



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

WEDNESDAY, JANUARY 5, 2022 1:00 PM

MEETING HELD VIA ZOOM:

<https://us02web.zoom.us/j/81999475423?pwd=c3FHVkJiRjg1dU5xZ2JHRHZVZG9KZz09>

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

### **2. ROLL CALL**

\_\_\_ Ben Anderson  
\_\_\_ Mike Bonner  
\_\_\_ Casey Carlson

\_\_\_ Ron Colbert  
\_\_\_ Tim Hoffman  
\_\_\_ Ashley Martin

\_\_\_ Brian Haight  
\_\_\_ Randy Jackson

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

A. December 1, 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](mailto: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](http://www.valleycenterks.org) or call (316) 755-7310, ext. 103.*

# VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, December 1, 2021 1:00 P.M.

(<https://us02web.zoom.us/j/82936913169?pwd=elAvWnJBRkdoeTFnZUYxcVpjcUt5dz09>)

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

Ben Anderson, Chairperson  
Mike Bonner  
Casey Carlson  
Ron Colbert  
Tim Hoffman  
Randy Jackson  
Ryan Shrack, Community Development Director  
Angie Basden, Community Development Assistant  
Brent Clark, City Administrator

## APPROVAL OF DRAFT MINUTES

Motion was made by Board member R. Jackson and seconded by Board member T. Hoffman to approve the meeting minutes for November 3, 2021. Motion was unanimous.

**OLD BUSINESS:** None

## NEW BUSINESS:

### A. 2022 Chairperson and Secretary Officer Elections

R. Shrack advised the Board that both C. Carlson and M. Bonner had agreed to serve another term on the Board for another 2- year term. Their names will be submitted to City Council for approval at the Dec. 7 meeting. R. Shrack will remain as Secretary.

A motion was made by R. Colbert and seconded by M. Bonner to approve Chairperson Ben Anderson continue as Economic Board Chairperson, motion passed unanimously.

### B. Residential/Commercial Developments Update

R. Shrack stated that the 3 development areas are moving forward.

Cedar Ridge- B.Clark gave the update for Cedar Ridge and explained that trees are starting to be cleared out, and that all the agreements between the city and Garver have been signed, executed and ready to go out to bid early part of next year. T. Hoffman brought up that the plat still shows the six lots (17 acres) in the Fiddler's Creek Addition and need to be shown in the Cedar Ridge Addition. B. Clark advised on the process to correct it.

Hidden Valley- Now known as Arbor Valley, R. Shrack explained that the developer went to file the name with the Register of Deeds office after the final plat was approved and found that the Hidden Valley name was already in use in Sedgwick County. The new name will now be Arbor Valley. Since it had not been filed with Register of Deeds it is just an administrative change. R. Shrack will notify all those that need to know.

Trail's End- R. Shrack stated that the final plat was just approved by the Planning and Zoning Board and will be reviewed by City Council on Dec. 7. The flood study for the TIF district is back and it is being evaluated. The Open Spaces Board will be looking at what will be dedicated in the future as the Public park area so that when grading is done in that area it only has to be done once, and not have to use future City resources.

Builders FirstSource- Randy confirmed opening late January early February.

R. Jackson inquired of B. Clark the status of the 77<sup>th</sup> Street, Meridian, and Seneca Street projects. B.

Clark gave an update that everything is still on track. Board Member R. Jackson mentioned that during the Seneca Street road construction the Fiddler's Creek HOA thought it would be a good time to enhance the west entrance into the Addition. Per B. Clark, the City would look at enhancing all the entrances along that road, but safety is the number one priority.

C. General Discussion-none

The next board meeting will be held on Wednesday, January 5th, 2022, at 1:00 P.M. via Zoom.

**ADJOURNMENT**

Motion was made by Board member R. Jackson and seconded by Board member T. Hoffman to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:19 P.M.

Respectfully submitted,

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Ryan W. Shrack, Secretary