



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, JANUARY 3, 2024

1:00 PM

MEETING HELD VIA MICROSOFT TEAMS:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZlMmE4MzI4NzI0%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
— Ivan Gomez	— Tim Hoffman	— Randy Jackson
— Casey Carlson	— Brendan McGettigan	

3. APPROVAL OF DRAFT MINUTES

A. December 6, 2023 draft meeting minutes

4. OLD BUSINESS

5. NEW BUSINESS

A. 2024 Board Officer Elections (Chairperson, Vice Chairperson, Secretary)

B. Residential/Commercial Developments Update

C. 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, December 6, 2023 1:00 P.M.
City Hall 121 S Meridian Ave., Valley Center, KS 67147

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

Ben Anderson
Casey Carlson
Ivan Gomez
Ron Colbert (via Microsoft Teams)
Tim Hoffman
Randy Jackson
Brent Clark, City Administrator
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 Jackson to approve the meeting minutes for October 4, 2023. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Residential/Commercial Developments Update

R. Shrack provided updates on the status of the new subdivisions including Ceterra, Prairie Lakes, Arbor Valley, Sunflower Valley, and Harvest Place. We hope to have construction start in Harvest Place towards the end of the first quarter of 2024.

The city is also currently working with two of our local businesses on possible expansions in 2024.

B. Housing Incentive Program/Commercial Housing Incentive Program Renewal

R. Shrack provided updates on both. City Council has approved the renewal for both. They will both expire on December 31, 2025. R. Shrack shared details on each program and answered questions about current and future developments that have and will use this program. There was also discussion on how we are marketing this program for both residential and commercial.

C. Proposed Sand Pit Discussion

R. Shrack provided current updates regarding the proposed sand pit located along Ridge Rd between 85th and 77th streets. This property was voluntarily annexed in and has now been through the rezoning phase. The property was rezoned from RR-1 to A-1. The property owner can now apply for a special use permit. This application will need to be approved by both the Planning and Zoning Board and City Council. There has been a lot of public input by surrounding property owners during this process. The contractor has currently answered all questions the city wanted addressed.

D. General Discussion

Board Members Gomez and Carlson have both renewed their seats on the board. B. Clark gave a brief update on the Meridian Project. The next board meeting will be held on January 3rd via Microsoft Teams.

ADJOURNMENT

Motion was made by Board Member Hoffman and seconded by Board Member Jackson to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:35 P.M.

Respectfully submitted,

/s/ Ryan W. Shrack, Secretary