

# VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, July 7, 2021 1:00 P.M.

(<https://us02web.zoom.us/j/81725022426?pwd=YIZUVmRZaGxQRUQ4cUIIWjRRZVdyUT09>)

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

Ben Anderson  
Mike Bonner  
Casey Carlson  
Ron Colbert  
Brian Haight  
Ryan Shrack, Community Development Director  
Brent Clark, City Administrator  
Angie Basden, Community Development Assistant

## APPROVAL OF DRAFT MINUTES

Motion was made by Board member Carlson and seconded by Board member Colbert to approve the meeting minutes for April 7, 2021, May 5, 2021, and June 2, 2021. Motion was unanimous.

**OLD BUSINESS:** None

## NEW BUSINESS:

### A. Residential/Commercial Developments Update

Shrack updated the Board that Dill Hill Estates changed its name to Cedar Ridge Estates and made some minor revisions to the Final Plat that will be presented to the Planning and Zoning Board for approval this month and to City Council in August for approval. There are 27 lots in the Addition.

Clark gave an update and shared the plot plan for the Hidden Valley. The main entrance will be just after Craig Street, and there will be two phases, Phase 1 will have 31 lots, Phase 2 will have 33 lots with a total of 64, ½ acre lots. He is hopeful that the preliminary plat will be on the Planning and Zoning meeting in August, however, the property surveyors are 6-8 weeks out and this is causing a delay. He is anticipating an early start for building next January/February time frame if everything goes smoothly.

Shrack stated that the TIF District is still moving forward however, the City is waiting on documentation from the Developer. He is glad to have the blessing of the County and School district for this project.

Shrack gave an update on the opening of the new Scooters, it will tentatively be July 26<sup>th</sup>. He mentioned that the Builders FirstSource site plan was approved by the Planning and Zoning board, contingent upon water and storm sewer, once resolved building permits can be issued.

Clark gave an update on the Ford Street construction and encouraged avoiding those areas that are shut down. He gave a plug to download the Valley Center mobile application for push notifications. And notices are posted on the City's social media accounts as well as the website.

Clark and Ryan mentioned that City Council adopted the new strategic plan and it is posted on the City's website for anyone to access and it is interactive and a good tool to use.

Ryan showed the winner Option 1 for the Water Tower Design, and stated the work is scheduled for this fall.

Board member Anderson inquired the change for the Dill Hill Final plat- Ryan explained it has to do with a change of the street, and some of the lot sizes. The number of lots did not change. And the name change. Clark mentioned ditches and culverts and HOAs. The Board decided to continue to meet via ZOOM due to convenience.

**B. General Discussion-None**

The next board meeting will be held on Wednesday, August 4, 2021, at 1:00 P.M. via Zoom.

**ADJOURNMENT**

Motion was made by Board member Colbert and seconded by Board member Bonner adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:24 P.M.

Respectfully submitted,

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Ryan W. Shrack, Secretary