



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

WEDNESDAY, DECEMBER 7, 2022 12:30 PM  
BUILDERS FIRSTSOURCE CONFERENCE RM.  
801 S. MERIDIAN AVE., VALLEY CENTER, KS 67147

### **1. CALL MEETING TO ORDER**

### **2. ROLL CALL**

—	Ben Anderson	—	Ron Colbert	—	Brian Haight
—	Mike Bonner	—	Tim Hoffman	—	Randy Jackson
—	Casey Carlson	—	Ashley Martin		

### **3. APPROVAL OF DRAFT MINUTES**

- A. October 5, 2022 draft meeting minutes
- B. No formal November Board meeting

### **4. OLD BUSINESS**

### **5. NEW BUSINESS**

- A. 2023 Board Chairperson and Secretary Elections
- B. General Residential/Commercial Developments Update
- C. Sunflower Valley Subdivision Update
- D. 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](mailto: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](http://www.valleycenterks.org) or call (316) 755-7310, ext. 103.*

# VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, October 5, 2022 1:00 P.M.

(meeting held via Teams)

## MEETING WAS CALLED TO ORDER AT 1:02 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson  
Casey Carlson  
Ron Colbert  
Tim Hoffman  
Brian Haight  
Randy Jackson  
Brent Clark, City Administrator  
Ryan Shrack, Community Development Director  
Brittney Ortega, Community Development Assistant

## APPROVAL OF DRAFT MINUTES

Motion was made by Board Member Jackson and seconded by Board Member Colbert to approve the meeting minutes for September 7, 2022. Motion was unanimous.

**OLD BUSINESS:** None

## NEW BUSINESS:

### A. Residential/Commercial Developments Update

R. Shrack shared updates. Infrastructure work has begun in Cedar Ridge and Arbor Valley. Dirt is being moved in the TIF district to remove that area from the floodplain. Bids will open on October 25<sup>th</sup> for infrastructure work in Sunflower Valley. B. Clark updated that Officer Leeker is in the process of getting licensed and certified as a drone operator. He will be collecting images and video of the construction projects and progress

### B. Main Street Valley Center Progress Report

R. Shrack shared that board members from Main Street Valley Center were able to host the Kansas Main Street Team and a representative from Main Street America for a baseline assessment visit. A report will be generated as well as some action items and steps that can be worked on as a board. R. Shrack also gave information on how anyone interested could become involved with Main Street Valley Center.

### C. Ford Street Construction Update

B. Clark shared the updates. The south lane on Ford St. is ripped up to just passed Brookfield Apartments. The current plan is to have the curb poured early next week and the concrete laid on the south lane potentially the same week. Once this is complete, they will start on the north side of the road. When the curb machine is done in this area it will move and begin working on curbing just east of Seneca St. We currently have three different construction crews working in different areas along Ford St.

### D. General Discussion

R. Shrack reminded that our first in person meeting will be held at Builders First Source on December 7<sup>th</sup>, 2022, at 12:30 P.M. The following in person meetings will be March 1<sup>st</sup>, June 7<sup>th</sup>, September 6<sup>th</sup>, and December 6<sup>th</sup> of 2023. The hosts' and locations are TBD. Shrack also encouraged everyone to vote for Valley Center in the current Tnemec "Tank of The Year" People's Choice Contest. <https://tnemec.com/tank-of-the-year-2022> B. Clark asked for board member opinions on starting a separate Facebook page dedicated to volunteers needed and volunteer sign ups in Valley Center. After a brief discussion regarding proper settings and monitoring of the page all members were in favor of creation of this page. B. Anderson reminded the board that the next virtual meeting will be on November 2<sup>nd</sup>, 2022, at 1:00 P.M. via Teams.

**ADJOURNMENT**

Motion was made by Board Member Colbert and seconded by Board Member Hoffman to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:25 P.M.

Respectfully submitted,

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Ryan W. Shrack, Secretary