



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

WEDNESDAY, JANUARY 4, 2023 1:00 PM

MEETING HELD VIA MICROSOFT TEAMS:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGIZMmE4MzI4NzI0%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGIZMmE4MzI4NzI0%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\_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGIZMmE4MzI4NzI0%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
—	Mike Bonner	—	Tim Hoffman	—	Randy Jackson
—	Casey Carlson	—	Brendan McGettigan		

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

- October 5, 2022 draft meeting minutes

### **4. OLD BUSINESS**

### **5. NEW BUSINESS**

- Residential/Commercial Developments Update

- 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, December 7, 2022 12:30 P.M.

Builders FirstSource, 801 S. Meridian Ave., Valley Center, KS 67147

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

Ben Anderson, Chairperson

Ron Colbert

Tim Hoffman

Randy Jackson

Brian Haight (via phone)

Ryan Shrack, Community Development Director

Brittney Ortega, Community Development Assistant

## APPROVAL OF DRAFT MINUTES

Motion was made by Board Member Hoffman and seconded by Board Member Colbert to approve the meeting minutes for October 5, 2022. Motion was unanimous.

## OLD BUSINESS: None

## NEW BUSINESS:

### A. 2023 Board Chairperson and Secretary Elections

Motion was made by Board Member Hoffman and seconded by Board Member Colbert to have Ben Anderson remain as the Board Chairperson for 2023. Motion was unanimous. Motion was made by Board Member Colbert and seconded by Board Member Jackson to have Ryan Shrack remain as the Board Secretary for 2023. Motion was unanimous.

### B. General Residential/Commercial Developments Update

R. Shrack updated that Cedar Ridge and Arbor Valley are moving along with infrastructure work. Building permits could potentially start being submitted by January 2023. Clarification was made that both subdivisions will have open ditches and not curb and gutter. This was a request by the developers and approved by City Council. Ditches are the responsibility of the developer and in the future will be the responsibility of the HOA. For Prairie Lakes, the application has been submitted to FEMA to have that area removed from the floodplain. Once this area has been removed the first phase can move forward starting with the infrastructure bids.

### C. Sunflower Valley Subdivision Update

R. Shrack updated that grading would start with the two front commercial lots. The back portion was originally scheduled to be purchased by Crane Company and have the 3D printed duplexes built. The city had 60 days to accept or reject the bids for the infrastructure work and sign the contract. The deadline was approaching, and Crane Company had still not received their printer. A different developer has now purchased the back 20 acres and they are going to build traditional single-family homes with the possibility of building some multifamily homes. The goal is to get these two developers together at some point and still have some 3D printed duplexes built. If not in Sunflower Valley, then somewhere in Valley Center.

### D. General Discussion

Chairperson Anderson thanked Board Member Jackson for hosting the first in-person meeting.

Discussion was had and all agreed that meeting in person quarterly will work great for the board. R. Shrack reminded the board that the next in person meeting will be held March 1, 2023. Host is yet TBD. The next Teams meeting will be held January 4, 2023. Board Member Jackson spoke about what the committee and community is doing to attract other businesses to Valley Center.

Conversation was had about what this board can do to help bring more to Valley Center, especially with the new growth. Multiple marketing tools and platforms were discussed as ideas to possibly help in this endeavor. This topic was added as an agenda item for a future meeting so more conversation can be had.

**ADJOURNMENT**

Motion was made by Board Member Hoffman and seconded by Board Member Jackson to adjourn the meeting.  
Motion was unanimous. Meeting adjourned at 1:41 P.M.

Respectfully submitted,

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Ryan W. Shrack, Secretary