



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING **AGENDA**

WEDNESDAY, JULY 7, 2021 1:00 PM

MEETING HELD VIA ZOOM:

<https://us02web.zoom.us/j/81725022426?pwd=YIZUVmRZaGxQRUQ4cUIIWjRRZVdyUT09>

1. CALL MEETING TO ORDER

2. ROLL CALL

___ Ben Anderson
___ Mike Bonner
___ Casey Carlson

___ Ron Colbert
___ Jake Jackson
___ Ashley Martin

___ Brian Haight
___ Randy Jackson

3. APPROVAL OF DRAFT MINUTES

- A. April 7, 2021 draft meeting minutes
- B. May 5, 2021 draft meeting minutes
- C. June 2, 2021 draft meeting minutes

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 communitydevelopment@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, April 7th, 2021 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS

(via <https://us02web.zoom.us/j/83264230218>)

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

Ben Anderson
Mike Bonner
Casey Carlson
Ron Colbert
Brian Haight
Randy Jackson
Brent Clark, City Administrator
Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

Motion was made by Colbert and seconded by Bonner to approve the minutes of the March 3rd, 2021 meeting. Vote was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Iron Horse TIF District Update

Clark stated that last night the Mayor and City Council voted and approved the passing of a resolution for the public hearing regarding establishing the boundaries and borders of the TIF district. This is the area to the South of 5th street and to the West of Seneca and to North of 4th Street, in the Prairie Lakes Addition. He explained that they plan to use the TIF funds to bring up this ground and the ground to the north out of the Floodplain. Jackson inquired if there is an anticipated start date, Clark replied there were flags out to identify the boundary of the TIF project, once approved they will start in the Prairie Lakes area on the South Side and then will move North. The group hopes to have a house built to be included in the Parade of Homes this Fall. The park would be the last thing completed. Clark explained that the City is currently working with Sedgwick County regarding the floodway on Seneca, as it currently belongs to Sedgwick county, however, they are trying to establish ownership once the area is completed. All roadway, water, sewer for the residential lots will be assessments. The TIF revenue is being used to bring the land out of the floodplain and the City will use TIF funds to build the park and for Seneca Street improvements. There are 142 lots on the Prairie Lakes side and on the North there maybe another 100 lots. According to Clark, there will be another hearing on May 18th for the City Council, after that he hopes to have the TIF process finalized sometime in June.

Colbert inquired about the area of concern for the entrance and drainage that it would be a problem? Clark explained property owners on the East side of Seneca street had some concerns. They wanted to make sure the water from all the developments is not going to flow to the East. Clark stated that the drainage for the entire area will move to the West. The entrance off Ford street by the sub-station may be a possible residential entrance.

Clark gave an update on Scooter's located at 5th and Meridian area, a drive-thru kiosk coffee shop. The goal is to be fully operational by July.

B. GENERAL DISCUSSION:

Jackson gave an update that Builders FirstSource will own the old Leekers building as of April 8th. Construction plans should be back Friday or Monday with 5 new buildings going in onsite. Plans are to start demolition on the inside of the building soon as it will be completely remodeled. They hope to be in building first quarter of 2022. They anticipate a 60% growth rate adding more jobs.

Clark shared that the PEC is working on a study to add a water treatment plant and that he has also been working on establishing quiet zones for trains so they won't blow their horns at 3:00 a.m. in the morning.

The next board meeting will be held on Wednesday, May 5th, 2021 at 1:00 p.m via Zoom.

ADJOURNMENT

Motion was made by Jackson and seconded by Carlson to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:25 P.M.

Respectfully submitted,

Brent Clark, City Administrator

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, May 5th, 2021 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS

(via <https://us02web.zoom.us/j/83127746447?pwd=bXdBNepjYTBLCGpKb0Nja0hYks1Zz09>)

MEETING WAS CALLED TO ORDER AT 1:03 P.M. THOSE IN ATTENDANCE:

Ben Anderson

Mike Bonner

Casey Carlson

Ashley Martin

Brent Clark, City Administrator

Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

On hold until next meeting

OLD BUSINESS: None

NEW BUSINESS:

C. IRB Application Update

Clark advised the IRBs (Industrial Revenue Bonds) were recently passed by this Board and the Mayor and City Council this year. The new application form/process has been updated and the document was approved by the City's bonding attorneys. Clark asked for input from the Board.

Anderson inquired how long the process takes. Clark explained that most likely a special Board meeting would be called to approve the request and then it would be heard at the next City Council meeting. The goal is to be flexible so the process runs quickly and smoothly.

D. GENERAL DISCUSSION:

Clark gave an update on Ironhorse/TIF district and stated that it is proceeding forward. There will be a public hearing on May 18th and will be on the City Council Agenda for approval. Dill Hill Estates Final Plat will be on the Planning and Zoning Commission Agenda for the May 25th meeting for approval and on the June 1st City Council Agenda for approval. The City has not yet received the preliminary plat nor final plat for the Hidden Valley Subdivision.

Clark mentioned that the City did submit a cost share grant to KDOT for the section of road between Ford & 85th and hope to hear back by the middle of the month if the City may receive \$2M for that work. The City is working on adding Welcome signs and the Water Tower designs to present to City Council and hope to have them ready by the May 18th City Council meeting.

Martin asked the price range for homes in the Ironhorse and Dill Hill Estates. Per Clark the Ironhorse development/Prairie Lakes homes most likely will run around the \$225K and under range, however, the property to the North of the ditch, those homes would most likely run from \$250-400K range depending on the final lot size. Dill Hill Estates most likely will run from the \$500K-\$2M as these are larger estate lots, around 2 acres. Hidden Valley lots are half-acre and larger lots and most likely would run from \$300-500K very similar to Fiddler's Creek. Per Clark he has received several calls regarding the Dill Hill Estates inquiring on how soon lots could be chosen.

Martin mentioned that Valley Center was the number one safest City in 2021 in Kansas, according to

Safewise.

Anderson spoke up stating there is a need for these housing developments, and also mentioned the duplexes behind Casey's are almost finished.

The next board meeting will be held on Wednesday, June 2nd, 2021 at 1:00 p.m via Zoom.

ADJOURNMENT

Motion was made by Carlson and seconded by Bonner to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:19 P.M.

Respectfully submitted,

Brent Clark, City Administrator

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, June 2, 2021 1:00 P.M.

(Via Zoom at <https://us02web.zoom.us/j/89054529949?pwd=NDkyS0IHbld5M2pNNHRRSUNPdFNWZz09>)

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

Ben Anderson
Casey Carlson
Ryan Shrack, Community Development Assistant
Brent Clark, City Administrator
Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

On hold until next meeting- no Quorum

OLD BUSINESS: None

NEW BUSINESS: Board met informally due to no Quorum

A. Residential Developments Update

Per Shrack the Sedgwick County Board of County Commissioners met today and voted to not oppose the Prairie Lakes TIF district. Brent Clark and Barry Smith were there to represent the City of Valley Center and the project. TIF is moving forward!

Shrack also stated that the Final Plat for Dill Hill Estates was approved by City Council last night. Per Clark, Hidden Valley is waiting on surveyors as they are 4-6 weeks out. They are hoping to get the Preliminary Plat to Shrack by the end of this month for the July Planning and Zoning board meeting. Per Clark the Dill Hill Estates are being presold as he speaks. He also stated that the 2nd replat for Leeker's was approved last night as well by City Council. Shrack mentioned that Builders FirstSource acquired the Leeker's building and they are currently in the process of remodeling it and it will be used as a showroom, storage and office space. The new commercial buildings that will be built on that site plan will be going before the Planning and Zoning Board later in June. Clark mentioned that Scooter's is still on track for opening late June early July.

B. General Discussion

Carlson has been busy with home loans and new construction loans.

The next board meeting will be held on Wednesday, July 7, 2021, at 1:00 P.M. via Zoom.

ADJOURNMENT

Anderson adjourned the meeting at 1:09 P.M.

Respectfully submitted,

Ryan Shrack, Secretary