

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, March 3, 2021 1:00 P.M.

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

(via <https://us02web.zoom.us/j/83019312436?pwd=aTB6NitUMFBXNEVzVWFCMS9xWGxLQT09>)

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

Ben Anderson

Mike Bonner

Ron Colbert

Ashley Martin

Brian Haight

Randy Jackson

Ryan Shrack, Community Development Director

Angie Basden, Community Development Assistant

APPROVAL OF DRAFT MINUTES

Motion was made by Colbert and seconded by Jackson to approve the minutes of the February 4, 2021 meeting. Vote was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Prairie Lakes TIF District Update

Shrack summarized that the City is working with Iron Horse Development on potentially purchasing the platted area of Prairie Lakes that has not been developed yet as well as the property to the north. Discussions are still ongoing. A flood study is being done to determine requirements to address the Floodplain area. Ryan has been meeting with the Bond and Legal Counsel to review all costs and ensure all adhering to all state statues and requirements associated with the creation of the TIF district. Potential timeline resolution will be in April with a call for resolution in May via City Council to pass the ordinance that will create the TIF district. Ryan is hoping residential construction can start by the end of the calendar year.

Colbert inquired how big the retention pond size will be. Shrack explained the retention pond will be between 40-50 acres, however, the size is subject to change, but will know more after the Flood study has been completed. All work would have to be approved by FEMA and there are other multiple state and federal agencies that would have to sign off on this work. Because it is in the floodplain it qualifies it for the TIF district funding and requires a high-level review.

Ben Anderson mentioned a similar area located East of 29th & Maize Road behind the new Hobby Lobby. The developer helped create a retention basin as well as a pond. Anderson explained this will help remove the land from the floodplain. Per Shrack the new floodplain maps went into effect in December 2016, however, the retention basin in the TIF district could be dry or depending on local precipitation on an annual basis it could hold water but that is unknown at this time. The FIRM (Flood insurance rate maps) maps will not change. There will be a special process through FEMA that when the work is completed, the land will be removed from floodplain and FEMA will provide documentation that will state that the land has been removed from the floodplain. The floodplain maps are usually redone every 10-12 years, and then the changes will show up on the FIRM maps. People who build homes in the area will not be required to buy flood insurance.

B. GENERAL DISCUSSION: Shrack announced the City is getting a new Scooter's Coffee house will be coming soon. Once the site plan is approved by the Planning and Zoning Board, he expects construction to begin in early April.

The next board meeting will be held on Wednesday, April 7, 2021 via Zoom.

ADJOURNMENT

Motion was made by Jackson and seconded by Colbert to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:16 P.M.

Respectfully submitted,

Ryan Shrack, Economic Development Board Secretary