



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, AUGUST 2, 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?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
___	Ivan Gomez	___	Tim Hoffman	___	Randy Jackson
___	Casey Carlson	___	Brendan McGettigan		

3. APPROVAL OF DRAFT MINUTES

A. July 5, 2023 draft meeting minutes

4. OLD BUSINESS

5. NEW BUSINESS

A. Welcome New Board Member Ivan Gomez

B. Residential/Commercial Developments Update

C. Update on Sunflower Valley Development

D. September 6th Board Meeting (In Person)

E. 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, July 5, 2023

1:00 P.M.

(Meeting held via Microsoft Teams)

MEETING WAS CALLED TO ORDER AT 1:07 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson

Casey Carlson

Ron Colbert

Randy Jackson

Tim Hoffman

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 Jackson to approve the meeting minutes for May 3, 2023. Motion was unanimous. No meeting minutes for the June 7, 2023 meeting as there was no quorum/no official action taken.

OLD BUSINESS: None

NEW BUSINESS:

A. Residential/Commercial Developments Update

R. Shrack gave the updates. Ceterra, previously known as Cedar Ridge, and Arbor Valley now have private utilities going in. Sunflower Valley has infrastructure going in now. Decisions regarding these new homes being duplexes or single-family homes have not been made yet. Phase 3 of Prairie Lakes is moving forward and phase 4 is currently being reviewed by the City Staff Review Team. These will be slab-on-grade single-family homes.

B. Update on Valley Center Recreation and Aquatic Center

The site plans for the new building will go in front of the Planning and Zoning Board in August for formal approval. The building plans will go to Sedgwick County for review and approval since this is a commercial project. Once these plans are approved, we can move forward with the building permit. City Administrator Clark gave a brief update on the project. Things continue to move forward, and we are still planning on breaking ground by the end of August and the total construction time should take about 18 months.

C. Update on Ford Street Project

City Administrator Clark gave the update. The rain has caused some delays, but the tentative open date is the week of July 17th. All concrete has been poured we are just waiting on the curing time, backfilling, painting, and striping. This project has taken less than one year for the City's portion to be completed.

D. General Discussion

R. Shrack updated the board that we have received one application to fill the open spot on the Econ. Dev. Board. Once approved by City Council, Ivan Gomez, will join the board and sit in on his first meeting on August 2, 2023.

Board member Colbert inquired about a discussion that was had in a past meeting about new businesses coming to Valley Center. Discussion was had and agreed that in the future there will be more discussions regarding this subject.

Clark explained that there will be approximately 180 acres to be voluntarily annexed into our city limits south of Ford, along Seneca St. Information can be found on the website.

ADJOURNMENT

Motion was made by Board Member Colbert and seconded by Board Member Carlson to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:23 P.M.

Respectfully submitted,

/s/ Ryan W. Shrack, Secretary