

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, August 5, 2020 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS (**via Zoom**)

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

THOSE IN ATTENDANCE:

Ron Colbert
Ashley Martin
Casey Carlson
Brian Haight
Randy Jackson
Brent Clark, City Administrator
Angie Basden, Community Development Assistant

APPROVAL OF JULY 1, 2020 MINUTES

Motion was made by Board Member Casey Carlson and seconded by Board Member Ron Colbert to approve the minutes of the July 1, 2020 meeting. Vote was unanimous.

NEW BUSINESS

A. Discussion on Housing Incentives

City Administrator B. Clark shared the housing incentive program information, and will email the pdf file out to both, the Planning and Zoning Board and the Chamber of Commerce. The slide will also run on the Government access Channel 7 on Cox Communications. City Administrator B. Clark shared the Neighborhood Revitalization information and inquired if the information was available on the website, Angie confirmed it is, however it is listed as two separate items. City Administrator B. Clark mentioned the Amendment to the Housing incentive program that is set to go before City Council in September. The Amendment will be to the current Housing incentive program, and is a collaboration of R. Shrack, Assistant Administrator B. Smith, and himself. The goal is to try and incentivize more duplexes, triplexes, and encourage more development from investors for properties.

Highlights of the amendment are Section 10, by adding additional wording to the actual resolution that was passed and is in effect until Dec 31st, 2021. This would be in conjunction with the rebate provided to homeowners of new single-family residential buildings. After speaking with developers of current/new projects it seems that everyone wants an incentive to get projects done. Our total fee package for building permits, platting, and all of the required permits can sometimes add up to \$30-\$50 thousand dollars charging developers to do projects in Valley Center. Some developers in Wichita may have a mindset that it is difficult to do business in Valley Center or that it is not cost-prohibited. The City of Valley Center is looking for an incentive that would off-set the costs of some of the water tap fees, Right of Way permits, which are absolutely allowed, but the City is looking at providing some type of incentives to help potential developers off-set these costs. The incentive would be for 3 years (not 5 years like the single family). It would be 100% of the City portion of the General Property taxes. This would be for duplex, triplex and rental properties. City Administrator B. Clark asked for input from the Board. Are we going down the right path? If it is not something you want to support, it could be scrapped. The City is trying to find

innovative ways to get some development going and increase our valuations. Randy and the board agreed it was a great program and would be a success.

Board member Ron Colbert inquired how permit fees compared to other communities around the area. City Administrator B. Clark confirmed they are similar. All applications for Commercial Housing incentive program would have to be reviewed by the Governing body and City Council for approval. He went on to further explain that a large developer couldn't come in and get millions of dollars of property tax abatement without City Council reviewing and approving it beforehand. This is just a draft document. This information will be taken before Council next month, in September. City Administrator B. Clark wants to get the valuation up and explained that sales tax in Sedgwick County are not based upon how much is collected in the community it is based on the total valuation. If valuation is higher, more sales tax would be remitted back to the City from the county. Board member Ashley Martin inquired, "What kind of valuation is that?" City Administrator B. Clark stated that it is all property tax, and last night the budget for 2021 was approved, and that would send the tax levy based on total valuation on what can be collected for the mills. City Administrator B. Clark asked the Board if he was heading down the right path or needed final approval before he takes it to City Council and stated he would have a final document ready for review at the next meeting.

B. General Discussion

R. Jackson brought up the 77th street expansion and partnering with Park City doing a round-about at Broadway. He has not met a commercial truck driver that likes roundabouts and with the new development of another warehouse and existing warehouses and the truck traffic in and around that intersection would increase and inquired if there would be a public review of that plan? Truck traffic and roundabouts area a real tricky deal. City Administrator B. Clark agreed and explained that it depends on how well the round-about is constructed. He has seen some poorly designed roundabouts that get torn up within a year and others that have been designed really well. A lot of truck drivers he spoke with liked them depending on the intersections and what was previously there. Additionally he explained that the way that particular intersection is off-set going east and west and the high speed traffic that travels north and south, he feels confident that a correctly installed round-about in that area could easily accommodate semis as well as residential vehicles. He stated that before going to full design public input will be welcome. The inclusion of the round-about was done for the grant application for KDOT for the Cost-Share. The City had to look at what is the most this road can cost- and if there is any possibility that a round-about may be needed, therefore it had to be included into the budget as roundabouts are not cheap. The round-about was in design and traffic studies that had been done at that intersection as well as 5th Street.

City Administrator B. Clark shared that sadly the City of Valley Center was not awarded the Cost-Share again. The City applied but was rejected, however, with the new facility being built in Park City, KDOT awarded the City of Valley Center an Economic Development grant for the same amount. He found this information out last Friday, but didn't announce it yet because KDOT had not announced it yet. The City of Valley Center was awarded \$3,522,093.93 toward that project. The upgrades to Ford Street, from the flood control bridge all the way to the interstate, this includes the redesign on Seneca (for easier flow-removing the jog to east and north) also includes a recreation trail on Ford Street all the way to Broadway. This opens up a lot of opportunities on both sides of Ford Street, and for residential on the south side of Ford Street. Currently the City is working with folks on

Prairie Lakes Addition to finish that build out for about 138 homes and filling that area out may happen sooner than later.

R. Colbert said if the same round about like Newton at I-135 & 1st exit is used, it has ramp that goes around the circle for the big trucks and it works out perfect. R. Jackson mentioned that some of his trucks are 70ft long trucks hauling trusses and the drivers complain that if they go through KC on wrong street- one cannot put a trucker on those round-about. We really need to think about the big trucks. R. Colbert advised that a survey is taking place-and right now about 100 – 150 trucks an hour are coming through Valley Center, Park City, and down into Wichita. Over a day's period that's a lot of trucks, and if they open Broadway like someone suggested there could be even more.

City Administrator B. Clark mentioned with the road project and the financial assistance from KDOT, the City of Valley Center is exploring and making sure utility extensions are an alternate by adding water and sewer all the way to the east as well. Right now, it ends at Seneca and Ford.

R. Colbert had a meeting for the 2040 Plan for the Future, and in that plan, KDOT plays an important part of projects coming through. The next Sept. or Oct. meeting the guest will be KDOT to come in and explain the North Junction and how it will affect Valley Center. There will be a lot of changes coming in with that project that will affect traffic and local businesses. He is not sure yet of the date as he is waiting on KDOT to see when they are available.

R. Colbert also asked if there was any update on the CARES ACT on the 9 million dollars that anyone should be concerned about? City Administrator B. Clark stated that he is working with Sedgwick County however, there has been no application yet. The funds received were through the State assisting the City of Valley Center with the prepping of the POD system, the Point of Distribution, and when there is a vaccine ready to go the City of Valley Center will have the necessary equipment. That was about \$1,000.00 grant that the City of Valley Center receive, however, the City has spent \$60,000 that was spent total in response to the COVID-19 pandemic. There is a lot of assistance available, call Casey and their bank will take care of you.

City Administrator B. Clark brought up that the City of Valley Center is marketing the Ford Street property, rather than paying a realtor. A nice flyer was sent out in the recent utility bill. So far, he has had 3 phone calls since the flyer went out. Everyone wants to make a deal- Free. Everything is on the table, but we will explore all options. Board Member Ashley Martin questioned if he is hoping for commercial business. City Administrator B. Clark explained the hope would be a mixed use of the property. For example, along Ford Street, there is a nice opportunity for commercial there, however, in the back of the Ford Street property, maybe larger apartment complexes. We should explore all options.

City Administrator B. Clark has been making a lot of cold calls to Kroger, Aldi, McDonalds, Burger King, Braums, trying to throw darts on the board to see if any stick. He advised that if anyone has any business contacts to please let him know. A lot of franchises are not looking to expand yet, stating traffic counts don't justify expansion. And currently the City can only go off Sonic and Subway sales.

R.Colbert- asked the Board, “What do you think we need?” Collectively, they all agreed if housing comes first, then commercial or if commercial comes first then housing. A chain restaurant would have success here...they just need to come.

City Administrator B. Clark is working with investors to see if they will pitch in and buy territory to put franchises here. There was another community that had a group called V8 individuals that grouped their money together and brought in a Dairy Queen. There is no reason this can't happen here. Finding the ground at a reasonable price- there is not much or buildings that we can retro-fit right now. We need to figure out which way we want to go. We need a group to step up and be willing to put money forward.

R. Colbert is curious after the Census is taken, as to how much growth the City has had in the last 10 years. He thinks that information would have a big bearing to how much growth we could look forward to in the next 5-10-year period.

City Administrator B. Clark gave a quick update on the pool/rec. center. He mentioned that tonight there would be a virtual town hall meeting. Please participate and answer questions on survey, we are gathering ideas/input, just like a community survey. The survey will help determine the Rec. side space, as well as outdoor poolside space and dollar amount that will be proposed to the Mayor and City Council on August 18th. On Aug 17th, there will be a joint meeting with the school board and rec. commission to make sure everyone is on the same page for a joint effort towards this project. The City of Valley Center and pending Council approval on August 18th will put a sales tax on the ballot for November. It must be submitted by Sept 3rd to the County, we are asking for a 1 percent increase for local option sales tax putting us up to 8 ½ percent. Currently the County and State is at 7 ½ percent. This would be for 15 years (not to exceed) or expire if bonds are paid off earlier. The tax is 100 percent for the pool and rec. center and not for anything else. In the past, all sales tax proposals that failed were not specific enough, however, the one in 2014 that failed was very specific, but low voter turn-out and only failed by 200 votes. It was for streets. This election is supposed to be the highest voter turnout in history. Timeline will be on Aug 18th submit to County and if approved by Sept. 3 then the sub-committee would order a rendering and design early Oct. followed by an announcement/and release of the rendering. The vote will be on Nov 3rd. If the tax increase passes, it would not begin until April 1, 2021. The wait period is 90 days after an election. We will collect the tax and see what revenue comes in and then do a full design of the project, and bid it out fourth quarter of 2021, or first quarter of 2022 and begin construction in 2022. All sales tax (1%) will go to the project and the mill increase on school side will go to the rec. What are your thoughts as business owners and leaders? It will affect you when it comes to sales taxes. We really want support from the business community. There will be further discussions in September if Council does decide to put the sales tax on the ballot.

OLD BUSINESS-n/a

ADJOURNMENT

Motion was made by Board Member R. Colbert and seconded by Board Member C. Carlson to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:58 P.M.

Respectfully submitted,

Ryan Shrack, Economic Development Board Secretary