



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING
AGENDA

WEDNESDAY, JUNE 1, 2022 1:00 PM
MEETING HELD VIA MICROSOFT TEAMS:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZTA5NGUxMDAtNDNiZi00ODNmLWEyODMtMGZmE4MzI4NzI0%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	—	Ashley Martin		

3. APPROVAL OF DRAFT MINUTES

A. May 4, 2022 draft meeting minutes

4. OLD BUSINESS

5. NEW BUSINESS

A. Residential/Commercial Developments Update

B. KDOT Cost Share Program Announcement

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 communitydevelopment@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, May 4, 2022 1:00 P.M.

(meeting held via Teams)

MEETING WAS CALLED TO ORDER AT 1:12 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson

Casey Carlson

Ron Colbert

Brian Haight

Randy Jackson

Ryan Shrack, Community Development Director

Brittney Ortega, Community Development Assistant

Brent Clark, City Administrator

APPROVAL OF DRAFT MINUTES

Motion was made by Board Member Colbert and seconded by Board Member Haight to approve the meeting minutes for March 2, 2022. Motion was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Residential/Commercial Developments Update

R. Shrack gave an update on the progress of the new developments. Bidding documents and design plans for the paving of the roads and construction of the water lines have been approved for Cedar Ridge. We are still working through approving bid documentation as well as receiving the final engineered design plans for street paving and water lines for Arbor Valley. We are hoping to see dirt work soon on the Prairie Lakes subdivision to the south of the flood control area. Board Member Jackson gave an update on the opening of Builders FirstSource. Thursday, July 14th is the date set for the grand opening. This will be open to the public and have about 40 vendors on hand.

B. Public Power Update

B. Clark updated that two proposals came back on the RFPs for the feasibility study: New Gen Strategies and Solutions and EPSIM Solutions. Based on the scoring, the committee decided to have New Gen Strategies and Solutions back to present directly to City Council. Council will then start negotiating terms of a contract.

C. General Discussion

B. Clark gave an update on the Ford St. property. The City entered into a contract with SEH Incorporated for the platting service. The frontage as well as the back 20.25 acres will be sold after platting is completed. Pulling the utilities over from the north to the south under Ford St. will be investigated during the platting process. Board Member Jackson inquired about the start of construction on Ford St. from the bridge to Broadway. B. Clark responded that on Monday, May 9th bids will be open for that project. Phasing has changed and the project will begin at Broadway and head west. The first phase will be from June-Nov./Dec. Second phase will be from Nov./Dec.-April/May. Once completed, the Meridian project will begin. B. Clark gave an update on the intersection of Ford and Meridian and the addition of a turn lane.

The next board meeting will be held on Wednesday, June 1, 2022, at 1:00 P.M. via Teams.

ADJOURNMENT

Motion was made by Board Member Jackson and seconded by Board Member Carlson to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:28 P.M.

Respectfully submitted,

Ryan W. Shrack, Secretary