

VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING MINUTES

Wednesday, April 7th, 2021 1:00 P.M.

Valley Center City Hall, 121 S. Meridian Avenue, Valley Center, KS

(via <https://us02web.zoom.us/j/83264230218>)

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

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

APPROVAL OF DRAFT MINUTES

Motion was made by Colbert and seconded by Bonner to approve the minutes of the March 3rd, 2021 meeting. Vote was unanimous.

OLD BUSINESS: None

NEW BUSINESS:

A. Iron Horse TIF District Update

Clark stated that last night the Mayor and City Council voted and approved the passing of a resolution for the public hearing regarding establishing the boundaries and borders of the TIF district. This is the area to the South of 5th street and to the West of Seneca and to North of 4th Street, in the Prairie Lakes Addition. He explained that they plan to use the TIF funds to bring up this ground and the ground to the north out of the Floodplain. Jackson inquired if there is an anticipated start date, Clark replied there were flags out to identify the boundary of the TIF project, once approved they will start in the Prairie Lakes area on the South Side and then will move North. The group hopes to have a house built to be included in the Parade of Homes this Fall. The park would be the last thing completed. Clark explained that the City is currently working with Sedgwick County regarding the floodway on Seneca, as it currently belongs to Sedgwick county, however, they are trying to establish ownership once the area is completed. All roadway, water, sewer for the residential lots will be assessments. The TIF revenue is being used to bring the land out of the floodplain and the City will use TIF funds to build the park and for Seneca Street improvements. There are 142 lots on the Prairie Lakes side and on the North there maybe another 100 lots. According to Clark, there will be another hearing on May 18th for the City Council, after that he hopes to have the TIF process finalized sometime in June.

Colbert inquired about the area of concern for the entrance and drainage that it would be a problem? Clark explained property owners on the East side of Seneca street had some concerns. They wanted to make sure the water from all the developments is not going to flow to the East. Clark stated that the drainage for the entire area will move to the West. The entrance off Ford street by the sub-station may be a possible residential entrance.

Clark gave an update on Scooter's located at 5th and Meridian area, a drive-thru kiosk coffee shop. The goal is to be fully operational by July.

B. GENERAL DISCUSSION:

Jackson gave an update that Builders FirstSource will own the old Leekers building as of April 8th. Construction plans should be back Friday or Monday with 5 new buildings going in onsite. Plans are to start demolition on the inside of the building soon as it will be completely remodeled. They hope to be in building first quarter of 2022. They anticipate a 60% growth rate adding more jobs.

Clark shared that the PEC is working on a study to add a water treatment plant and that he has also been working on establishing quiet zones for trains so they won't blow their horns at 3:00 a.m. in the morning.

The next board meeting will be held on Wednesday, May 5th, 2021 at 1:00 p.m via Zoom.

ADJOURNMENT

Motion was made by Jackson and seconded by Carlson to adjourn the meeting. Motion was unanimous. Meeting was adjourned at 1:25 P.M.

Respectfully submitted,

Brent Clark, City Administrator