



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, DECEMBER 6, 2023 1:00 PM
CITY HALL 121 S. MERIDIAN AVE. VALLEY CENTER, KS 67147

1. CALL MEETING TO ORDER

2. ROLL CALL

| | | | | | |
|---|---------------|---|--------------------|---|---------------|
| — | Ben Anderson | — | Ron Colbert | — | Brian Haight |
| — | Ivan Gomez | — | Tim Hoffman | — | Randy Jackson |
| — | Casey Carlson | — | Brendan McGettigan | | |

3. APPROVAL OF DRAFT MINUTES

- A. October 4, 2023 draft meeting minutes
- B. November 1, 2023 board meeting-No quorum, informal discussion only

4. OLD BUSINESS

5. NEW BUSINESS

- A. Residential/Commercial Developments Update
- B. Housing Incentive Program/Commercial Housing Incentive Program Renewal
- C. Proposed Sand Pit Discussion
- 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 or by phone at (316) 755-7310, ext. 103. For Additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7310, ext. 103.

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, October 4, 2023

1:00 P.M.

(Meeting held via Microsoft Teams)

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

Ben Anderson

Casey Carlson

Ivan Gomez

Brian Haight

Tim Hoffman

Brent Clark, City Administrator

Ryan Shrack, Community Development Director

APPROVAL OF DRAFT MINUTES

Motion was made by Board Member Carlson and seconded by Board Member Hoffman to approve the meeting minutes for September 6, 2023. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Residential/Commercial Developments Update

R. Shrack and B. Clark provided updates on the status of the new subdivisions, including Ceterra, Arbor Valley, and Prairie Lakes Phase III. Information was also shared on an upcoming digital ad billboard campaign. The City will feature the new subdivisions (homes and lots) on a digital billboard near the North Junction of I-135. The initial campaign will run for three months. The City will also have an ad featured during this season's Wichita Thunder games at Intrust Bank Arena. Along with these sign campaigns, the City is working with KPTS on creating two new ads to be shown on their station.

B. Update on Meridian Ave. Construction Project

B. Clark shared information on the upcoming Meridian Ave. construction project. The section from Main to 5th St. will be completed first and will most likely start in early Jan. 2024. The section from the railroad tracks to the southern city limits will be done after that and include the construction of a roundabout at the intersection of 69th and Meridian. KDOT is funding 80% of the total project cost, along with Sedgwick Co. assisting in the funding of the roundabout as this intersection is not in the incorporated boundary of Valley Center at this time.

C. General Discussion

City staff answered a couple of questions from board members. The next board meeting will be on November 1st via Microsoft Teams.

ADJOURNMENT

Motion was made by Board Member Hoffman and seconded by Board Member Carlson to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:27 P.M.

Respectfully submitted,

/s/ Ryan W. Shrack, Secretary

CONCEPTUAL
DEVELOPMENT PLAN
NORTH RIDGE ESTATES

85TH STREET NORTH

173 ACRES

6'-8' TALL BERMS TO REMAIN

RES BOAT RAMP

173 ACRES

6'-8' TALL BERMS TO REMAIN

6'-8' TALL BERMS TO REMAIN

Residential Development Notes

- 280 lots
- 12,600 sq. ft. average lot area
- This development plan depicts one re-development option that can be used. Final development plan may vary, based on industry standards and City of Valley Center regulations at that time.
- Potential municipal water wells may be located somewhere on this property.

RIDGE ROAD

63RD STREET WEST

77TH STREET NORTH



SCALE: 1" = 400'

OCTOBER 30, 2023



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