

CITY OF VALLEY FALLS

Open Meeting

November 15, 2017

Open Meeting

The meeting was called to order by Mayor Charles Stutesman. Council members present were Lucy Thomas, Connie Fridley and Mike Hahn. Betsy Doughramaji and Tony Trower were absent. Also present, Clarke Davis, Mike Glissman and Salih Doughramaji.

The minutes from the November 1, 2017 meeting were presented. Lucy moved to approve. Mike seconded the motion. Motion carried 3-0.

Mayor Stutesman congratulated the newly elected Mayor and council members present. He stated with the new election laws, the swearing in would take place the second Monday of January, 2018, which is the 8th. A special meeting will be called for this procedure.

Petitions, Proclamations, Request, Complaints, Visitors, Etc.:

Public Comments:

Committee Reports:

Administrative: Updated on April's son Eastyn's E coli situation. The minutes from the June 2008 council meeting where the sick leave pool was approved/established was reviewed along with her current benefit balances; if needed it will be utilized. By consensus the council approved the annual Christmas Greeting in the Vindicator.

Water/Sewer: Paul & crew have 100% of the water main at the Barnes addition No.3 completed; meters just need to be set. He reviewed the Substantial Completion certificate and the 'punch list' that was agreed to which includes completion of the grading, erosion mats, seeding, mulching and replacing a curb. The lot on the NE corner of new 16th and Frazier St. has been utilized as a staging place for the construction of the duplexes, it will need to have soil added by Shirley construction once they have removed their equipment; Alex Darby will relay that message through their engineers.

Streets/Alleys: Paul has called on prices for the sand/salt mix that is used when the weather dictates on city streets. It is the same price as it has been for the past three years. He also stated that the county's covered storage on Blue Mound that the City has normally been able to utilize is full so he reserve and have the order on the company's ledger; it will be billed when received.

Parks/Pool: Paul reported all floors on the New Pool are poured.

Fire Board: Located, successfully bid and secured a pumper truck for the district.

Police/Court:

Health Code:

VFEDC:

Swimming Pool:

Old Business: Marketing of the Barnes Lots RFP approved: It is the intent of the RFP to have the successful broker/firm enter into a Professional Services Contract with the City to supply real estate services as outlined herein. The property consists of 3 acres divided into 11 sellable lots. The lots range in size from .4-.5 acres. The firm is expected to meet the City's objective to sell individual lots therefore having a global reach is extremely important.

The firm is expected to market and sell the property to interested homeowners wanting a small town setting. The property is complete with water, sewer and wireless infrastructure.

The real estate firm will be paid strictly on commission basis and will be expected to work closely with the Zoning & Planning Board & City Administrator in City Hall and provide monthly reports to the City Council.

Sealed proposals should be submitted to City of Valley Falls, City Hall, 417 Broadway St., Valley Falls, KS 66088, by 5:00pm December 20, 2017; clearly marked on the outside "**Proposal – Real Estate Broker Services**". At that time, they will be opened and read aloud. Selection will be made by January 3, 2018.

Additionally: **RESTRICTIVE COVENANTS BARNES ADDITION NO. 3**
(PROPOSED DRAFT; Discussion Points to consider with potential real estate broker)

1. All rancher plans shall have 1200 square feet or larger on the main floor with an attached and/or detached two car garage minimum.
2. All two story homes shall be 1200 square feet or larger on the first floor with 750 square feet or larger on the second floor with an attached and/or detached two car garage minimum.
3. Bi level or split entry type homes shall have at least 1800 square feet on the main floor living area.
4. All driveways shall be poured concrete (asphalt) complete to the street.
5. All rancher roof pitches shall be 4/12 or greater and all two story homes shall have a roof pitch of at least 6/12. Roofing materials shall be 240# per square or greater.
6. No second hand lumber shall be used in the construction of these homes.
7. Homes to be moved into this subdivision must be approved by the City Council and are to be put on a permanent foundation, if approved.
8. Construction shall meet all local building codes.
9. The City of Valley Falls Planning and Zoning Board shall have the right to reject any plans and specifications that do not conform with these restrictive covenants.
10. These restrictions and covenants shall be a matter of public record and recorded with Jefferson County.

New Business

VOUCHERS

The vouchers were presented. Mike moved to approve. Connie seconded the motion. Motion carried 3-0.

ADJOURNMENT

Lucy moved to adjourn the meeting. Mike seconded the motion. Motion carried 3-0.

APPROVED: _____
CHARLES L. STUTESMAN, MAYOR

ATTEST: _____
DENISE M STREETER, CITY ADMINISTRATOR