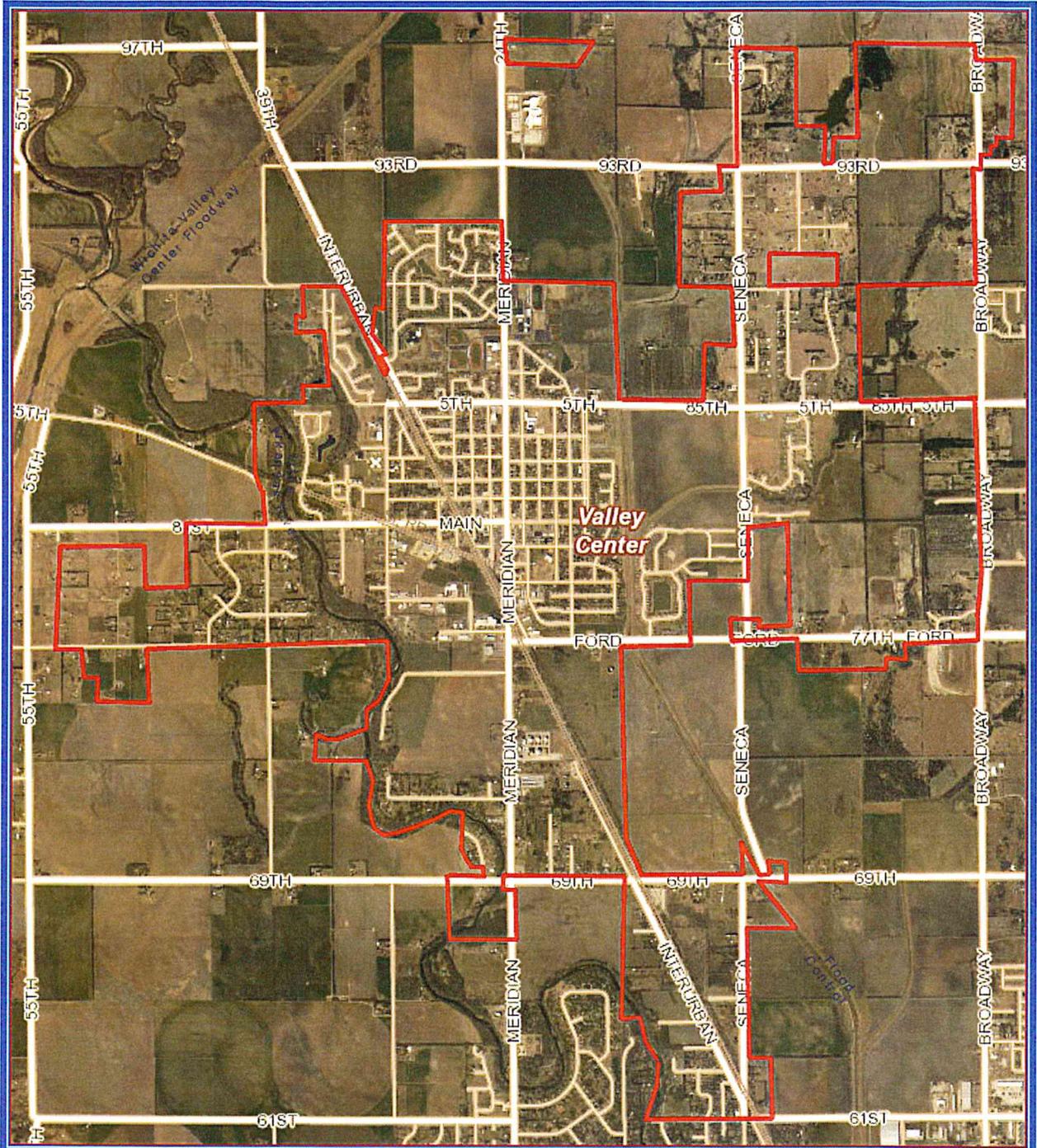


VALLEY CENTER COMPREHENSIVE PLAN 2014 – 2023



ADOPTED BY CITY PLANNING COMMISSION RESOLUTION JUNE 24, 2014

ADOPTED BY CITY COUNCIL ORDINANCE _____, 2014

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**COMPREHENSIVE PLAN
2014 – 2023**

**CITY OF VALLEY CENTER
SEDGWICK COUNTY, KS**

City Council Michael McNown, Chairperson
Judith Leftoff, Councilmember
Lou Cicirello, Councilmember
Terry Ishman, Councilmember
Laurie Dove, Councilmember
Marci Maschino, Councilmember
Jake Jackson, Councilmember
Ben Anderson, Councilmember
Al Hobson, Councilmember

City Officials Joel Pile, City Administrator
Kristine A. Polian, City Clerk
Brent Holper, Director of Public Works
Mark Hephner, Police Chief
Lonnie Tormey, Fire Chief
Neal Owings, Parks & Public Buildings Superintendent
Warren Utecht, Community Development Director
Mike Kelsey (PEC), City Engineer

Plan Commission/Board of Appeals..... Danny Park, Chairperson
Gary Janzen, Vice-Chairperson
Ronald Colbert Sr., Commissioner
Matt Stamm, Commissioner
Delmer James, Commissioner
Scot Phillips, Commissioner
Don Bosken, Commissioner
Terry Nantkes, Commissioner
Ben Neaderhiser, Commissioner
Warren Utecht, Secretary

Website www.valleycenterks.org

ADOPTED BY CITY PLANNING COMMISSION RESOLUTION JUNE 24, 2014

ADOPTED BY CITY COUNCIL ORDINANCE _____, 2014

PURPOSE OF THE PLAN

Based on Kansas Statutes (12-747), a Comprehensive Plan “*shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds.*”

LAND USE ISSUES

1. From a land use perspective, the first purpose of the Comprehensive Plan is to set a vision for city growth and upgrade community amenities to promote economic development, which will help finance infrastructure and vehicle replacement costs.
2. Upgrading amenities will require aggressive steps to seek funding from various sources to improve the quality of streets, repair existing sidewalks, build more sidewalks and paths, enhance the park system, and build a Community Center utilized by multiple City agencies.

INFRASTRUCTURE AND VEHICLE ISSUES

1. An essential aspect of this plan is the analysis of the depreciation of city infrastructure and vehicles, and a list of prioritized investments needed to maintain the level of current internal operations.
2. As part of the financial equation, other financial responsibilities will need to be considered, such as improvements to the public safety building, Swimming Pool, Library Facilities, road and sidewalk maintenance, and more paths and sidewalks.
3. The Plan is intended to be long term, but will include a five year implementation element designed to be dynamic (reviewed and updated annually) and consistent with the City’s Capital Improvement Plan with a plan life of ten years before a major re-write is needed.

LAND USE FINDINGS

Significant Residential Findings

1. Valley Center saw its greatest growth between 2000 and 2010. However, since 2008, the number of buildings permits has dropped significantly and no new residential platting has occurred.
2. As of January, 2014, 89 developable single family lots and 43 two or three unit lots were available for construction. The City should consider offering incentives to stimulate lot development and avoid a City liability to pay specials as has occurred elsewhere.
3. Major residential development will likely occur to the east and northeast portions of the City due to accessibility of public sewer and water service.
4. A major limitation on city development is related to physical and environmental constraints caused by the Arkansas River to the west, the levees to the east, and commercial/industrial zoned land to the south.
5. A need exists for more elderly and multi-family housing

Significant Commercial/Industrial Findings

1. **Industrial Park Lots:** The City of Valley Center has lots in the Industrial Park either vacant or under-developed. A marketing program should be initiated to create new tax base in the Industrial Park.
2. **Commercial Viability:** The recent opening of Casey's Convenience Gas Station is an indicator Valley Center's market area may be able to attract other "national store chains".
3. **Location of Commercial lots:** The City Zoning map shows a large amount of land zoned commercial/industrial along the south side of South Meridian for future development. However, to facilitate commercial/Industrial Development in this prime location of Valley Center, the City will need to make a major investment to extend public sewer to this area of the city.
4. **Business Retention:** The City of Valley Center must do whatever necessary to retain commercial and industrial entities, which creates employment opportunities and important tax base. Business retention visits on a periodic basis need to be conducted to determine municipal needs, and assist companies with expansion of their facilities either on their present site or on other Industrial zoned property.
5. **Developer Relationships:** An important goal of the city is to work with local developers and property owners to market their empty buildings or vacant lots and expedite any rezoning, platting, and site plan review process.
6. **City Website:** The City's website should be revamped to be a marketing tool for local businesses.

Significant Amenity Improvements

1. The School District recently completed (2011) construction of a new high school and has an excellent academic record as one of the top school districts in the Wichita metro area.
2. The combined acreage of the City, School District, and the Recreation Commission's parks and athletic fields exceeds the national standard for park and public open space. The Recreation Commission is building more athletic fields in 2014 to meet a need.
3. The City has taken aggressive steps toward building more sidewalks and paths by applying for and obtaining grant money. In 2014 and 2015, the City will construct approximately 8,440 lineal feet (1.6 miles) of new sidewalks and paths. The Meridian/Ford Street storm sewer and street project will add 5,070 lineal feet (.96 miles) of sidewalk in 2015. From 2016 through 2018, the City plans to apply for funding to build another 4,870 lineal feet (.9 miles) of sidewalks and paths in coming years.
4. The City Police Department, along with the fire and rescue squad services provided by Sedgwick County, offer very good service to residents and businesses.

Significant Land Use Issues in the Future

1. **Major Stormwater Improvements:** The City needs to work with the County to develop stormwater detention in strategic locations along existing levees to control flooding in Valley Center and downstream areas. Cost to acquire land and build detention areas will need to come from outside sources (county, state, federal) due to regional benefit.
2. **City welcome signage:** Improvements are needed to the City's most heavily traveled southern "entryway" by acquiring property and installing an entrance sign at the southwest corner of S. Meridian and 69th Street.

MAJOR INFRASTRUCTURE AND VEHICLE FUNDING

- ❑ **History:** Valley Center budgets money for equipment and vehicle replacement from three funds, those being:
 - ❑
 1. **Emergency Fund.** These funds only apply to police and fire equipment/vehicles. By State Statutes, a City is limited to a 1 mil. tax for emergency equipment and vehicles.
 2. **Equipment Reserve Fund.** Monies are transferred from the water and sewer account to the ERF to purchase equipment and vehicles.
 3. **City General Fund.** Monies generated from property taxes, levied against all properties, can finance any departmental equipment replacement, subject to Council review and approval.

TWO ALTERNATIVE FORMS OF VEHICLE AND EQUIPMENT ACQUISITION

Set Aside Cash Funding

One alternative to fund the purchase of equipment and vehicle replacement is to start a set-aside funding mechanism so when a vehicle has reached its useful life, money has been saved to purchase its replacement. This budgeting method avoids the financial strain of replacing many pieces of equipment or vehicles at one time. If replacement of vehicles and equipment is put off too long, excessive repairs of old vehicles or equipment would occur, along with jeopardizing the safety of employees.

The following tables identify all of the equipment and vehicles which will eventually need to be replaced. The set-aside replacement fund may take some years to establish. In this scenario, the City may need to short-term borrow to make up for the lack of setting aside funding in past years.

ALL DEPARTMENTS-TOTAL VEHICLE/EQUIPMENT DEPRECIATION PLUS EXISTING 2014-2015 CIP BUDGET

DEPARTMENTS	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Fire Vehicles			\$90,885	\$111,886	\$111,887	\$111,888	\$111,889	\$111,890	\$102,591	\$102,592	\$102,593	\$102,594
Police Vehicles			\$155,574	\$ 97,666	\$ 85,327	\$ 71,915	\$ 64,283	\$ 60,243	\$ 59,475	\$ 59,649	\$ 61,947	\$ 63,130
Public Works Veh/Eq.			\$299,306	\$278,266	\$185,615	\$165,359	\$165,359	\$118,709	\$118,709	\$118,709	\$103,625	\$102,359
Parks/buildings Veh/Eq.			\$283,422	\$211,888	\$195,721	\$136,554	\$127,354	\$106,166	\$106,166	\$106,166	\$106,166	\$106,216
Clay Street Paving	\$891,480											
Path/Sidewalks	\$476,000	\$230,320										
Public Building Fac/Eq	\$176,500											
Sanitary Sewer Imp.	\$50,000											
Water System Imp.	\$300,000											
TOTAL	\$1,893,980	\$230,320	\$ 831,203	\$701,723	\$ 580,568	\$487,735	\$470,905	\$399,029	\$388,963	\$389,139	\$376,355	\$376,324

Number of mills needed	1 mil	1 mil	5 mills	4 mills	4 mills	4 mills	3 mills	3 mills	3 mills	3 mills	3 mills	3mils
Emergency Fund			\$246,459	\$209,552	\$197,214	\$183,803	\$176,172	\$172,133	\$162,066	\$162,241	\$164,540	\$165,724
Utilities Fund	\$350,000											
Bi-Annual CIP Totals	\$2,124,300		\$1,076,915		\$687,286		\$521,629		\$453,795		\$422,415	

Police and Fire vehicles and equipment are funded out of the Emergency Fund but can be supplemented by general funds.

POLICE DEPARTMENT															
Police Vehicles	Age	Life	Relacem.Year	Cost to Replace	Set Aside	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Car 1 2012 Dodge – 2012	3	4 yrs.	2019	\$38,209	\$7,642	\$7,642	\$7,642	\$7,642	\$7,642	\$7,642	\$5,622	\$5,622	\$5,622	\$5,622	\$5,622
Car 2 2013 Dodge – 2013	1	6 yrs.	2021	\$40,536	\$5,791	\$5,791	\$5,791	\$5,791	\$5,791	\$5,791	\$5,791	\$5,791	\$5,965	\$5,965	\$5,965
Car 3 2008 Ford – 2008	7	0 yrs.	2015	\$33,949	\$33,949	\$33,949	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$6,144	\$6,144
Car 4 2012 Dodge – 2013	2	5 yrs.	2020	\$39,355	\$6,559	\$6,559	\$6,559	\$6,559	\$6,559	\$6,559	\$6,559	\$5,791	\$5,791	\$5,791	\$5,791
Car 5 2009 Ford Exp – 2009	5	2 yrs.	2016	\$34,967	\$17,484	\$17,484	\$17,484	\$5,145	\$5,145	\$5,145	\$5,145	\$5,145	\$5,145	\$5,145	\$6,328
Car 6 2009 Ford – 2009	5	3 yrs.	2017	\$36,016	\$12,005	\$12,005	\$12,005	\$12,005	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299
Car 7 2010 Ford – 2011	4	4 yrs.	2018	\$37,096	\$9,274	\$9,274	\$9,274	\$9,274	\$9,274	\$5,458	\$5,458	\$5,458	\$5,458	\$5,458	\$5,458
Car 8 2011 Ford – 2011	4	3 yrs.	2018	\$37,096	\$9,274	\$9,274	\$9,274	\$9,274	\$9,274	\$5,458	\$5,458	\$5,458	\$5,458	\$5,458	\$5,458
Car 9 2012 Dodge – 2012	3	4 yrs.	2019	\$38,209	\$7,642	\$7,642	\$7,642	\$7,642	\$7,642	\$5,622	\$5,622	\$5,622	\$5,622	\$5,622	\$5,622
Car 10 2010 Ford – 2010	5	2 yrs.	2017	\$36,016	\$12,005	\$12,005	\$12,005	\$12,005	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299	\$5,299
Car 11 2007 Ford – 2007	7	7 yrs.	2015	\$33,949	\$33,949	\$33,949	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$4,995	\$6,144	\$6,144
Total						155,574	97,666	85,327	71,915	64,283	60,243	59,475	59,649	61,947	63,130

Inflation Table- remaining life	3% Inflation	3% per yr.
2015	\$33,949	4,995
2016	34,967	5,145
2017	36,016	5,299
2018	37,096	5,458
2019	38,209	5,622
2020	39,355	5,791
2021	40,536	5,965
2022	41,752	6,144
2023	43,005	6,328
2024	44,295	

FIRE DEPARTMENT

Vehicle	Year Rec	Life	Repl. Cost	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Squad 41	Jan. 2006	15	\$ 93,000	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 15,500	\$ 6,200	\$ 6,200	\$ 6,200	\$ 6,200
Brush 41	May. 2010	15	\$ 88,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
Engine 41	Sep. 1995	20	See Note	\$ -	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000	\$ 21,000
Engine 411	Feb. 2006	20	\$ 420,000	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182	\$ 38,182
Tender 41	Sep. 2011	20	\$ 435,000	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188	\$ 27,188
				\$ 90,885	\$ 111,886	\$ 111,887	\$ 111,888	\$ 111,889	\$ 111,890	\$ 102,591	\$ 102,592	\$ 102,593	\$ 102,594

Note:

Engine 41 needs replacement by 2015, but no grant money can be applied for, no insufficient funds are in the Emergency Fund. The only remaining option is to borrow \$400,000 to acquire it's replacement in 2015. Planning for long term debt in the above scenario is being established to avoid this from happening in the future. The average set-aside in future CIP's to fund Fire Department vehicles is \$100,400.

BOLD NUMBERS constitute the year a new vehicle needs to be purchased.

Set-aside assumptions needed to purchase new vehicle are based on the following table:

Vehicle	15 yrs	20 yrs
Squad 41	93,000	
Brush 41	88,000	
Engine 41		420,000
Engine 411		435,000
Tender 41		435,000

Public Works funds can be funded from the water and sewer fees and general fund

PUBLIC WORKS EQUIPMENT AND VEHICLES

VH#	Pickups	Model Year	Age	Life Expected	Yrs of Useful Life	Cost to Replace	\$ Set Aside per Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
20	Ford 3/4 ton	1994	19	15	0	\$37,000	\$37,000	\$37,000	\$2,666	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566
21	Ford 3/4 ton	1997	16	15	0	\$37,000	\$18,500	\$18,500	\$18,500	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566	\$2,566
28	Ford 150 1/2 ton	2000	13	15	2	\$28,000	\$14,000	\$14,000	\$14,000	\$1,933	\$1,933	\$1,933	\$1,933	\$1,933	\$1,933	\$1,933
26	Chevy 1/2 ton	2002	11	15	4	\$30,000	\$10,000	\$10,000	\$10,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
27	Chevy 1/2 ton	2006	7	15	8	\$32,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$2,333
34	Chevy 1/2 ton	2006	7	15	8	\$32,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$2,333
24	Chevy 1/2 ton	2007	6	15	9	\$33,000	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666	\$3,666
23	Ford 3/4 ton	2011	2	15	13	\$40,000	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077	\$3,077
Total								\$57,243	\$57,243	\$21,242	\$21,242	\$21,242	\$21,242	\$21,242	\$21,242	\$17,908

No.	Dump Trucks	Model Year	Age	Life Expected	Yrs of Useful Life	Cost to Replace	\$ Set Aside per Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
30	INT. Dump Truck 30GBW	1974	39	20	0	\$60,000	\$60,000	\$30,000	\$30,000	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100	\$3,100
36	INT.-Dump T-Snowplow	1997	16	20	4	\$60,000	\$15,000	\$15,000	\$15,000	\$15,000	\$3,150	\$3,150	\$3,150	\$3,150	\$3,150	\$3,150
37	International Dump Truck	2002	12	20	8	\$65,000	\$8,125	\$8,125	\$8,125	\$8,125	\$8,125	\$8,125	\$8,125	\$8,125	\$8,125	\$3,500
29	Ford F550, Sand T/dump	2001	13	20	7	\$65,000	\$8,125	\$9,286	\$9,286	\$9,286	\$9,286	\$9,286	\$9,286	\$9,286	\$3,500	\$3,500
35	2008 Ford F550	2008	5	20	15	\$65,000	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333	\$4,333
Total								\$66,744	\$66,744	\$39,844	\$27,994	\$27,994	\$27,994	\$27,994	\$22,208	\$17,583

No.	Major Equipment	Model Year	Age	Life Expected	Yrs of Useful Life	Cost to Replace	\$ Set Aside per Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
51	Case Skid Loader	1998	15	20	5	\$42,000	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$2,250	\$2,250	\$2,250	\$2,250
50	Case Back-hoe	1998	15	20	5	\$140,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$7,500	\$7,500	\$7,500	\$7,500
42	Case Loader-1.5 yard Bucket	2001	12	20	8	\$105,000	\$13,125	\$13,125	\$13,125	\$13,125	\$13,125	\$13,125	\$13,125	\$13,125	\$13,125	\$6,000
45	Street Sweeper	2003	10	20	10	\$140,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
41	John Deer Grader	2007	6	20	14	\$150,000	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714	\$10,714
56	Vacuum Excavator-Ditchwitch	2008	5	15	10	\$35,000	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
57	John Deer Back-Hoe	2008	5	20	15	\$48,000	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Total								\$80,939	\$80,939	\$80,939	\$80,939	\$80,939	\$54,289	\$54,289	\$54,289	\$47,164

No.	Mowing Equipment	Model Year	Age	Life Expected	Yrs of Useful Life	Cost to Replace	\$ Set Aside per Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Derby Morgan Mower	2001	12	10	0	\$6,000	\$6,000	\$3,000	\$3,000	\$650	\$650	\$650	\$650	\$650	\$650	\$650
44	Case Tractor	2001	12	10	0	\$30,000	\$30,000	\$15,000	\$15,000	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
40	New Holland Tractor 70 HP	2005	8	10	2	\$40,000	\$40,000	\$20,000	\$20,000	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400	\$4,400
39	Hustler ATZ	2009	4	7	3	\$13,000	\$4,333	\$4,333	\$4,333	\$2,280	\$2,280	\$2,280	\$2,280	\$2,280	\$2,280	\$2,280
Total								\$42,333	\$42,333	\$12,583	\$10,530	\$10,530	\$10,530	\$10,530	\$10,530	\$10,530

No.	Miscellaneous	Model Year	Age	Life Expected	Yrs of Useful Life	Cost to Replace	\$ Set Aside per Year	2016	2017	2018	2019	2020	2021	2022	2023	2024
47	Kohler Portable Generator	1981	32	25	0	\$22,000	\$22,000	\$22,000	\$960	\$960	\$960	\$960	\$960	\$960	\$960	\$960
48	Hino Portable Generator	1991	22	25	3	\$22,000	\$7,333	\$7,333	\$7,333	\$980	\$980	\$980	\$980	\$980	\$980	\$980
49	Vibration Compactor	2003	10	15	5	\$160,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$12,000	\$12,000	\$12,000	\$12,000
Total								\$61,333	\$40,293	\$40,293	\$33,940	\$33,940	\$13,940	\$13,940	\$13,940	\$13,940

PUBLIC WORKS								2016	2017	2018	2019	2020	2021	2022	2023	2024
Grand Total								\$308,592	\$287,552	\$194,901	\$174,645	\$174,645	\$127,995	\$127,995	\$122,209	\$107,125

Numbers in Bold indicate the budget year a piece of equipment can be replaced.

Parks and public buildings equipment and vehicles are funded by the general fund

PARKS AND PUBLIC BUILDINGS DEPARTMENT

No.	Equipment & Vehicles	Model Year	Age	Life Expected	Yrs of Useful Life	Expected Replace. Year	Cost to Replace	\$ Set Aside per Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	Tractor - Kioti #67	2009	5	10	5	2019	\$29,600	\$5,920	\$5,920	\$5,920	\$5,920	\$5,920	\$5,920	\$3,160	\$3,160	\$3,160	\$3,160	\$3,160
2	Mower - Landpride	2009	5	10	5	2019	\$14,800	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600
3	Hustler # 63	2006	8	7	1	2015	\$11,400	\$11,400	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,550
4	Hustler # 65	2006	8	7	1	2015	\$11,400	\$11,400	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
5	Truck #22 1/2 ton p/u	2000	14	15	1	2016	\$28,000	\$28,000	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133
6	Truck #68 1 ton p/u	1999	15	15	5	2019	\$59,000	\$11,800	\$11,800	\$11,800	\$11,800	\$11,800	\$11,800	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200
7	Truck #69 3/4 ton p/u	2004	10	15	5	2019	\$35,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$2,466	\$2,466	\$2,466	\$2,466	\$2,466
8	UTV - Bobcat #62	2009	5	10	3	2016	\$26,400	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
10	Enforcement Officer Truck	1999	14	15	1	2016	\$28,000	\$28,000	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133	\$2,133
11	Van #66 - Seniors Club	1994	20	15+	5	2018	\$38,000	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$7,600	\$2,666	\$2,666	\$2,666	\$2,666	\$2,666
									\$122,980	\$51,446	\$51,446	\$51,446	\$51,446	\$24,258	\$24,258	\$24,258	\$24,258	\$24,308

No.	Playground Systems & Park Buildings	Model Year	Age	Life Expected	Yrs of Useful Life	Expected Replace. Year	Cost to Replace	\$ Set Aside per Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	McLaughlin Playground	2000	14	25	11	2025	\$55,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
2	Lions Hilltop Playg. & PIP	2003	11	25	14	2028	\$119,000	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500
3	Arrowhead Playground	2008	6	25	19	2033	\$67,000	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
4	Lions misc playg. equip	????	30+	25	5	2018	\$21,000	\$4,200	\$4,200	\$4,200	\$4,200	\$4,200	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
5	McLaughlin Splash Pad	2008	6	25	19	2033	\$272,000	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300	\$14,300
6	McLaughlin Picnic Shelter	2001	13	40	27	2041	\$408,000	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100	\$15,100
7	Lions Picnic Shelter	???	30+	30	>10	2017	\$200,000	\$66,667	\$66,667	\$66,667	\$66,667	\$66,667	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
8	Veterans Picnic Shelter	???	30+	30	>10	2016	\$35,000	\$17,500	\$17,500	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333	\$1,333
9	Lions Gazebo	mid 80's	25+	35	10+	2024	\$50,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
10	MLP Fishing Dock	2000	14	30	16	2030	\$36,400	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275	\$2,275
11	Swimming Pool Slide	2008	6	20	14	2028	\$117,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400	\$8,400
									\$150,442	\$150,442	\$150,442	\$134,275	\$75,108	\$71,908	\$71,908	\$71,908	\$71,908	\$71,908

No.	Building Systems	Model Year	Age	Life Expected	Yrs of Useful Life	Expected Replace. Year	Cost to Replace	\$ Set Aside per Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1	PSB - Generator	1990	24	30+	10	2024	\$55,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
2	CH - LED Sign	2008	6	20+	14	2028	\$63,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
	**No Infrastructure items have been included at this time								\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
	Total PPD Depart. Budget									\$283,422	\$211,888	\$195,721	\$136,554	\$127,354	\$106,166	\$106,166	\$106,166	\$106,216

No.	Equipment & Vehicles	Est. Cost
1	Tractor - Kioti #67	\$31,600
2	Mower - Landpride	\$16,000
3	Hustler # 63	\$10,850
4	Hustler # 65	\$10,500
5	Truck #22 1/2 ton p/u	\$32,000
6	Truck #68 1 ton p/u	\$63,000
7	Truck #69 3/4 ton p/u	\$37,000
8	UTV - Bobcat #62	\$29,000
9	Van #66 - Seniors Club	\$39,990

No.	Playground Systems & Park Buildings	Est. Cost
4	Lions misc playg. equip	\$25,000
7	Lions Picnic Shelter	\$225,000
8	Veterans Picnic Shelter	\$39,990

Bold Numbers designate year item is purchased or paid for.

Lease- Purchase Ownership Alternative

- A second alternative of financing vehicle and equipment replacement is to enter into a lease purchase agreement with a local financial institution.
- Municipal lease financing has distinctive advantages over commercial equipment leasing. To avoid obligating future City Councils with a lease purchase agreement, the City would terminate the lease agreement at the end of the current appropriation period without further obligation or penalty.
- During the term of a municipal lease purchase, the municipality holds title to the leased equipment while the lessor holds the security interest.

- A lease-purchase contract allows the City to purchase the equipment rather than making rental payments typical of traditional commercial leases. The financing is structured so that there is no residual value, balloon payment or purchase option to consider.
- A Municipal lease is also referred to as “tax-exempt” because the interest income on a municipal lease is tax exempt to the lessor. The municipality benefits when the lessor passes these savings on to the municipality in the form of a lower interest cost.
- Municipal lease payments build equity in the future unencumbered ownership of the asset. Without penalty, the lessee has the option of purchasing the equipment outright, at any time, for a predetermined purchase price consisting of the remainder of principal and any accrued interest.
- The advantage of this alternative is no initial investment and a set leasing rate would be budgeted annually. The downside is interest the municipality would incur which could have been spent elsewhere. However, this method may be the only way of affording replacement equipment short of raising the mil levy to make up for lost time setting aside cash for future purchases.

Combined Set-Aside/Lease Purchase Method

- A third alternative is to use both methods to be more responsible saving for certain vehicles and equipment while at the same time, using the lease purchase method for expensive equipment or vehicle purchases.

Future Financial Responsibilities

- The replacement of major structures, such as City Hall, Public Works garage, Treatment Plant, Water Tower, Public Safety Building, swimming pool and splash park, and park pavilions last longer than vehicles and equipment, but their replacement still needs to be considered long term. In the past, Cities typically borrow money to replace these larger types of investments.
- Underground utilities, such as deteriorating water and sewer lines, can be funded by utility user fees.

VISION STATEMENT

- A Clear Vision for Valley Center is for:
 - A vibrant growing community continually striving to improve the quality of life
 - A high value for well-maintained and attractive properties
 - Quality public services offered at competitive fees
 - Replacement of old and outdated public facilities with new facilities
 - Positive business climate where incentives are offered
 - Assurance of efficient and timely platting, zoning and site plan approvals to expedite development

FACILITIES GOALS

1. **A new Community Center (long term):** It is envisioned a Community Center replace the existing Community Building in the same general area of Lion's Park with a multi-use space for Senior Center and recreational activities for all ages, a youth center devoted to evening and weekend social gatherings, and two large rooms to facilitate private gatherings.
2. **Sidewalk Expansion:** The City needs to continue applying for funding to build sidewalks and paths, connecting neighborhoods to parks, schools, and commercial/industrial areas, and eventually create a continuous circuit of safe walkways throughout the entire community.
3. **New Projects:** Sidewalks in new developments and road projects should be considered.
4. **City welcome signage:** Identification signage needs to be installed on the south entrance to Valley Center along S. Meridian.
5. **New City Park:** Valley Center has no park on the Little Arkansas River. This plan recommends the acquisition of three dilapidated properties on the northwest corner of 69th and South Meridian to create a park where accessibility to the river could happen.

LAND USE GOALS

1. **Redevelopment and Rehabilitation:** The City of Valley Center needs to give support in any way it can to those who want to upgrade and rehabilitate residential, commercial and industrial structures.
2. **Residential Development:** As residential proposals are submitted in draft form, developers will be encouraged to preserve natural and environmentally sensitive areas, building sidewalks and trails with interconnectivity, and create unique and attractive projects.
3. **Location of New Growth:** The City of Valley Center will encourage the development of infill and vacant land abutting existing development and utilities before other areas in need of sewer and water extensions or lift stations.
4. **Map inconsistencies:** Upon Plan adoption, the Community Development Department and Planning Commission will review the Zoning Map and existing land use map to consider ways of eliminating inconsistencies.

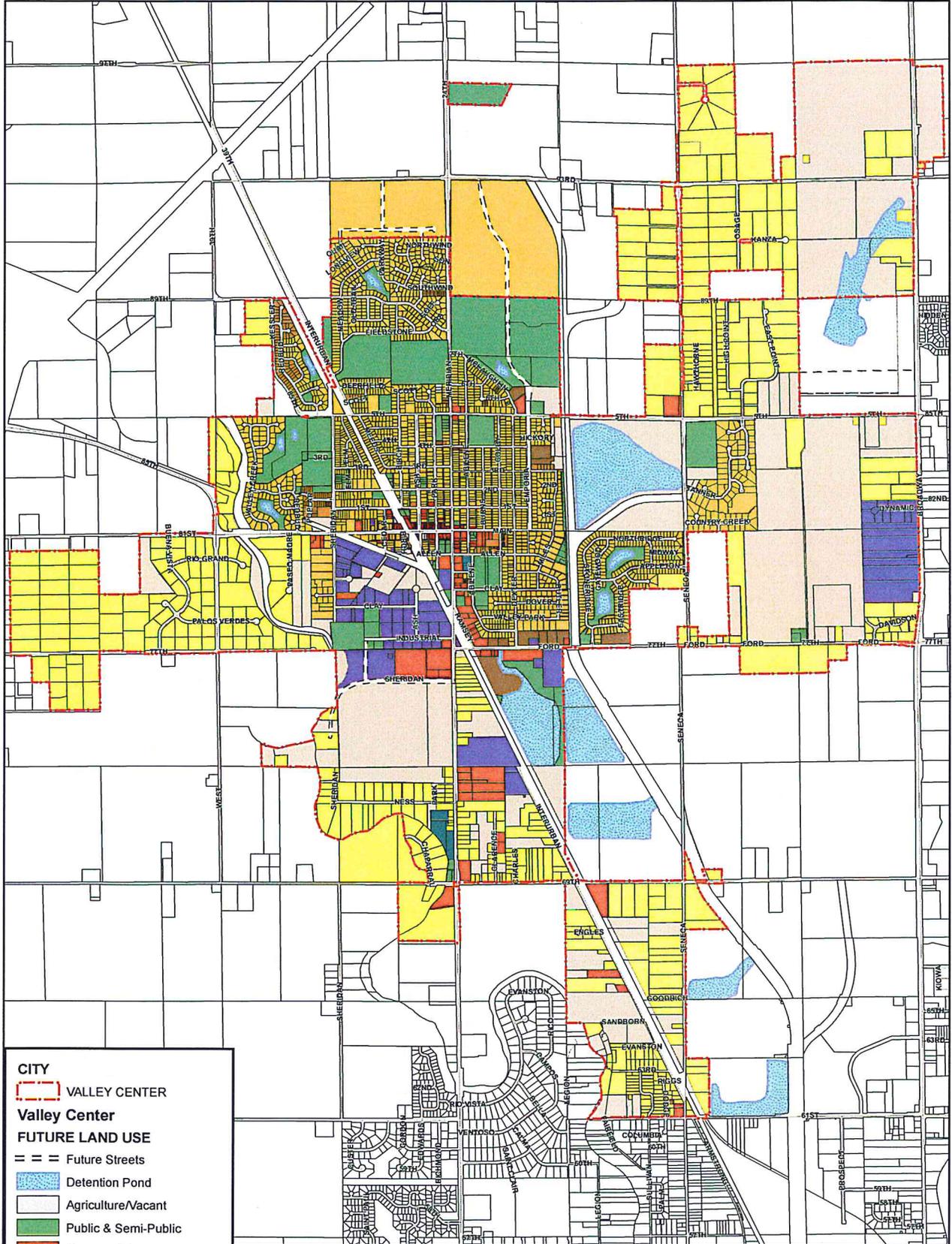
FUTURE LAND USE PLAN

- Land uses shown on the Land Use Plan Legend (and Existing Land Use map found in appendix) are generally described as follows:
 - **Rural Density Residential:** One-family residences on rural lots typically ranging from 1 to 5 or more acres
 - **Low Density Residential:** One-family residential parcels, being part of the subdivisions that divided lots into $\frac{1}{4}$ to $\frac{3}{4}$ acre lots.
 - **Medium Density Residential:** Two to three-family residences or equivalent condominium density
 - **Multi-Family Residential:** Any residential structure that contains four or more housing units or senior housing
 - **Commercial:** Retail, food or beverage service, personal services, and office uses
 - **Industrial:** Manufacturing facilities, contractor yards, office facilities associated to an industrial use, and storage buildings related to industrial operations
 - **Public/Institutional:** City owned property such as city hall, treatment plant, city garage, water tower, parks; also schools, churches, public library, and athletic fields
 - **Agricultural/Open Land:** Crop and grazing lands, fallow or unused land, including vacant residential lots in subdivisions
 - **Open Water:** Lakes, ponds, and streams
 - **Floodplain:** Areas of the city having a one-percent annual chance of flooding

Special Attention to the Floodplain

- Due to the history and potential flooding issues in Valley Center, the City has cooperated with the Federal Emergency Management Agency (FEMA) in conjunction with the National Flood Insurance Program (NFIP) to enforce floodplain regulations.
- The new floodplain maps, which are only in draft form in 2014, will be published and go into effect in late 2015. Once published, the floodplain maps will be included in the 2016 update of this plan.
- Based on 2014 Watershed Study of the West Branch of Chisholm Creek, the Future Land Use Plan illustrates off-line and in-line stormwater detention facilities. These facilities will limit potential land uses in the affected areas. The timing, development, and funding of these additional storage facilities is unpredictable at this time.

VALLEY CENTER FUTURE LAND USE PLAN



CITY
 VALLEY CENTER

Valley Center
FUTURE LAND USE

- Future Streets
- Detention Pond
- Agriculture/Vacant
- Public & Semi-Public
- Commercial
- Industrial
- Manufactured Homes
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Rural Density Residential

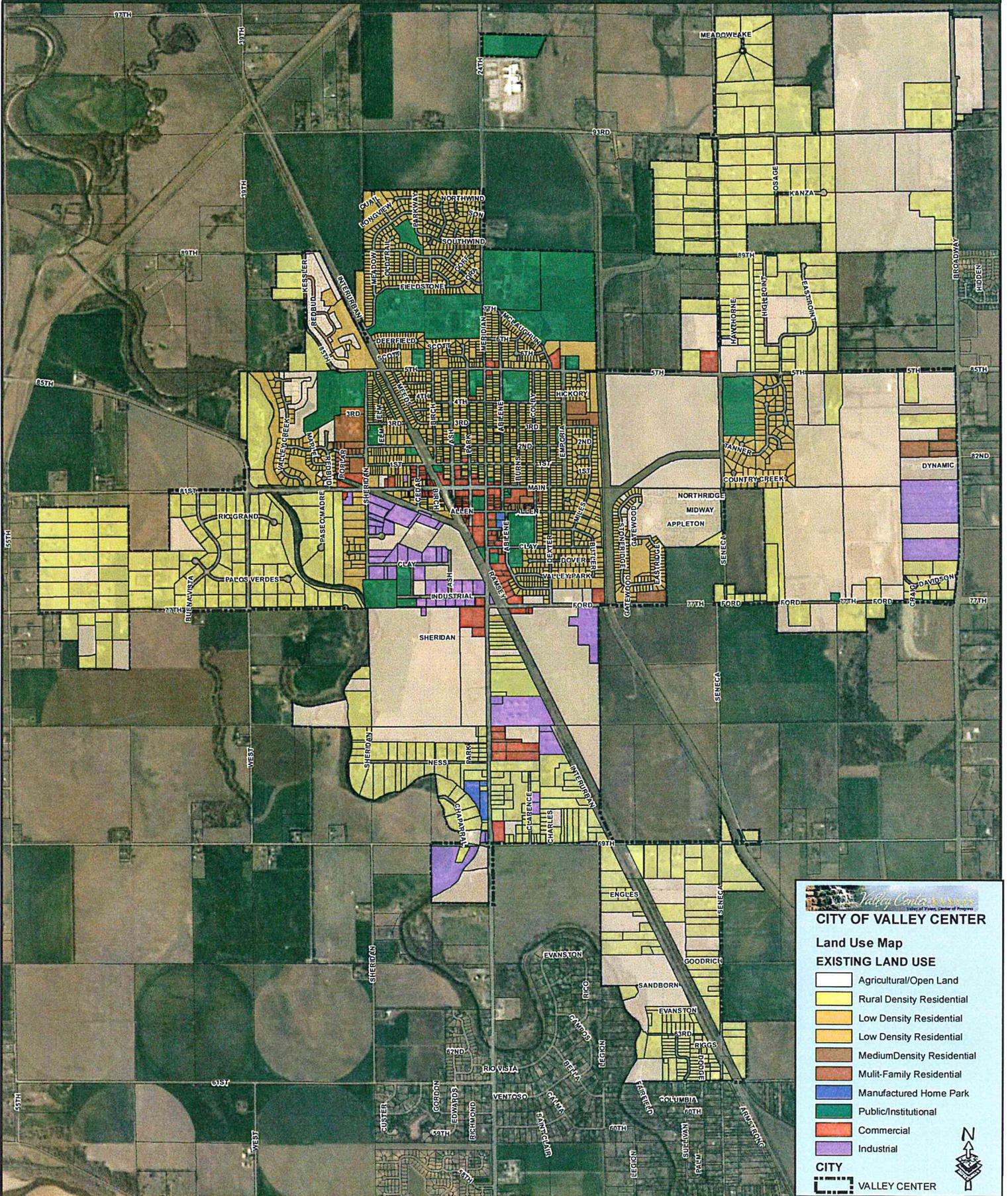


COMPREHENSIVE DEVELOPMENT PLAN

Date: 06/24/2014

*It is understood that the City of Valley Center has no reason to believe that there are any inaccuracies in information presented in this map.
 *The City of Valley Center makes no warranty or representation, either expressed or implied with respect to the information or the data displayed.

CITY OF VALLEY CENTER, KANSAS EXISTING LAND USE MAP





CITY OF VALLEY CENTER

Land Use Map
EXISTING LAND USE

- Agricultural/Open Land
- Rural Density Residential
- Low Density Residential
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Manufactured Home Park
- Public/Institutional
- Commercial
- Industrial

CITY

- VALLEY CENTER



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 NAME: dtylor

Date: 6/24/2014

FIVE-YEAR IMPLEMENTATION

- ❑ This five-year implementation plan should be consistent with the City's five-year Capital Improvement Plan.
- ❑ Annually, City Department heads and the Planning Commission will review the implementation of this plan and forward their findings and recommendations to the City Council for budgetary considerations.
- ❑ Every five years, the Comprehensive Plan will go through a comprehensive review and rewrite to keep it current with changing times.
- ❑ The listed projects below are designed to address weaknesses, capture opportunities, and prevent threats to the quality of life discussed at the City Planning Commission's public hearing held on January 28, 2014 (see full results of comments on page 16).

Table 1: Projects in Five Year Implementation Plan

#	Proposed Project to be Funded	Year
1	Storm-sewer project on S. Meridian, Ramsey and Ford, with 40 acre detention pond built on City-owned land south of Ford Street	2014-15
2	10' wide Path along McLaughlin, from 5 th to Meridian (City is receiving a grant from the Federal Government for this project)	2014
3	5' sidewalks along Goff, Fieldstone and Clover sidewalks (City is receiving a grant from the Federal Government for this project)	2015
4	10' wide path in the Emporia boulevard from Main to Fifth (City is receiving a grant from the Federal Government for this project)	2015
5	Fifth Street Road reconstruction from Broadway to Bridge over Floodway	2017
6	10' foot wide path on Main Street from Park to Sheridan (80-20 grant) and 10' wide path on Sheridan from Main to 2nd	Future TIP
7	5' wide sidewalk on Main from Emporia to Meridian	Future TIP*
8	10'-foot wide path Meridian from Goff to Northwind	Future TIP*
9	5' wide sidewalk on Dexter from Ford to Main	Future TIP*
10	5' wide sidewalk on E. Allen from Dexter to Colby (and Lions Park)	Future TIP*
#	Major Community Investment	Year
1	A new library	2014-2015
#	Non-Funded Administrative Initiatives	Year
1	Lobby KDOT to insert City Name on 77 th and 89 th Street exits on I-135	2014-2015
2	Re-initiate PRIDE program under Community Foundation funding and 501(c)3 designation	2014-2018
3	When commercial space becomes available, seek out commercial chains	Ongoing
4	Create a list of owners willing to sell their property and developers willing to build senior housing and quality apartment projects	Ongoing
5	Market city-owned commercial and multi-family parcels on the north and south sides of Ford Street and pursue grant monies to construct a trail around the pond, a shelter, and a road to the trail and shelter in the park as shown on PUD concept plan	2015-2020

*TIP stands for the Wichita Area Metropolitan Planning Organization's Transportation Improvement Plan

Source: City of Valley Center Planning Commission and City Staff. Sidewalk and path projects in Table 1 are identified as priority 1 facilities in the Pedestrian & Bicycle Facilities Master Plan, adopted by the City Council on April 16, 2013.

INTEGRATION AND CONSISTENCY

- ❑ The City Commission will be responsible for comparing proposals for development with the City Vision and Goals of the Comprehensive Plan.
- ❑ If review of the development proposal uncovers inconsistencies between the elements, the Plan Commission should consider how the inconsistencies may be resolved and make a recommendation for those changes to the City Council.
- ❑ The City of Valley Center will strive to have the following Land Use Regulations be consistent with the City’s Comprehensive Plan.

Zoning Regulations (see Map 2)

- Zoning in the City of Valley Center is regulated by the City of Valley Center Zoning Regulations.
- The City’s Zoning Regulations and map is a major tool to implement the Land Use Plan
- Because the Zoning map more closely reflects current land use and the Land Use Plan map reflects future land use (mostly on the edges of the community), there are areas where the two maps are initially not going to be consistent.
- In some areas in the City, zoning districts are not consistent with land uses. In these instances, the Planning Commission should initiate rezoning. The following table identifies some of the areas of the city where this condition exists:

Table 2: Comparison of Current Zoning and Land Use Map

Location	Current Zoning	Proposed Zoning	Existing Land Use Map
W. Main and N Cedar	C-2 General Commercial	R-1B & R-2	Residential homes/ duplexes
NW Corner-S. Meridian & 69th	I Industrial	RR-1 Residential	Vacant commercial building
NW Corner-Seneca & 85 th	PUD overlaying C-2	C-2	Doctor’s clinic
Residential homes west side of S. Park, south of W Main	C-2 General Commercial	R-1B	Low Density Residential
One-Family homes-NW corner Valley Meadows 4 th Subdivision	R-2 Two-Family	R-1B	Low Density Residential

Source: Valley Center Community Development Department

- The following table illustrates what type of zoning is needed for land uses shown on the Land Use Plan. The table also shows what land uses require a special or conditional permit.

Table 3: Land Use Category and Zoning District Consistency

Land Uses	A-1	RR-1	R-1A	R-1B	R-2	R-3	C-1	C-2	I
Agriculture	P								
Country Estates (one or more acres)	P	P							
Low Density Residential			P	P	P	P			
Medium Density Residential (duplex)					P	P			
High Density (Multi-Family)						P			
Commercial							P	P	
Industrial									P
Utilities	SU	SU	SU	SU	SU	SU			
Public/Institutional		SU	SU	SU	SU	SU	SU	SU	SU
Utility Substations, water towers		CU	CU	CU	CU	CU		CU	
Parks, Recreation, and Historical		P	P	P	P	P			

Source: City of Valley Center Zoning Regulations

P = Permitted Use SU = Special Use CU = Conditional Use

|City's Area of Zoning Influence

- The City's zoning regulation review authority includes land located outside the city within three miles of the city limits, but in no case shall it include land which is located more than 1/2 the distance to another city.
- Sedgwick County communicates with the City, requesting the Planning Commission to review and make a recommendation to the Metropolitan Area Planning Commission for any zoning changes within the City's area of zoning influence.

Subdivision Regulations

- The division of land in Valley Center is regulated by the City's Subdivision Regulations.
- Subdivision standards will be applied toward those who submit a plat. Vision and Goals in the plan should be considered during the Plan Commission's preliminary plat review.

City's Area of Platting Influence

- The City's platting regulation review authority includes land located outside the city within three miles of the city limits and not more than one-half the distance to another city
- Sedgwick County communicates with the City, requesting the Planning Commission to review and make a recommendation to the Metropolitan Area Planning Commission for any platting action within the City's area of zoning influence. This review includes street dedication and vacation actions.

Floodplain Regulations

- The most recent Floodplain Regulations adopted on December 6, 2011 regulate land development in Special Flood Hazard (SFH) areas shown on Flood Insurance Rate Maps (FIRM).
- The Regulations must be updated periodically to be consistent with new floodplain maps and new regulations issued by the Federal Emergency Management Agency (FEMA).
- The Floodplain Map in existence is dated February 2, 2007. The new Floodplain map being reviewed during the preparation of this updated Comprehensive Plan is considered the best available information and is now being enforced.

MEASUREMENT OF PROGRESS

- At the January meeting of each year, Community Development staff will provide a written status report on progress being made to implement the Comprehensive Plan and recommend any updates or changes to keep the plan current with changing conditions.
- The Valley Center Plan Commission will consider the Community Development report and make their own recommendations to the City Council for their consideration.

BACKGROUND ANALYSIS AND DATA

SWOT Workshop Results

On January 28, 2014, the City Plan Commission, City Council members, and city residents participated in a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop. The following four categories were discussed:

- Strengths: What they like about their community
- Weaknesses: What they felt were some of the weaknesses needing attention
- Opportunities: What they would like to see in their community
- Threats: What challenges or conditions may result in declining property values and quality of life

The following comments were made by those who attended the SWOT workshop:

Strengths:

- Good School District
- Variety of active churches in the community
- “Small town” feel
- Lower crime rate as compared to Wichita
- Good Police and Fire Departments
- A number of social organizations
- Good Recreation Program for all ages
- Good parks and open space areas
- Restaurants
- Active Senior Citizen’s Program
- Close proximity to commercial/service type businesses such as grocery, hardware, car repair, attorney, veterinarians, doctors and dentist, auditors, insurance, investments, banks
- Newer housing and vacant lots available for construction
- Community Involvement
- Library
- A number of private airports accessible from adjoining home sites.

Weaknesses:

- Flooding in the streets and occasionally in lawns when it rains hard
- Frequent train noise and street blockage
- City lacks a wide variety of restaurants and shopping
- City lacks sidewalks and walking paths. The few existing sidewalks are in poor condition
- Some public roads are in need of repair or reconstruction
- The City has an identity problem. Many do not know where it is. Its borders lack frontage on a major highway corridor
- Past council decisions have hurt it’s visibility
- Lack of places for our young people to congregate in the evenings and weekends
- Need a new Library
- Lack of indoor recreation center or private work-out facilities
- Some view Code Enforcement too rigid, others not rigid enough
- Internal transportation is lacking for senior citizens who cannot drive

Opportunities:

- City residents need to support the new 3-par Golf Course
- Dog track reopening could be a possible source of school district revenue
- Donations to the Community Foundation could generate funds for many good causes
- Need for Senior Housing
- City needs to “market” itself to new businesses, industry and housing
- City-wide support of a new Community Center jointly facilitating the following users:
 - a. Library
 - b. Indoor recreation activities
 - c. Senior’s Group activities
 - d. Youth activities in evenings and weekends

Threats:

- Taking a “Do-Nothing” approach to making improvements and adding amenities to the city
- Public water availability, especially during future “drought” conditions
- Close proximity to the City of Wichita
- Need for an updated emergency preparedness plan and “mock-drills”

New Residential Construction History

Table 4: Residential Permits for Units and Buildings by Value (in thousands)

Year	Type	<\$100		\$100 - \$150		\$150 - \$200		\$200 - \$300		>\$300		Total UNITS	
		Units	Blg	Units	Blg	Units	Blg	Units	Blg	Units	Blg	1 Fam.	2+units
2013	Single-F.	--	--	--	2	--	3	--	3	--	2	10	--
	Two-F.	--	--	2	1	--	--	--	--	--	--	--	2
	Multi-F	--	--	3	1	--	--	--	--	--	--	--	3
2012	Single-F.	--	--	--	2	--	--	--	1	--	--	3	--
	Two-F. /	--	--	6	3	2	1	2	1	--	--	--	10
	Multi F	--	--	3	1	3	1	--	--	--	--	--	6
2011	Single-F.	--	--	--	14	--	2	--	--	--	--	16	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
2010	Single-F.	--	--	--	7	--	9	--	4	--	1	21	--
	Two-F. /	2	1	--	--	--	--	6	3	--	--	--	8
	Multi F	3	1	--	--	--	--	--	--	--	--	--	3
2009	Single-F.	--	--	--	19	--	2	--	2	--	--	23	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
2008	Single-F.	--	3	--	22	--	5	--	3	--	1	34	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
2007	Single-F.	--	2	--	40	--	3	--	10	--	1	56	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
2006	Single-F.	--	12	--	34	--	4	--	9	--	--	59	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
2005	Single-F.	--	3	--	22	--	7	--	8	--	1	41	--
	Two-F.	--	--	--	--	--	--	--	--	--	--	--	--
Single-Family Total		--	20	--	162	--	35	--	40	--	6	263	--
Two-Family Total		2	1	8	4	2	1	8	4	--	--	--	20
Multi-Family Total		3	1	6	2	3	1	--	--	--	--	--	12

Source: City of Valley Center

- In the early 2000's when the "building boom was at its peak, the City issued 59 single family permits. When the housing market crashed, the number of single family permits hit an all-time low of 3 single family permits issued in 2012.
- The nine year average of 33 units (single, two family and multi-family) per year is skewed due to a robust housing market in mid-2000's, followed by a severe drop in permits the last four years. Signs of housing market revival are difficult to predict at this time.
- Table 4 shows building permits were issued for 263 single family permits between 2005 and 2013, an average of 29 permits per year. However, the average includes years of single-family construction that may not be seen again in Valley Center unless the Wichita economy has robust growth in the future.
- About 89% of the permits for new dwelling units were single-family homes, while 7% represented duplexes, and the remaining 4% were multi-family (3 or more units).
- Permit values ranged from less than \$100,000 to between \$200,000 and \$300,000. There were 6 residences built with a value more than \$300,000 in the last 9 years (Building permit values represent the *cost of construction, not the market value* of the total property.)

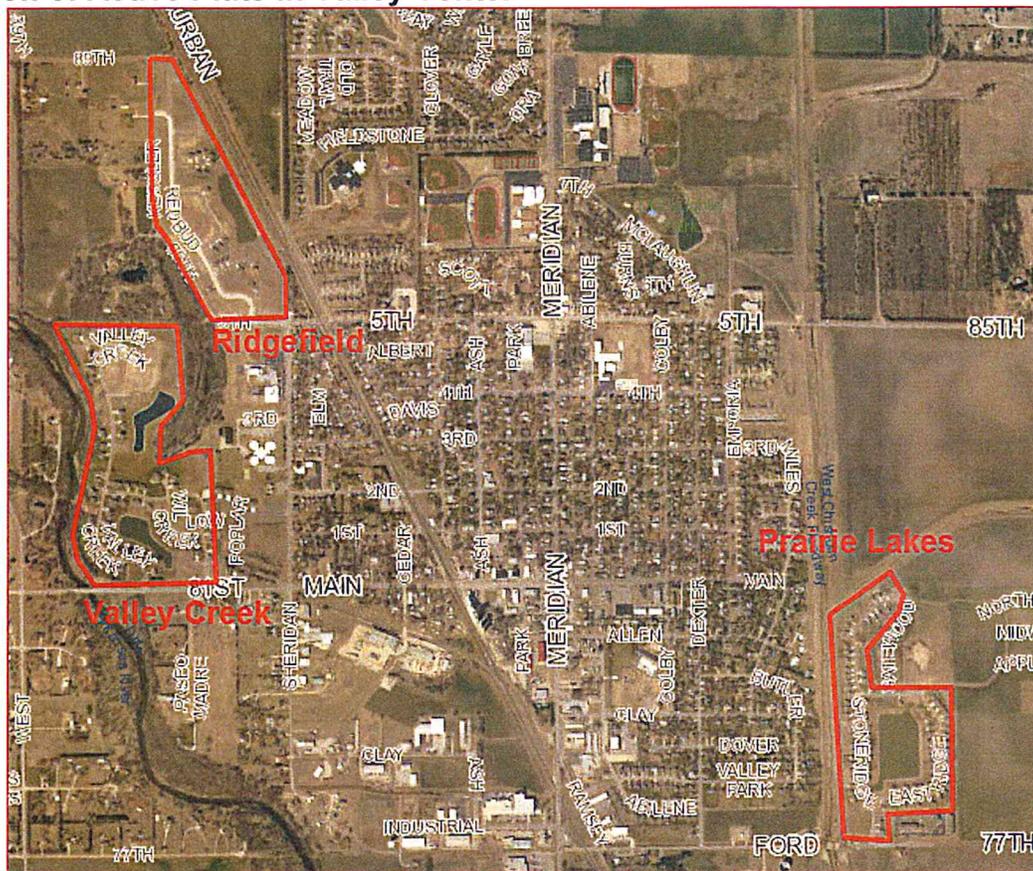
Vacant Lot Availability

- The cost of a vacant single-family lot in the City of Valley Center ranges from \$10,000 to \$40,000. Lots are available in the Valley Creek Estates Plat, the Ridgefield Subdivision, and Prairie Lakes Subdivision.

Table 5: Available and Buildable Vacant Lots (as of January, 2014):

Name of Subdivision	1 Family lots	lots for 2 to 3 units	Range of lot prices
Prairie Lakes	16	0	\$10,000 to \$22,000
Ridgefield	57	38-76 Units	\$12,000 to \$14,000
Valley Creek	12	4-11 Units	\$15,000 to \$40,000
Total	89	43-89 Units	

Location of Active Plats in Valley Center



Final Platted but Unimproved Single Family lots (as of January, 2014):

Two plats in the City have gone through the final platting procedure but developers have not proceeded to build streets to make lots available for development. Table 6 identifies the number of lots in this stage.

Table 6: Lots in Final Plat Stage But Unimproved (as of January, 2014):

Name of Subdivision	1 Family lots	Total lots available
Prairie Lakes	145	145
Valley Creek	23	26
Total	168	171

Multi-Family Rental Unit Potential (as of January, 2014):

- The City purchased a 67 acre farm on the south side of Ford Street and Dexter Street. The intent is to build a 40 acre detention pond, but the excess acreage is shown in a PUD Zoning District as future multi-family housing with four commercial lots along Ford Street. Park-land is shown around the pond with a pedestrian trail.

Table 7: Potential Multi-Family Project (as of January, 2014):

Location	Potential Multi-Family Units
R-3 Zoned land N of Ford, W. of Dexter	18
PUD south of Ford, W. of Dexter	96
Total Potential Multi-Family Units	114

Location of Potential Multi-Family Projects



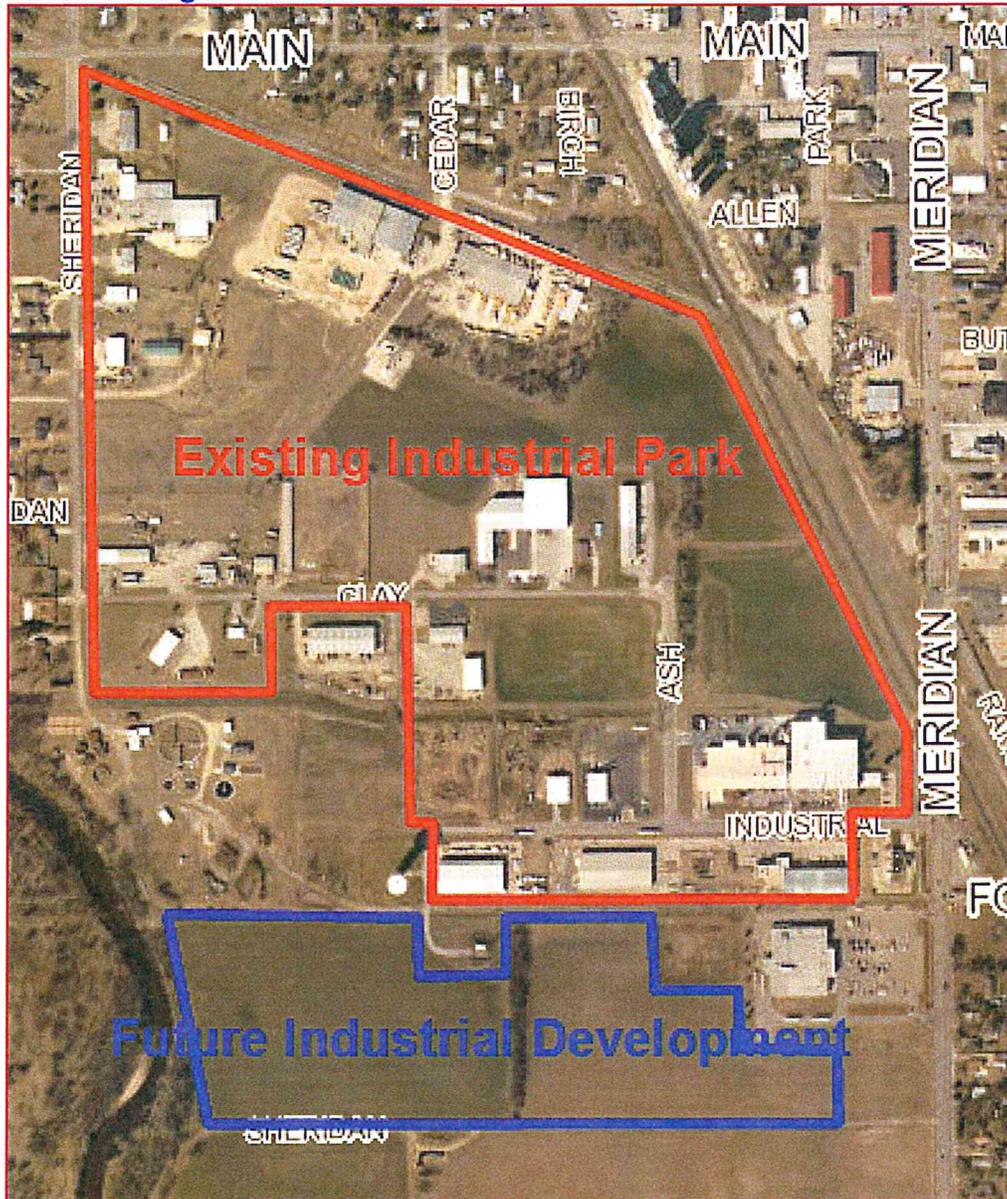
Commercial Characteristics of the City

- There are three areas of commercial land use in Valley Center; the downtown area (Main Street), S Meridian from Main Street to Unruh’s new clinic, and some commercial uses at the intersection of 5th and Meridian.
- Rather than establishing new commercial districts, it is projected existing outdated commercial structures and empty commercial buildings will be replaced with new buildings.
- Some new commercial development may also occur in the PUD owned by the City associated with the detention pond project on Ford Street (see above map)

Industrial Characteristics of the City

- A privately developed industrial park about 40 years ago has the largest concentration of industrial uses in the city, located generally south of Main Street and East of Sheridan Street.
- The other industrial zoned land is located on Broadway, between Ford and 5th Streets. Auto salvage yards are the predominant uses in this location of the City.

Location of Existing and Future Industrial Areas



Schools and Recreation

- ❑ The Valley Center School District opened a new High School in the fall of 2011. The District operates 3 elementary schools, in intermediate school, a middle school, a learning Center, and administration is in a separate office building at 143 S. Meridian.
- ❑ The Recreation Commission owns and manages athletic fields on 37 acres, located east of the middle school.
- ❑ Combined school, Recreation Commission, and City Parks system has 86 acres of recreational and playground space. .
- ❑ The national standard for park and recreation land is 10 acres for every 1,000 people. Based on this standard, City of Valley Center and the Valley Center School District athletic /playground acreage and city parkland exceeds the national standards.

Location of Public Schools



Limitations on Development

City's Farmland

- ❑ Those within the City currently farming their land are doing so for a variety of reasons. Until property owners cease farming, land development will not happen on these properties.

City Topography

- ❑ Other than lands in a floodplain, topography does not present an obstacle to development.

Environmental Characteristics

- ❑ The City is criss-crossed by oil lines and easements. Active oil wells still exist within the City Limits. This condition places some limitation on the location and amount of land developed.

City's Floodplain, Future Planning for Stormwater Storage, and upgrading Levees

- ❑ Those areas of the City in the Floodplain (Special Flood Hazard) areas are highly regulated by city, state and federal regulations.
- ❑ A thorough review of Floodplain maps must occur before development is proposed on vacant land.
- ❑ In 2014, a public hearing and adoption of new Floodplain map for the City will occur. This new floodplain was based on the most recent LiDAR Mapping.
Note: LiDAR stands for Light Detection and Ranging. LiDAR-created mapping collects topographic data using aircraft-mounted lasers. The lasers send several thousand pulses per second, and can usually measure elevation changes within six inches.
- ❑ Due to the accuracy and updated watershed calculations, the map will exclude some properties shown on the previous floodplain map and include new properties not previously shown in the floodplain.
- ❑ Home owners having loans on properties in the floodplain will be required to purchase floodplain insurance.
- ❑ On May 1, 2013, Valley Center was certified under the FEMA Community Rating System. The CRS is a voluntary program to inform citizens regarding flood preparedness, regulations dealing with hindrance to stormwater runoff, maintaining records, and enforcing floodplain regulations. Due to City certification, anyone required to purchase flood insurance qualifies for a 10% reduction on their floodplain insurance policies.
- ❑ Sedgwick County contracted a consultant in 2013 to prepare a Watershed Study of the West Branch of Chisholm Creek and the "training" (not certified) Levee. The study documented needed upgrades to the Levee east of the older areas of Valley Center and north of Prairie Creek Subdivision (see map in appendix). The study also recommends construction of a regional off-line detention pond, in-line detention upstream in Fiddlers Creek, and more detention east of the City's proposed 40 acre detention pond south of Ford Street.
- ❑ In one of the older neighborhoods of the City where flooding is predicted (East of N Meridian, west of the levee, north of Allen and south of Second), the watershed study recommends:
 - Storm sewer lines extending east from N. Meridian on both Main and 3rd
 - Extension of the underground stormwater pipe being installed in 2014 up Meridian to 3rd Street.
- ❑ Storm sewer improvements could justify a new floodplain study to eliminate properties in the new floodplain, but the cost to the City may need to be delayed because of indebtedness of City to build the S. Meridian/Ford Street stormwater project in 2014.
- ❑ The 2014 floodplain map delineations and the West Branch Chisholm Creek Watershed Study will document the need for more detention, placing more financial strain on the city, and will place limitations on the development of prime land which will alter an orderly growth pattern to the east.

- ❑ Once the newest Floodplain maps are adopted in late, 2015, they will become part of the 2016 Comprehensive Plan update.

Development and Redevelopment Opportunities

Agricultural

- ❑ Any agricultural lands within the City's corporate limits will over time be absorbed by more intense land uses.

Residential

- ❑ Vacant developable residential lots that now exist in active subdivisions will eventually be absorbed. The potential exists for future residential areas now shown as agriculture on the Existing land Use Map.

Commercial

- ❑ Casey's store at 122 S. Meridian is an example of a "market" for more retail development in Valley Center.
- ❑ A ten year goal is the enticement of at least three new businesses to be established in Valley Center.
- ❑ The Main Street "downtown" of Valley Center has some well established businesses, but the City and Chamber of Commerce needs to work with property owners to reach 100% store occupancy and improve the aesthetics of the downtown business district.

Industrial

- ❑ In 2014, the City will fully improve W. Clay Street with underground stormwater and 41 foot wide concrete pavement. This major upgrade will enhance the aesthetics of the Industrial Park and generate incentive for property owners of vacant or under-developed lots sell to someone who will build industrial buildings.
- ❑ The City of Valley Center Industrial Park is fifty acres in size, with fourteen acres remaining available for development.
- ❑ A ten year goal is a fully developed Industrial Park with active manufacturing companies having absorbed vacant or "under-utilized" parcels.

Comparative Demographic Background Information

The following tables are statistical characteristics Valley Center compared to nearby cities such as Park City, Kechi, Bel Aire, and Maize. Comparisons were also made with Wichita and all of Sedgwick County.

Population Characteristics

Table 8: Population Comparison in Wichita Metro Area

	1960	1970	1980	1990	2000	2010
Valley Center	2,570	2,551	3,300	3,624	4,883	6,822
%change	--	(0.1)	29.4	9.8	34.7	39.7
Park City	2,687	2,529	4,138	5,050	6,000	7,297
% change	--	5.8	63.6	22.0	18.8	21.6
Kechi	245	229	288	517	1,038	1,909
% change		(6.5)	25.8	79.5	100.8	83.9
Bel Aire	--	1,426	2,166	3,540	5,836	6,769
% change	--	--	51.9	70.6	64.9	16.0
Maize	623	785	1,294	1,520	1,868	3,708
% change	--	26.0	63.4	17.5	22.9	98.5
Wichita	254,698	276,554	281,747	304,011	344,284	382,368
% change		8.6	1.9	7.9	13.2	11.1
Sedgwick County	343,231	350,694	367,088	403,662	452,869	498,365
% change	15.8	15.6	15.5	16.3	12.2	10.0

Observations:

- Valley Center actually declined in population from 1960 to 1970, but saw its greatest percentage growth between 2000 and 2010.
- In 1970, Park City had fewer people compared to Valley Center. Since then, Park City has outgrown Valley Center by 475 people based on 2010 census.
- Kechi doubled in population between 1990 and 2000.
- Maize has had substantial population and commercial development in the last decade due to its geographic position in the Wichita Metro area.
- Bel Aire saw its greatest percentage growth from 1980 to 1990.

The U.S. Census has estimated the population of Valley Center has been steadily increasing in small increments in the last several years.

Table 9: 2012 Population Estimate Comparisons

Jurisdiction	2010 Census	Population Estimate (as of July 1, 2012)	% Change
Valley Center	6,822	6,965	2.1%
Park City	7,297	7,446	2.0%
Kechi	1,909	1,958	2.6%
Bel Aire	6,769	6,838	1.0%
Maize	3,420	3,708	8.4%
Wichita	382,368	385,577	0.1%
Sedgwick County	498,365	503,889	1.1%

Note: Census Information obtained from <http://www.census.gov/popest/methodology/index.html>.

Table 10: General Census Data Comparisons

Jurisdiction	Median Age	High School or better	Median Income	Below Poverty Level	No of Housing Units	People per household
C. of Valley Center	34.3	95.6%	\$56,181	7.7%	2,601	2.68
C. of Park City	31.7	92.4%	\$58,875	10.2%	2,875	2.59
C. of Kechi	42.6	93.3%	\$76,797	4.8%	732	2.67
C. of Bel Aire	36.0	91.9%	\$67,143	1.8%	2,554	2.69
C. of Maize	30.7	94.6%	\$64,327	7.2%	1,284	2.88
C. of Wichita	33.9	86.7%	\$45,625	16.0%	167,310	2.30
Sedgwick County	34.2	88.0%	\$49,451	14.0%	211,593	2.38

Note: Census Information obtained from <http://www.census.gov/popest/methodology/index.html>.

- ❑ Park City, Maize, Wichita and Sedgwick County had a lower median age as compared to Valley Center, while Kechi and Bel Aire had a higher median age.
- ❑ The Valley School District had the best percentage of residents having a high school or better degree when compared to all other cities and county.
- ❑ Valley Center had a higher median income compared to Wichita and Sedgwick County, but all other suburban communities on Table 10 had higher median incomes.
- ❑ Residents below poverty level were 7.7% of the population. This percentage was lower than Wichita and Sedgwick County and Park City, but higher than Kechi, Bel Aire, and Maize.
- ❑ Valley Center had more housing units than Kechi, Bel Aire, and Maize, but lower than Park City.
- ❑ Maize and Bel Aire had a higher number of people per household compared to Valley Center, but Park City and Kechi had fewer people per household. Wichita and Sedgwick County had substantially fewer people per household compared to Valley Center, likely due to the number of people in those geographic areas who live in apartments.

Housing Characteristics

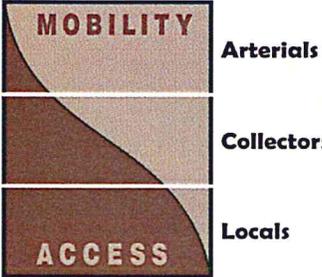
- ❑ As of 2012, Valley Center had 2,409 housing units, 86% are single family, 1.6% are two family units, 1% are mobile homes, the remaining 11.4% are apartment units
- ❑ Of the 2,409 housing units, 756 units were built before 1960, 847 units were built from 1960 to 1989, and 806 units have been built since 1990
- ❑ Of the 756 homes built prior to 1960, 175 of those homes are older than 75 years
- ❑ Of the 2,409 housing built, nearly 74 percent have 3 or more bedrooms
- ❑ 79% of the housing units are owner-occupied
- ❑ 60% of homes have been occupied by the present owner since 2000
- ❑ 70% of home owner units have 2 or more vehicles
- ❑ The median home value in 2012 was \$134,000
- ❑ 22% of homeowners no longer have a mortgage
- ❑ Of those who have a mortgage, the median cost is \$1,283
- ❑ Median rental rate is \$716 a month
- ❑ 58% of those paying rent are spending 30% or more of their household income

Social Characteristics

- ❑ Of the 2,322 households, 62% were married
- ❑ 24% of households were considered “nonfamily”
- ❑ 23% of householders were living alone
- ❑ 45% of households had one or more children under 18 years
- ❑ 24% of households had one or more people 65 years and over
- ❑ Average household size was 2.9 people, while average family size was 3.4 people.
- ❑ Children mad up 38% of all households
- ❑ 41% of households had never been married
- ❑ 61% of households are occupied by married people
- ❑ 22% of households are divorced
- ❑ 4% of the population 25 years or older do not have a high school diploma
- ❑ 28% of the population 25 years or older have a college degree
- ❑ 76% of city residents were born in Kansas, while the remainder moved in from a different state

TRANSPORTATION ISSUES

Table 11: Forms of Transportations

Forms of Transportation	Issues	Solutions
Streets Appendix contains street designations, based on amount of traffic and capacity	<ul style="list-style-type: none"> The City budgets a certain amount of funding for street improvements. Periodically, streets receive a slurry seal-coat to seal and maintain the surface The City is divided into three types of Streets, as illustrated below  <ul style="list-style-type: none"> Meridian is considered an Arterial Ford, Main, Sheridan and 5th are considered Collectors All other streets are local 	<ul style="list-style-type: none"> The City needs to set-aside more general funds combined with an assessment policy to eventually begin replacement of utility infrastructure and complete road reconstruction on the most heavily traveled roadways.
Pedestrian Walkways, bikeways and Trails	<ul style="list-style-type: none"> Less than 25% of the City has sidewalks Of those locations where sidewalks exist, many are not adequately maintained. A concerted effort is underway to build sidewalks near public schools. 	<ul style="list-style-type: none"> The City needs to consider an annual replacement of the worst sidewalks and assess the cost back to the property owner The City needs to aggressively seek federal monies to build more sidewalks in areas where foot-traffic is the highest.
Airport Service	<ul style="list-style-type: none"> Wichita Mid-Continent Airport is served by major airlines and their affiliated regional jet services, offering nonstop flights to many U.S. destinations with connections around the globe. 	<ul style="list-style-type: none"> Mid-Continent Airport is undergoing renovations and expansion of airport facilities, slated for completion in 2015.

HOUSING ISSUES

- ❑ The City has a shortage of retirement-type living units and needs to recruit a developer willing to invest in this type of housing.
- ❑ Due to the economy, more people are seeking multi-family rental housing, which is now in short supply.
- ❑ A concerted effort should be made to identify and seek the willingness of property owners to sell their underutilized vacant parcels to builders willing to build homes.
- ❑ Enforcement of nuisance regulations needs to be more aggressive to mitigate deteriorating structures from causing a blighting influence on neighboring properties.
- ❑ The choice of buildable single family lots is shrinking. Developers need to be encouraged to develop more lots already final platted.
- ❑ The City may need to consider a rebate program to be competitive with other communities which are offering incentives and avoid having to take on unpaid special assessments.

PARK FACILITIES

- ❑ The City of Valley Center has a Parks and Buildings Department and a Park and Tree Board responsible for maintaining and enhancing City Parks, public buildings and other city properties.
- ❑ The park system has passive, neighborhood, and community parks and athletic fields which totals 48.8 acres.
- ❑ A separate Recreation Commission organizes sports and recreation events on private and public athletic fields and manages the swimming pool staff. Their office and indoor recreation programs are located at 117 N. Park.

Valley Center Park Facilities

1. McLaughlin Park: 16.5 Acres

Category: Community Park

Location: East of McLaughlin, north of 5th and south of Middle School and McKay Sports Complex

Access: From McLaughlin Drive

Features: Splash Park, Shelter Building with hard surfaced parking lot, Fishing Pond with docks, Playground Equipment, Disc Golf Course, walking paths, waterfall.

Planned Improvements: 10' path along McLaughlin Drive with connections to sidewalks within the park (Construction scheduled for the fall of 2014).



2. **Wetland Park:** 15.7 Acres (Including future of Good Hope Excess Property s. West

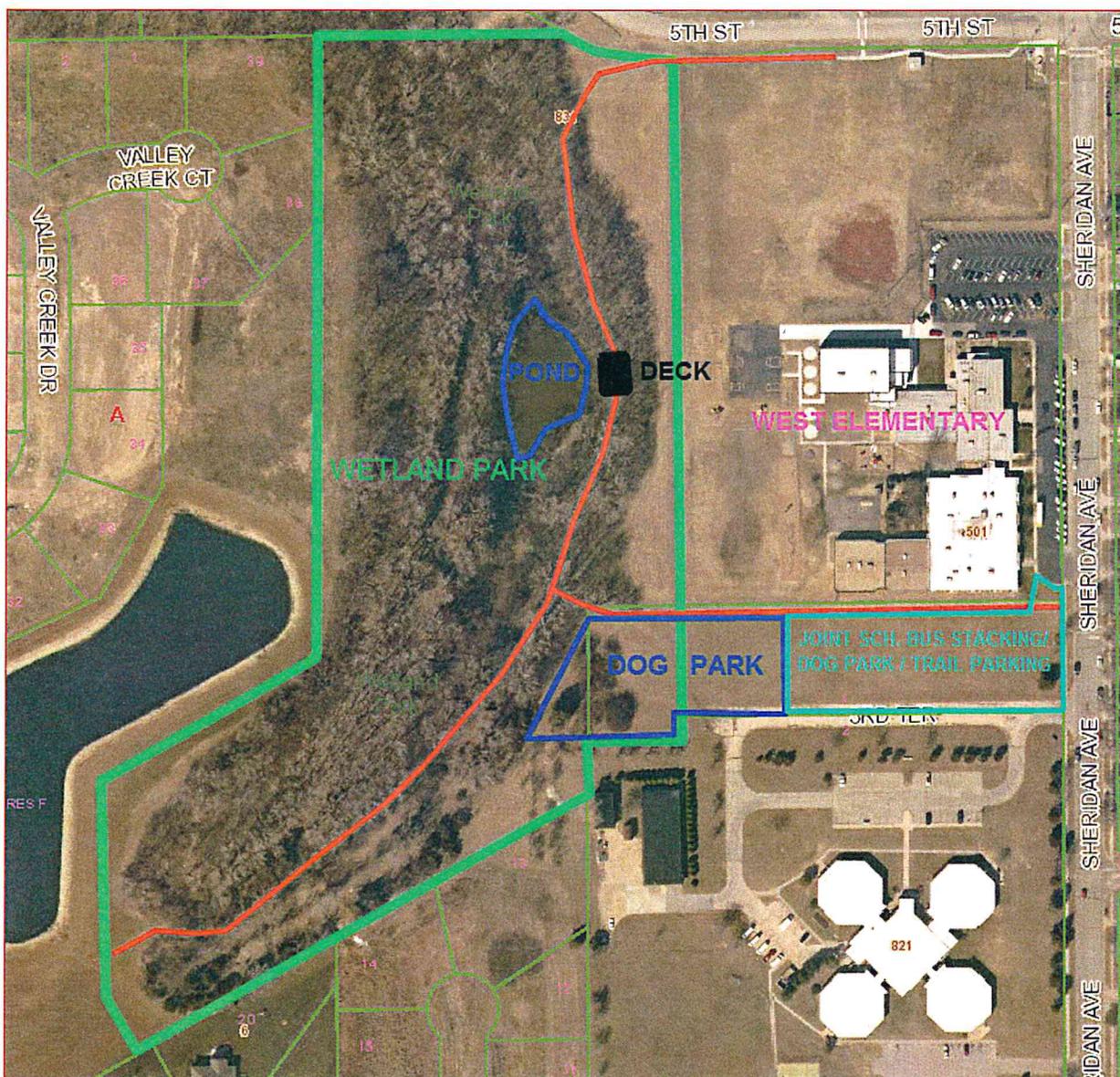
Category: Community Park

Location: West of Sheridan and West Elementary, south of 5th Street

Access: From 5th Street and in the future, from Sheridan Street

Features: Natural wooded park with pond, stream and riparian forest

Planned Improvements: Pedestrian trail with handicap access on a hard surface, benches, pedestrian bridges, raised wooden walkways, platform overlooking pond, interpretative signage, sidewalk extensions to existing sidewalk for connectivity



Note: The Wetland Park Trail and sidewalks leading to the park from 5th and Sheridan are in the Pedestrian & Bicycle Facilities Master Plan, adopted by the City Council on April 16, 2013.

3. **Lions Park:** 9.7 Acres

Category: Community Park: 9.7 Acres

Location: South of Allen Street, north of Clay Street, east of Abilene Avenue and west of Colby Avenue

Access: From Colby, Allen and Clay. Two paved parking lots and a gravel parking lot

Features: Swimming pool, restrooms, Community Building, Playground, equipment, picnic shelter, gazebo, outdoor, basketball court, outdoor volleyball court.

Planned Improvements: New picnic shelter, rebuilt gazebo, replacement of Community Building with a Community Center



4. Arrowhead Park: 5.4 Acres

Category: Neighborhood Park

Location: North of Goff, west of Parkway Drive, and south and east of Meadow Road

Access: Pedestrian access from Goff, Parkway and Meadow (Street side parking only)

Features: Retention pond from surrounding subdivision

Planned Improvements: Parking lot off of Parkway Drive, picnic shelter, playground equipment, benches, water fountain, irrigation, signs and lighting.



5. **Veterans Park:** 1.5 Acres

Category: Special Use Park

Location: West of S. Meridian, intersecting with Clay Street

Access: Off S. Meridian, with gravel parking lot

Features: Veteran's Memorial, picnic shelter, picnic tables, grills, and row of spruce as a buffer from the street

Planned Improvements: None planned



UTILITIES

Table 12: Utility Services

Utility	Provider(s)	Capacity Improvements
Stormwater Management	City of Valley Center	The City of Valley Center complies with the National Pollutant Discharge Elimination System (NPDES) by fulfilling all filing requirements for a Kansas Water Pollution Control General MS4 Permit and Authorization to Discharge under the National Pollutant Discharge Elimination System (NPDES) in September 2004. During the first year, a Storm Water Management Plan was submitted.
Wastewater Treatment	Valley Center Sewer Utility is managed by the City of Valley Center Public Works Department.	The Sewer treatment plant was built in 1979 and update in 2009. It currently treats about 160 million gallons a year. Wastewater is conveyed to the plant through a gravity type system and has six lift stations at various locations.
Water Supply	Valley Center Water Utility is managed by the City of Valley Center Utility Commission	The City sells water to the Wichita Water Department (coming from 3 wells) and in return, has a contract to purchases treated water from the Wichita Water Department. The City has one pressure booster station to control flow into the new City water tower. The water system consists of 4" to 16" piping and 22 miles of water lines, with approximately 1,900 metered services. This is in conjunction with a 750,000 gallon water tower that provides pressure to the system of about 50-55 pounds. The City currently uses 600,000 to 800,000 gallons per day. The Public Works Department is responsible for maintaining all water lines.
Electricity	Westar Electric	Improvements are made based on the demand for the service.
Natural Gas	Kansas Gas	Improvements are made based on the demand for the service.
Telecommunications		
Land Line	AT&T	Improvements are made based on the demand for the service.
Wireless	Verizon, AT&T, Cox and others	Improvements are made based on the demand for the service.
Internet	Cox Cable, Comcast, Time Warner, Mediacom, Dish net	Improvements are made based on the demand for the service.
Cable/Satellite TV Service	Cox Cable, Dish, DIRECTV, Comcast, AT&T	Improvements are made based on the demand for the service.
Fiber Optics	Cox Cable	Improvements are made based on the demand for the service.

Source: City of Valley Center

COMMUNITY SERVICES AND FACILITIES

Table 13: Community Services and Facilities

Community Service	Provider(s)	Analysis
Police	Police Department	The Valley Center Police Department has 13 full time officers and 7 part-time officers. Police coverage is 24/7 with one to three officers. The Department also has one full time records clerk and one court clerk who also assists with records duties. The department has a chief of police, two Sargent's, a detective and nine patrol officers.
Fire Department	Valley Center Fire Department	<p>Department is comprised of two full-time Firefighters who are on duty Monday through Friday from 8:00 am until 5:00 pm, and 22 paid on-call Firefighters. The City has mutual aid agreements with the Sedgwick County Fire Department, Colwich Fire Department, and Mount Hope Fire Department.</p> <p>Equipment includes six vehicles: one engine, one engine / tender, two squads, one tender, and a duty officer's pickup truck.</p>
First Responder Ambulance Service	Emergency Communications is operated by Sedgwick County 24 hours a day and seven days a week. (Call 911 in case of an Emergency)	An ambulance, staffed by County first responders, is stationed at the City Public Safety office, 616 E 5 th Street
Judicial	Valley Center Municipal Court Sedgwick County Court System	<p>Addresses citations or fines. Court proceedings occur at the Safety Building. The courtroom needs to be expanded. The plan is to expand the courtroom when grant money becomes available for a "safe room" for those who are seeking shelter during a tornado event.</p> <p>The County judicial system hears criminal cases and lawsuits. www.dc18.org</p>
Jail	Sedgwick County	The County jail system will expand as needed, and will provide services into the long term future.
Valley Center School District-262	<ul style="list-style-type: none"> • West Elementary • Abilene Elementary • Wheatland Elementary • Intermediate School • Junior High School • High School Administrative Offices located at 143 S. Meridian 755-7000	<ul style="list-style-type: none"> • 501 Sheridan • 522 N. Abilene • 800 Meadow Road • 737 N. Meridian • 800 N Meridian • 9600 N Meridian School District's website: http://www.usd262.net
Colleges/ Universities	Wichita State University (WSU)	WSU is a public, four-year, co-educational institution located in Wichita. Established in 1895 as Fairmount College, WSU now has an enrollment of 14,893 students on a 330 acre campus. http://www.wichita.edu

Technical Colleges	Wichita Area Technical College	WATC is the #1 ranked aviation program in the nation for Aviation Training. In addition, the WATC offers over 75 programs of study, including advanced manufacturing, dental assisting, surgical tech and other health sciences, automotive, air conditioning and welding, interior design or general education coursework transferrable to a 4 year university. http://wadc.edu/
Waste Disposal	City of Valley Center	These services will be adequate during the planning period
Parks and Recreation	<p>The City maintains 48.8 acres of Park-land in five locations throughout the City.</p> <p>The Recreation Commission provides recreational programs and maintains athletic fields owned by the commission</p>	<p>City of Valley Center Park System:</p> <ul style="list-style-type: none"> ● McLaughlin Park: 16.5 Acres ● Wetland Park: 15.7 Acres ● Lions Park: 9.7 Acres ● Arrowhead Park: 5.4 Acres ● Veterans Park: 1.5 Acres <p>http://www.valleycenterrecreation.com</p> <ul style="list-style-type: none"> ● McKay Petrie Sports Complex: 7 acres ● Unnamed Sports Complex 30 acres
Recycling	<p>Waste Management</p> <p>Sedgwick County</p>	<p>City Recycling is picked up bi-weekly by Waste Management and taken to the Sedgwick Recycling facility.</p> <p>The general public can drop off the following items at designated locations listed in the Sedgwick County Recycling Guide found at the following website: http://www.sedgwickcounty.org/environment/recyclingguide.asp</p> <p>Aluminum Cans, Ammunition, Appliances Batteries, Books, Catalogs, Cellular Phones, Clothes Hangers, Clothing, Compact Fluorescent Light Bulbs, Computers, Curbside Recycling, Eyeglasses, Fluorescent Lights, Furniture, Glass, Hazardous Materials, Hearing Aids, Magazines, Medication, Metal, Motor Oil, Packing Material, Paper Items, Phone Directories, Plastics, Plastic Bags, Printer Cartridges, Televisions, Tires, Unsolicited Mail, Wood and Yard Waste</p>
City Hall	Valley Center Municipal Building 328 N. Main Street	City Hall was constructed in 1967. It has meeting rooms and offices for the Clerk and Mayor. In 2009, City Hall is being remodeled by adding an elevator to make the basement more accessible. No additional space needs are foreseen in the planning period.
Public Library	Edna Buschow Memorial Library	The Library is located at 321 W. First Street in a 3,249 sq. ft. building with an unpaved parking lot for about 15 vehicles. The Library has outgrown its facilities and needs to either raise funds to build a new Library or find a suitable building with adequate parking spaces. Library hours and programs offered can be found at the following website: www.valleycenterlibrary.org/

Cemeteries	City of Valley Center Cemetery	Location is immediately north of the Valley Center High School on N. Meridian. Lots are for sale at City Hall.
Child Care Centers	<p>None in Valley Center. Closest Day Care Center is at Riverlawn Christian Academy, 4243 N Meridian Ave, Wichita KS 67204 (316) 832-0544.</p> <p>A number of private in-home day care homes exist in the city, but no list is available</p>	<p>Capacity: 59 Age Range: 2 years 6 months to 6 years. More information at: http://www.riverlawn.org</p>
Post Office(s)	Valley Center Post Office	205 E. Main
Health Care Clinic(s)	Medical Plaza of Valley Center (a branch of the Newton Medical Center)	<p>641 N. Seneca; 755-1511 http://www.newtonmedicalcenter.com/clinics/medical-plaza-of-valley-center</p>

Source: City of Valley Center and internet

APPENDIX

Analysis of Economic Base

- ❑ The City has a number of businesses employing moderate numbers of people. City officials semi-annually contact these employers to determine any issues they may have with City services or need assistance to enlarge their operation.

Table 14
Major City of Valley Center Employers

Name of Company	City Address	Item Produced or Service Rendered
National Plastics	100 W. Industrial	Plastic Color Pellets
Retro Systems	430 W. Clay	Cutting machines
Valley Offset	160 S. Sheridan	Commercial Printing
Pro-Build	215 W. Industrial	Trusses and building materials
D & D Plumbing/Heating	585 W. Clay	Plumbing Contractor
Schwan's Sales	300 W. Industrial	Frozen foods-Home Delivery
Gaskill Custom Cabinetry	350 W. Industrial	Custom Residential Cabinetry
Valley Truss/Continental	202 S. Cedar	Wholesale Lumber
Hamilton Trucking	350 S. Sheridan	General Freight/National
Leeker's Grocery	801 S. Meridian	Grocery store
Professional Machine	500 E. 5th	Machined and sheet metal parts
Safarik Tool Co. Inc.	400 W. Clay	Aircraft Parts
Aric-Hughes Truck Work	335 S. Meridian	Truck Body Shop-Lawn Mowers
Avery Automotive Repair	412 W. Main	Car Repair
DZ Automotive & Truck Repair	142 S Meridian	Car Repair
Johnson Automotive	230 S. Sheridan	Car Repair
Kwik Stop	110 E 5 th Street	Convenience Gas Station
Casey's	222 S. Meridian	Convenience Gas Station
Total Concepts	302 W. Main	Beauty Salon
Michael C Porter CPA	214 W. Main	Accountant
Pizza Hut	344 S. Meridian	Restaurant
Sonic	200 S. Meridian	Restaurant
Tequila's Mexican Restaurant	218 W. Main	Restaurant
School District #262	143 S. Meridian	School District
Dollar General	220 E. Ford	Retail Store
Bryan's Heating	700 S Ramsey	HVAC Dealership
Emprise Bank	100 N. Meridian	Financial Institution
Intrust Bank	142 N Ash	Financial Institution
Halstead Bank	101 W Industrial	Financial Institution
General Dollar	220 E Ford	General merchandise
Bryan's Heating	700 S Ramsey	HVAC Contractor