AUDREE GUZMAN ADMINISTRATION WATER	VEHICLE MAINTENANCE/FUEL VEHICLE MAINTENANCE/FUEL	09022022-01 09022022-01	Mileage Reimbursement Mileage Reimbursement	28.13 46.00
***** VENDOR TOTAL *****				74.13
CABLE DAHMER OF TOPEKA WATER SEWER	VEHICLE MAINTENANCE/FUEL VEHICLE MAINTENANCE/FUEL	7TCS7012143 7TCS7012143	Chevy rear suspension repairs Chevy rear suspension repairs	2,809.59 2,809.59
***** VENDOR TOTAL *****				5,619.18
CHRIS WEISHAAR WATER SEWER	VEHICLE MAINTENANCE/FUEL VEHICLE MAINTENANCE/FUEL	922022 922022	Mileage Reimbursement Mileage Reimbursement	21.00 20.25
***** VENDOR TOTAL *****				41.25
COOPER MALONE MCCLAIN INC ADMINISTRATION	CONTRACTUAL	08202022	Continuing Disclosure Services	1,000.00
***** VENDOR TOTAL *****				1,000.00
COUNTRY HARVEST APPLE MARKET POOL WATER SEWER	CONCESSIONS COMMODITIES COMMODITIES	09012022pool 0912022 0912022	Concession Stand Food Ice, water Ice, water	227.89 31.00 30.19
***** VENDOR TOTAL *****				289.08
DAVIS PUBLICATION ADMINISTRATION	CONTRACTUAL	08312022	Snow Route, STO, UPOC	270.00
***** VENDOR TOTAL *****				270.00
GIANT COMMUNICATIONS ADMINISTRATION POLICE WATER SEWER	UTILITIES AND PHONE UTILITIES AND PHONE UTILITIES AND PHONE UTILITIES AND PHONE	09012022 09012022 09012022 09012022	Phone Phone Phone Phone	82.65 82.65 82.65 82.66
***** VENDOR TOTAL *****				330.61
HEINEN REPAIR SERVICE, Inc STREET	VEHICLE MAINTENANCE/FUEL	08112022	Belt for mower	124.99
***** VENDOR TOTAL *****				124.99
JIMMY'S STUMP REMOVAL ADMINISTRATION	CONTRACT LABOR	06052022	Inspections	102.50

ACCOUNTS PAYABLE REPORT

VENDOR NAME DEPARTMENT	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
JIMMY'S STUMP REMOVAL				
***** VENDOR TOTAL *****				102.50
K-4 AG & SERVICES LLC				
POLICE	VEHICLE MAINTENANCE/FUEL	08312022	Oil Change, T Post	58.00
STREET	COMMODITIES	08312022	Oil Change, T Post	38.10
***** VENDOR TOTAL *****				96.10
KAPIO				
ADMINISTRATION	TRAINING/CONFERENCES	589	PIO Conference	190.00
***** VENDOR TOTAL *****				190.00
KDHE BUREAU OF WATER				
WATER	CONTRACTUAL	08162022	KDHE Sewer Loan	115.43
***** VENDOR TOTAL *****				115.43
LORI GLISSMAN				
POOL	VEHICLE MAINTENANCE/FUEL	08172022	MILEAGE REIMBURSEMENT	614.40
***** VENDOR TOTAL *****				614.40
MID STATES MATERIALS LLC				
STREET	COMMODITIES	118975	ROCK	229.89
***** VENDOR TOTAL *****				229.89
MIDWEST OFFICE TECHNOLOGY				
ADMINISTRATION	CONTRACTUAL	326432	PRINTING/ COPIES	68.36
***** VENDOR TOTAL *****				68.36
NATIONWIDE				
ADMINISTRATION	INSURANCE - GL,WC,PROP	09012022	VFW INSURANCE	2,109.00
***** VENDOR TOTAL *****				2,109.00
PEC				
SEWER	GRANTS & DONATIONS	527808	SEWER PHASE 1	5,305.00
***** VENDOR TOTAL *****				5,305.00
PEN PUBLISHING				
ADMINISTRATION	CONTRACTUAL	213960	EMAILS	240.00
POLICE	CONTRACTUAL	213960	EMAILS	240.00
***** VENDOR TOTAL *****				480.00
PETRO VALLEY FALLS				
POLICE	VEHICLE MAINTENANCE/FUEL	08192022	FUEL	197.96
POLICE	VEHICLE MAINTENANCE/FUEL	09012022	FUEL	214.10

ACCOUNTS PAYABLE REPORT

VENDOR NAME DEPARTMENT	LINE	INVOICE NUMBER	REFERENCE	PAYMENT AMOUNT
PETRO VALLEY FALLS				
STREET	VEHICLE MAINTENANCE/FUEL	08192022	FUEL	.01
STREET	VEHICLE MAINTENANCE/FUEL	09012022	FUEL	.01
PARKS	VEHICLE MAINTENANCE/FUEL	08192022	FUEL	.01
PARKS	VEHICLE MAINTENANCE/FUEL	09012022	FUEL	.01
WATER	VEHICLE MAINTENANCE/FUEL	08192022	FUEL	553.05
WATER	VEHICLE MAINTENANCE/FUEL	09012022	FUEL	263.27
SEWER	VEHICLE MAINTENANCE/FUEL	08192022	FUEL	553.04
SEWER	VEHICLE MAINTENANCE/FUEL	09012022	FUEL	263.30
***** VENDOR TOTAL *****				2,044.76
RANSON FINANCIAL GROUP				
WATER	CONTRACTUAL	1294	WATER RATE ANALYSIS	1,279.88
SEWER	CONTRACTUAL	1293	SEWER RATE ANALYSIS	1,465.32
***** VENDOR TOTAL *****				2,745.20
SCHULTE SUPPLY				
WATER	COMMODITIES	1186567.001	WATER METER (2)	1,402.00
WATER	COMMODITIES	1189009.001	BALL CORP	315.91
***** VENDOR TOTAL *****				1,717.91
VALLEY TRUCK & TRAILER				
STREET	VEHICLE MAINTENANCE/FUEL	1824	DUMP TRUCK OIL LEAK FIX	330.00
***** VENDOR TOTAL *****				330.00
WESTERN CONSULTANTS				
SEWER	GRANTS & DONATIONS	08302022	SEWER PHASE 1	750.00
***** VENDOR TOTAL *****				750.00
***** REPORT TOTAL *****				24,647.79

DEPARTMENT	INV	PAYMENTS
ADMINISTRATION	9	4,090.64
POLICE	5	792.71
STREET	6	723.00
PARKS	2	.02
POOL	2	842.29
WATER	11	6,919.78
SEWER	9	11,279.35
DEPARTMENT TOTALS	44	24,647.79



City of
VALLEY FALLS

Incorporated May 17, 1869

PUBLIC COMMENT POLICY

This is a business meeting of the governing body for the City of Valley Falls. We strive to run a smooth and efficient meeting.

Public Comment is limited to 3 minutes per person. Speakers shall state their name and address. This is intended for citizens to express their views. City Council Members will not engage in dialogue with the speaker. Belligerent, rude, and offensive speakers will be stopped immediately. Citizen should reach out to City Council Members to have personal discussion of their concerns outside of City Council Meetings.

Any comment for agenda items shall be taken only during the specific agenda item. All questions posed during public forum should be answered within the specific agenda item by any City Council Member or followed up as needed by staff in a timely manner during regular business hours following the meeting.

Citizens desiring to comment on matters of a general nature, not specific to an agenda item, shall sign up in advance of the meeting & shall provide name and address, and the purpose or nature of the request. This request should be received by the City Administrator before Friday at noon preceding the meeting. No action or formal comment will be taken on such request at the council meeting. Staff will follow up in a timely manner during regular business hours following the meeting.

ORDINANCE NO. 15-130(k)

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF VALLEY FALLS, KANSAS, RELATING TO AND REVISING THE WATER RATES AND SEWER RATES

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of Valley Falls, Kansas:

SECTION 1: Section 15-221 of the City Code is amended to read as follows:

15-221. Water rates.

The rates per month for the use of water shall be as follows:

- (a) Inside City Limits:
 - (1) Effective January 1, 2022, the monthly minimum charge of \$14.50 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$7.50.
 - (2) Effective January 1, 2023, the monthly minimum charge of \$27.30 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$14.10.
 - (3) Effective January 1, 2024, and every January 1 thereafter, rates shall increase by 2% each year (as to both the monthly minimum charge and the step charge).

- (b) Outside City Limits:
 - (1) Effective January 1, 2022, the monthly minimum charge of \$18.70 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$9.30.
 - (2) Effective January 1, 2023, the monthly minimum charge of \$35.20 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$17.50.
 - (3) Effective January 1, 2024, and every January 1 thereafter, rates shall increase by 2% each year (as to both the monthly minimum charge and the step charge).

SECTION 2: Section 15-428 of the City Code is amended to read as follows:

15-428. Sewer rates.

Sewer usage amounts will be determined based upon the average water usage amounts during the winter months of January, February and March. This amount will be reevaluated and revised in April of every year. This determined average monthly water

usage will be used as the sewer usage amount until it is revised the following April, or as soon thereafter as possible. The sewer rates per month shall be as follows:

- (a) Effective January 1, 2022, the monthly minimum charge of \$11.60 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$6.00.
- (b) Effective January 1, 2023, the monthly minimum charge of \$23.90 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$12.40.
- (c) Effective January 1, 2024, the monthly minimum charge of \$26.10 for the first 1,000 gallons or less. For each additional 1,000 gallons thereafter, or fraction thereof, \$13.50.
- (d) Effective January 1, 2025, and every January 1 thereafter, rates shall increase by 2% each year (as to both the monthly minimum charge and the step charge).

SECTION 3: This Ordinance shall take effect and be in full force from and after its adoption by the governing body of the City, approval by the Mayor and publication once in the official newspaper of the City.

ADOPTED AND PASSED by the governing body of the City of Valley Falls, Kansas on September 7, 2022 and **APPROVED AND SIGNED** by the Mayor.

Jeanette Shipley, Mayor

ATTEST:

Christine Weishaar, City Clerk



City of
VALLEY FALLS

Incorporated May 17, 1854

ORDINANCE NO. 16-219

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF VALLEY FALL, KANSAS.

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

SECTION 1:

Following the receipt by the City of Valley Falls of rezoning application material in compliance with Article 29 of the City of Valley Fall Zoning Ordinance; a public hearing on the requested rezoning on September 1, 2022 at 6:30 PM.; and a unanimous vote of approval by the Valley Falls Planning and Zoning Commission; the City Council of Valley Falls, Kansas, considers a request to rezone the below described to re the below described parcel from R1-A (Single Family Residential District) to RP-4 (Planned Apartment House District).

SECTION 2:

The following parcel of land being rezoned is described as follows:

A Part of the Southeast of Section 24, Township 8 South, Range 17 East of the 6th P.M., In the City of Valley Falls, Jefferson County, Kansas, described as follows: Beginning at a point 856.5 feet South and 204.5 feet West of the Southeast corner of Lot 6, Block 94 in Riddle's Addition to the City of Valley Falls, Jefferson County, Kansas: thence West 514.3 feet more or less to the center of Linn Street (extended); thence South 39.7 feet; thence East 514.3 feet, more or less to a point South of the point of beginning; thence North 399.7 feet to the point of beginning; (1509 Linn St)

SECTION 3:

This ordinance shall become effective after its passage and publication in the official paper of the City of Valley Falls.

PASSED AND APPROVED BY the City of Valley Falls Governing Body on this 7th day of September, 2022.

Jeanette Shipley, Mayor

ATTEST:

Christine Weishaar, City Clerk

[SKID STEERS DIRECT](#)
Haugen Attachments

84" Broom w/ Gutter Brush
\$10,854.99

84" Broom
\$8,709.99



Haugen Attachments
Skid Steer Pick-up Brooms - Haugen Attachments

☆☆☆☆ No reviews | [Ask a Question](#)

\$11,784.99

Model: 84 Inch

- 60 INCH
- 72 INCH
- 84 INCH**

Product Options

- Gutter Broom Option**
Include Gutter Brush, Motor
- Bristle Options**
100 % Poly (Stenc
- Water Kit**
Water Kit w/ Nozzle

- 1 +

ADD TO CART

BUY WITH Pay

[More payment options](#)

SKID STEERS.COM

Blue Diamond

84" Broom w/ Gutter Brush
\$12,796.20

84" Broom
\$10,799.10



PICK UP BROOM | BLUE DIAMOND

Product ID:
PU-BROOM

Availability:
limited quantity available



LIMITED TIME FREE SHIPPING!



10% DISCOUNT APPLIED.
SALE ENDS JUNE 30, 2022

~~\$14,462.00~~ **\$13,015.80**

Choose Model

- 60" Pickup Broom ~~\$10,411.00~~ **\$9,369.90**
- 72" Pickup Broom ~~\$11,060.00~~ **\$9,954.00**
- 84" Pickup Broom ~~\$11,999.00~~ **\$10,799.10**
- 96" Pickup Broom ~~\$12,700.00~~ **\$11,430.00**

Options

Can choose 1 or multiple options

- 60" Water Spray Kit (for dust control) ~~\$2,463.00~~ **\$2,216.70**
- 72" Water Spray Kit (for dust control) ~~\$2,463.00~~ **\$2,216.70**
- 84" Water Spray Kit (for dust control) ~~\$2,463.00~~ **\$2,216.70**
- 96" Water Spray Kit (for dust control) ~~\$2,463.00~~ **\$2,216.70**
- Gutter Brush Attachment ~~\$2,304.00~~ **\$2,073.60**

1

ADD TO CART

UNITED RENTALS

Paladin

84" Broom (With Gutter Brush)

\$9,302.03

[MACHINERY TRADER](#)

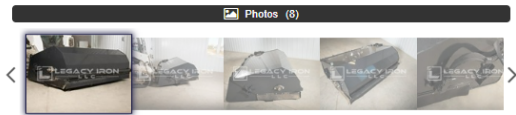
Jenkins

84" Broom (No Water Kit)

\$4,800

74" Broom (No Water Kit)

\$4,600



2022 JENKINS PICK UP BUCKET SWEEPER BROOM

Sweeper

JSD **\$4,600.00**

[Make An Offer](#)

[Financial Calculator](#)

Save

Compare



Seller Information

Legacy Iron, LLC
Grain Valley, Missouri 64029

Phone: (816) 526-7050
WhatsApp: [Message](#)
Contact: Kevin Ash

[Video Chat With This Dealer](#)

Item Location:
 [1101 Seymour Rd](#)
[Grain Valley, Missouri 64029](#)

[SEND EMAIL](#)

[View Seller Information](#)



City of
VALLEY FALLS

Incorporated May 17, 1854

ECONOMIC DEVELOPMENT INCENTIVE POLICY

As it is the purpose of economic development incentives offered by the City of Valley Falls to promote the long-term sustainability of our business community. A standard shall be established in order for staff members of the City of Valley Falls to recruit new small businesses and entrepreneurs to the community.

A business that has completed a new business economic development application within 60 days of opening will be eligible for the following incentives.

- Connection fees for utilities will be waived.
- Waiver of Fee for city building permits
- \$1,000 dollar start-up incentive to be used towards but not limited to the following: culverts, rock/gravel, meter sets, tap fees,
- After the business reaches the milestone of a one-year anniversary, \$250.00 of credit will be given to the business in the form of future City provided utilities.
- On the third anniversary the business will be given an additional \$250.00 of credit for future City provided utilities.

A business is eligible by one of the following:

- 1) A business has made an investment of \$20,000.00 or more. Investments may include but are not limited to the following: purchase of an existing building, construction of a building, or improvements to an existing building
- 2) A business that has created the equivalent of two or more full time positions, including ownership

All incentives are subject to the completion of a city inspection or request of supporting and additional documentation. The City of Valley Falls reserves the right to establish or grant additional or alternative economic development incentives as scale and/or opportunity deem necessary.

Approved this 7th Day of September, 2022 by the City of Valley Falls Governing Body.

Jeanette Shipley, Mayor

ATTEST: Christine Weishaar, City Clerk

ECONOMIC DEVELOPMENT INCENTIVE APPLICATION

BUSINESS NAME:	
BUSINESS OWNER NAME:	CONTACT PHONE:
	CONTACT EMAIL:
BUSINESS ADDRESS: STREET PO BOX	
CITY	STATE ZIP
<input type="checkbox"/> RENT <input type="checkbox"/> OWN	BUILDING OWNER (If different from business owner):
BUSINESS PHONE:	BUSINESS EMAIL:
BUSINESS WEBSITE:	
TYPE OF BUSINESS: <input type="checkbox"/> RETAIL <input type="checkbox"/> OFFICE <input type="checkbox"/> MANUFACTURING <input type="checkbox"/> WAREHOUSE <input type="checkbox"/> OTHER:	
SERVICE/ PRODUCT:	# OF EMPLOYEES:
DAYS OF OPERATION:	HOURS OF OPERATION:
INVESTMENTS:	
TOTAL OF INVESTMENTS:	SALES TAX # OR FEIN:
CONTACT NAME:	CONTACT PHONE:
	CONTACT EMAIL:
Signature:	Date:
Printed Name:	Title:

Application must include:

- Sales Tax Certificate
- Kansas State Food License (if applicable)
- Utilities Application (if required)
- Building Permit (if applicable)

For Office Use Only:	
Approved: YES	NO DATE:
Signature: _____	
City of Valley Falls Mayor -	

WORK ORDER NO. 22-02

This Work Order No. 22-02 is made as of this _____ day of _____, 20____, under the terms and conditions established in the Master Agreement between Client and Professional Engineering Consultants, P.A. (PEC) dated January 3, 2022. Except to the extend modified herein, all terms and conditions of the Master Services Agreement shall continue a full force and effect.

SECTION A – SERVICES

A.1 PEC shall perform the following services (collectively, the “Services”):

See attached Exhibit B

A.2 In conjunction with the performance of the Services as described above, PEC shall provide the following submittals, documents or other deliverables to Contractor:

See attached Exhibit B

A.3 Exclusions:

See attached Exhibit B

SECTION B – SCHEDULE

PEC shall perform the Services and deliver the above documents according to the following:

See attached Exhibit B

SECTION C – COMPENSATION

In return for the proper performance by Professional Engineering Consultants, P.A. of its Services, Client shall pay to PEC according to the following:

See attached Exhibit B

SECTION E – OTHER PROVISIONS

The parties agree to the following additional provisions with respect to this Work Order:

N/A

CLIENT

By: _____

Printed Name: _____

Title: _____

Date: _____

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

By  _____

Printed Name: Alex M. Darby, PE

Title: Principal / Team Lead

Date: 08-29-2022

WATER RESOURCES EXHIBIT B

A. Project Description

The Project shall consist of a hydraulic and sediment transport analysis of the Delaware River upstream and downstream of the low-head dam that is located approximately 300-feet east of the Mill Street Bridge over the Delaware River. The Project shall also include the technical review and comment on any analysis provided by the US Army Corps of Engineers (USACE) for this reach of the Delaware River. Exhibit B depicts the general location of the study area.

B. Project Deliverables

1. Project Deliverables shall consist of the following sealed by an Engineer licensed in the State of Kansas where applicable:
 - a) Phase 1 Deliverables: PEC will provide a memorandum reviewing the USACE analysis of the debris accumulation. PEC will develop a memorandum outlining the technical evaluation methodology and the study results. PEC will develop a presentation of the results. PEC will present results to USACE if requested by the CLIENT.
 - b) Phase 2 Deliverables (Additional Services): PEC will provide a technical memorandum describing each of the alternatives, including the budgetary estimates. PEC will include in the memo identification of the preferred alternative and the methodology used to identify the preferred alternative.
 - c) Phase 3 Deliverables (Additional Services): PEC will develop construction documents including construction plans, specifications, and an engineering estimate.

C. Scope of Services:

1. Phase 1 Existing Conditions:
 - a) PEC will review comments, supporting analysis, and documentation provided by USACE. PEC will review the model and additional materials and will author a memorandum to the CLIENT of its opinion of the USACE analysis.
 - b) PEC will request the effective hydraulic floodplain model from the Kansas Department of Agriculture. PEC will review the model and Flood Insurance Study.
 - c) PEC will review available stream gage and rainfall event historical records to identify flow patterns that may have contributed to deposition in the stream. PEC will base hydrology on the upstream Perry Lake stream gauge data from the US Army Corps of Engineers.
 - d) PEC will develop a two-dimensional HECRAS model of the stream in the immediate vicinity upstream and downstream of the dam. PEC will evaluate the stream reach for two conditions: with the dam and without the dam. PEC will review sedimentary potential from gauge data and from aerial inspection.

D. Anticipated Project Schedule

1. PEC shall commence its services on the Project within five days after receiving Notice-to-Proceed provided by CLIENT.
2. PEC and CLIENT anticipate completing the Phase 1 Existing Conditions Scope

- approximately four months after receiving notice to proceed.
3. CLIENT acknowledges that directed changes, unforeseen conditions, and other delays may affect the completion of PEC’s services. PEC will not have control over or responsibility for any contractor or vendor’s performance schedule.

E. Additional Responsibilities of CLIENT:

The CLIENT agrees to provide the following pursuant to PEC accomplishing the Scope of Services outlined herein.

1. Provide scope changes to PEC design team with adequate time to revise the documents or the submitted items and notify PEC that said changes are coming with description of changes to help design team expedite the necessary adjustments.
2. Drawings, studies, reports, and other information available pertaining to the existing site.

F. Additional Services:

The following services can be provided by PEC at an additional cost by Supplemental Agreement:

1. Phase 2 Alternatives:
If the analysis from Phase I indicates that the existing dam contributes to debris and sediment accumulation, PEC will, at the request of the CLIENT, develop and analyze alternatives to reduce debris and sediment accumulation in vicinity of the dam. PEC will develop a conceptual layout and budgetary estimate for each of up to three alternatives. PEC will meet with the CLIENT to present the alternative layouts and to identify a preferred alternative. PEC will present results to USACE if requested by the CLIENT.
2. Phase 3 Design and Construction Documents
PEC will provide an estimated fee for permitting, design, bidding, and construction services as requested by the CLIENT.

G. PEC’s Fees & Reimbursable Expenses.

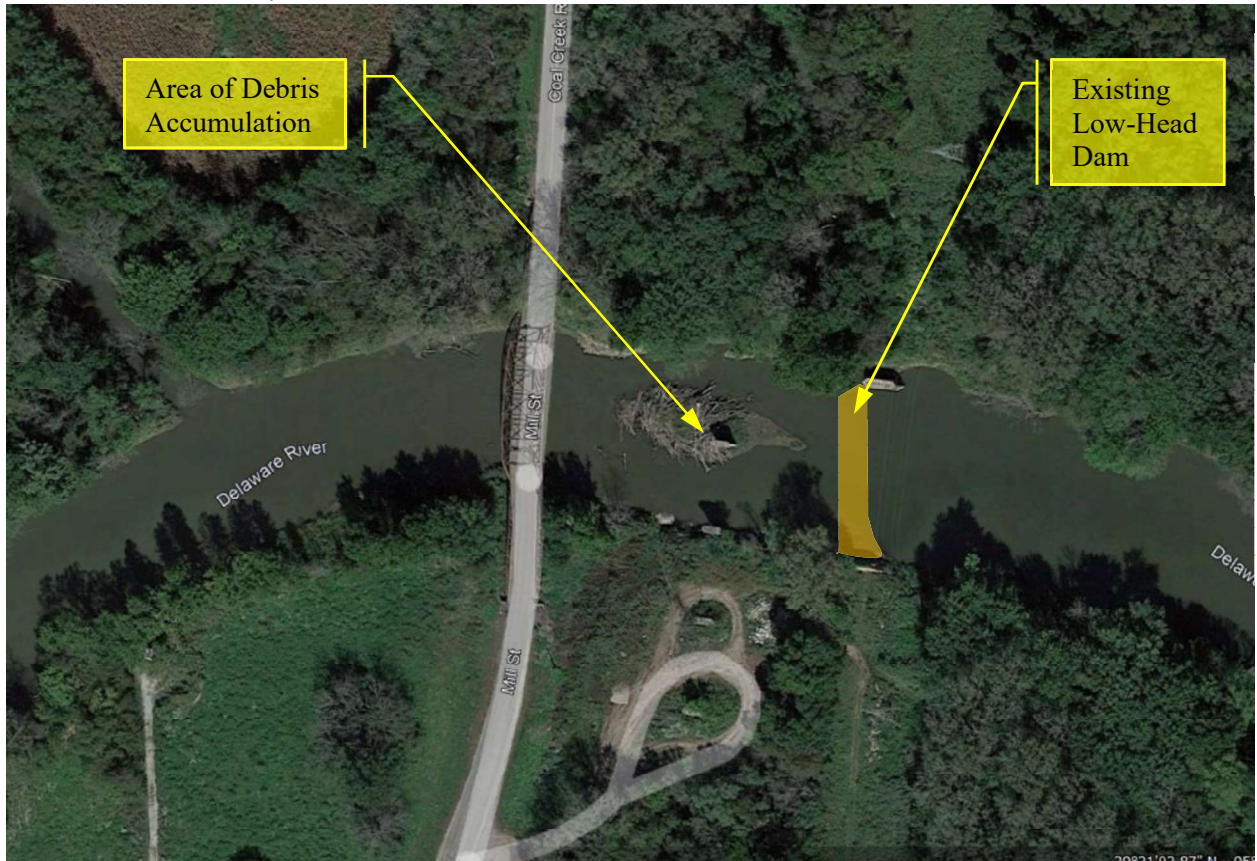
1. PEC will invoice CLIENT one time per month for services rendered and Reimbursable Expenses incurred in the previous month. Client agrees to pay each invoice within 15 days after receipt of payment from CLIENT.
2. PEC’s Fee for its Scope of Services will be on a lump sum basis as shown in the following table, plus reimbursable expenses.

Service	Subtotal
Phase 1 Existing Conditions	\$ 17,230.00
Phase 2 Alternatives	To be determined
Phase 3 Construction Documents, Bidding, Construction Services	To be determined
Totals	\$ 17,230.00

3. Reimbursable Expenses shall include digital scanning and printing by outside firms, deliveries made by outside services, vehicle mileage or vehicle rental and fuel, vehicle parking and tolls, travel fares, lodging, meals, and review/application/filing/permit fees.

STUDY LOCATION

Delaware River, Valley Falls, Kansas





City of
VALLEY FALLS

Incorporated May 17, 1854

**City Administrator Report
City Council September 7, 2022**

Projects

1. **CDBG Sewer Project Phase 1** - Design and Environmental in progress. Meeting for final designs on 09/2/2022. Bids anticipated for early fall 2022. Construction anticipated in 2023.
2. **CDBG Sewer Project Phase 2** - Preliminary Engineering Report in progress. 2023 CDBG Grant year is pausing the sewer/ water grants. Project will be postponed to 2024 if changes are approved.
3. **American Rescue Plan Act (ARPA)** - Projects completed to date include: gWorks Software, RV Park Electrical Upgrade. Funds used to date: \$23,851.40. Projects pending to date include: K-16 Entry Signs. Funds planned for projects: \$7,000. Remaining Funds: \$145,106.96.
4. **USDOT Safety Action Plan Grant** - Applied for the KDOT Cost Share Portion. Applied for the new Unique Entity Identifier (UEI) number for the City. Waiting to be able to start grant for the new UEI to be added to the system to be able to apply.
5. **Hazard Mitigation Grant** - Applied for the BRIC Hazard Mitigation grant. Intent to use for the river in-take water system engineering Phase 1. Letter of Intent due by Sept 15th.
6. **Opioid Settlement** - We received a first disbursement of \$283.10. The Attorney General's office does not know when rest of funds will be disbursed. Anticipated \$5/ Capita. 25% of Settlement shared 50/50 with cities and counties. Other 75% will be used for grants. This first round of payouts on the settlement will allow partnerships with other local entities.
7. **K-4 / K-16 Street Lights** - Estimate received from PEC. Around \$30,000 to add lighting. KDOT is going to perform a safety study. If warranted by KDOT, the light cost will be covered by KDOT. Safety study is anticipated to be completed in Spring 2023.
8. **Entry/ Welcome Signs** - Received USACE approval. Met with KDOT and PEC on 9/2/2022 for entry signs. Signs cannot be place in KDOT ROW if outside city limits.
9. **Tucking Lot** - working on hauling in dirt and leveling out lot.
10. **Fire Hydrant Testing** - KRWA will be flow testing all our fire hydrants after water tower work is complete. This service is free.
11. **Automatic Water Meters** - 244 meters installed to date. Total of 493 water meters.
12. **Hurst Water Tower** - Installed valve. Work anticipated to begin at the end of September/ early October.

Working / In Progress

1. **Budget** -Public Hearing for Budget and RNR set for September 14th. Had to do a budget amendment for 2022 after audit presentation to allow for carryovers.
2. **Audit** -The audit has been sent off to requesting agencies.
3. **Personal Policies & Guidelines** - Reviewed with EMC on June 3rd. City attorney reviewed. Will review with City Council on September 14th.
4. **Postage Meter** Looked into a postage meter as our postage permit is no longer able to be used. The cost would not be effective for the limited amount of time we would use it.
5. **River Improvements** Checked with Laverne and rock base is not available.
6. **Snow Route** Snow route signs are order and have been delivered. Will get post to hand additional signs on new routes.
7. **Rate Study** - Final rate ordinance will be published following approval and become effective January 1st, 2023.
8. **Chevy** - Currently at Cable Dahmer for repairs. Anticipated to be complete by end of this week.
9. **Community Foundation** - Account is setup. Complete.
10. **Bank vs GL Difference** We had a difference between the bank and general ledger in accounting software for the months of June and July. Spent a couple days to find and correct the difference. This is complete and we are balanced again.
11. **Chevy Repairs at Cable Dahmer** for the Chevy are complete and the vehicle is back in commission.
12. **Economic Development Board** - Will meet again on Sept 19th.

13. **Planning Commission** -Met on September 1st. Held public hearing for 1509 Linn. Voted and selected officers for group.
14. **204 Walnut St Condemnation** Spoke with Grant Lassiter on August 19th. He will continue to work on demolishing the trailer in the fall with the cooler weather.
15. **207 Sycamore St Condemnation** No progress.

Financials

Fund #	Fund Name	Previous Balance	Current Balance
100	General Fund	\$37,732.36	\$96,667.98
160	Pool Reserve	\$5,754.10	\$4,034.19
200	Capital Improvement Fund	\$230,277.82	\$161,114.52
300	Special Hwy & Streets	\$87,855.77	\$87,855.77
400	Equipment Reserve	\$3,781.71	\$3,781.71
500	Bond & Interest	\$95,257.63	\$95,257.63
600	RHID	\$31,611.78	\$31,611.78
720	Water	\$128,268.19	\$127,283.30
721	Water Reserve	\$0.00	\$0.00
730	Sewer	\$282,085.49	\$276,606.39
731	Sewer Reserve	\$0.00	\$0.00
740	Solid Waste	\$53,612.84	\$60,460.59
790	Insurance Reserve	\$748.00	\$748.00
Total		\$956,985.69	\$945,421.86
CD #	Fund/ Fund Name	Previous Balance	Current Balance
Bank 500	Money Market (PBC)	\$10,066.91	\$10,066.91
X0971	Bond & Interest Fund (500)	\$153,500.00	\$153,500.00
X2279	Sewer Fund (730)	\$91,083.20	\$91,083.20
X1565	Special Hwy Fund (300)	\$0.00	\$0.00
X0503	Water Fund (720)	\$0.00	\$0.00
X0504	Water Fund (720)	\$0.00	\$0.00
X0535	Water Fund (720)	\$0.00	\$0.00
Total		\$254,650.11	\$254,650.11
Total In Bank		\$1,211,635.80	\$1,200,071.97



City of
VALLEY FALLS

Incorporated May 17, 1869

Public Works Report
September 7, 2022

Water:

Repaired 3 water leaks one on a 2-inch main, one on a service line, and one on a 2-inch main on 15th street
Had several meetings with Tom Brown about the water supply and sewers for the school and the football field
Stopped the chlorine burn in the system and returned to normal operation
Flushed Hydrants and did maintenance them to ensure proper operation

Sewers:

Went to the KWEA conference in Topeka. They had some useful classes and I made some good contacts with suppliers
While I was there, I attended classes for waste water and took the waste water 1 test

Streets:

Filled several potholes and did some edge repair on Sycamore St between K-16 and K-4
Filled several potholes and road cuts for sewer access
Cleaned up the debris on the K-4 and Oak St intersection
Cleaned up the trees we removed from the tree park east of Maple St

General:

Drained the pool and we will be winterizing it
Almost complete on phase 1 of the tucking lot will need approx. 5 – 8 more truckloads of dirt to have it leveled and ready for the next phase