



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, APRIL 5, 2023 1:00 PM

MEETING HELD VIA MICROSOFT TEAMS:

[https://teams.microsoft.com/l/meetup-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%40thread.v2/0?context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-5190df727166%22%2c%22Oid%22%3a%22a1a9cbdf-ad8e-4fb2-ae99-fe231b54c5b5%22%7d)

[join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%40thread.v2/0?](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%40thread.v2/0?context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-5190df727166%22%2c%22Oid%22%3a%22a1a9cbdf-ad8e-4fb2-ae99-fe231b54c5b5%22%7d)

[context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%40thread.v2/0?context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-5190df727166%22%2c%22Oid%22%3a%22a1a9cbdf-ad8e-4fb2-ae99-fe231b54c5b5%22%7d)

[5190df727166%22%2c%22Oid%22%3a%22a1a9cbdf-ad8e-4fb2-ae99-fe231b54c5b5%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%40thread.v2/0?context=%7b%22Tid%22%3a%223ef5d8e2-e4e7-4dab-bc8f-5190df727166%22%2c%22Oid%22%3a%22a1a9cbdf-ad8e-4fb2-ae99-fe231b54c5b5%22%7d)

1. CALL MEETING TO ORDER

2. ROLL CALL

—	Ben Anderson	—	Ron Colbert	—	Brian Haight
—	Mike Bonner	—	Tim Hoffman	—	Randy Jackson
—	Casey Carlson	—	Brendan McGettigan		

3. APPROVAL OF DRAFT MINUTES

- A. February 1, 2023 draft meeting minutes
- B. No March board meeting minutes (informal discussion due to no quorum)

4. OLD BUSINESS

5. NEW BUSINESS

- A. Residential/Commercial Developments Update

- B. General Discussion

6. MOTION TO ADJOURN

Note to Economic Development Board Members: If you are unable to attend this meeting, please contact Ryan Shrack (316-755-7310) by 4:00 PM on the previous day of the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Dept. in a timely manner, at rshrack@valleycenterks.org or by phone at (316) 755-7310, ext. 103. For Additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7310, ext. 103.

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, February 1, 2023, 1:00 P.M.

(Meeting held via Teams)

MEETING WAS CALLED TO ORDER AT 1:00 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson

Mike Bonner

Casey Carlson

Ron Colbert

Tim Hoffman

Brendan McGettigan

Randy Jackson

Brian Haight

Brent Clark, City Administrator

Ryan Shrack, Community Development Director

Brittney Ortega, Community Development Assistant

APPROVAL OF DRAFT MINUTES

Motion was made by Board Member Colbert and seconded by Board Member Hoffman to approve the meeting minutes for January 4, 2023. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Residential/Commercial Developments Update

R. Shrack gave the updates. Infrastructure work is being finished up in Arbor Valley and Cedar Ridge. Bids have been published to do the infrastructure work for the next phase in Prairie Lakes. A contractor has been selected and has started the infrastructure work in Sunflower Valley. The roads did not change, but the housing changed from 3D printed duplexes to traditional construction duplexes. There will be three different facades throughout the subdivision. The City is working with the developer on the platting process for the property south of the high school. This area will be a combination of residential and commercial with the residential being a mix of single-family homes and multifamily homes. The shop on the west side of Meridian just north of Veterans Park owned by Bill Arik is in the process of being sold. The buyer is Village Charters. They will be using the space to finish their tour/party busses. Paw Prints is moving into their new building on Main St. and the City has been talking to an individual about bringing a new restaurant into the community as well.

B. Clark gave an update on Ford St. and Seneca St. showing arial photos. Conversation was had regarding the upcoming Meridian St. project as well. Inquiries were made about road closures, school bus routes, and tree removal. There have been no final plans for the four-lane section of Meridian St., but the two-lane section between Main St. and 5th St. will be closed completely.

B. Valley Center Recreation /Aquatic Center Community Survey

The community survey to get final feedback is now available and will be open until Monday, February 6th, 2023. B. Clark asked the board to please take the survey as soon as they can and to share it with family, friends, and staff. This project has been 100% community driven. Clark went over drawings of the floorplan of the new building. Having this new building in the new location, south of the high school, leaves room for expansion opportunities in the future. Clark also shared the site plan for the new center. There will be 200 new parking stalls that will benefit the new center as well as sporting events held at the middle school.

C. General Discussion

R. Shrack reminded the board the next meeting will be an in-person meeting and will be held at City Hall on March 1st, 2023 at 1:00 PM. Board Member Colbert inquired about homeowners having access

during the street closure when the Meridian St. project begins. Both Shrack and Clark gave assurance that the road will be accessible to local traffic during construction. Clark also shared that Assistant City Administrator Smith has submitted an application for the second round of the state's BASE Grant funding for economic development in Valley Center.

ADJOURNMENT

Motion was made by Board Member Colbert and seconded by Board Member McGettigan to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:26 P.M.

Respectfully submitted,

/s/ Ryan W. Shrack, Secretary