



CITY OF VALLEY CENTER ECONOMIC DEVELOPMENT BOARD MEETING AGENDA

WEDNESDAY, October 14, 2026 at 1:00 PM
HYBRID In Person at City Hall OR via Teams
121 S. Meridian

<https://teams.microsoft.com/meet/258609383420449?p=0VyGwXUCIDXI7X6UBK>

1. CALL MEETING TO ORDER

2. ROLL CALL

___ Ben Anderson	___ Ron Colbert	___ Brian Haight
___ Casey Carlson	___ Tim Hoffman	___ Randy Jackson
___	___ Brendan McGettigan	

3. APPROVAL OF DRAFT MINUTES

A. September 2nd, 2026 draft meeting minutes

4. BUSINESS ITEMS

A. Commercial Ad Valorem Rebate Program
B. General Discussion

5. MOTION TO ADJOURN

Note to Economic Development Board Members: If you are unable to attend this meeting, please contact Kyle Fiedler (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 kfiedler@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, September 2, 2026

1:00 P.M.

MEETING WAS CALLED TO ORDER AT 1:02 P.M. THOSE IN ATTENDANCE:

Ben Anderson, Chairperson

Casey Carlson

Ron Colbert

Tim Hoffman – via Teams

Brendan McGettigan

Randy Jackson

Sabrina Young, Community Development Assistant

Kyle Fiedler, Community Development Director – via Teams

APPROVAL OF DRAFT MINUTES

Motion was made by Casey and seconded by Ron to approve the meeting minutes for June 3, 2026. Motion was unanimous.

NEW BUSINESS:

A. Commercial Incentives

Kyle Fiedler presented to the board an updated draft of the commercial ad valorem rebate program. The board read through the updated document and proposed some clarifying changes. Board asked to include language that requires the applicant to notify the city if the plan to appeal their property tax bill and have the city suspend any refunds until the appeal is complete to prevent overpayments. Board also asked to define what delinquent means in regard to late property tax payments. Kyle also presented a draft application for the board to review. The application will require all owners of the property to apply. Board also decided the program should expire in 5 years unless the council reviews and chooses to extend it.

B. General Discussion

Amber Ridge is ready to put in roads. Likely will start getting permits in October.

38 permits have been issued for Harvest Place for a total of 19 new duplexes.

A developer is looking at putting in a new type of duplex they are calling a split duplex where the buildings are not attached. A Planned Unit Development is the preferred zoning method to allow this.

The Planning and Zoning Board will review proposed duplex standards at their next meeting.

The next meeting will be held Wednesday, September 30, 2026 at 1:00pm.

ADJOURNMENT

Motion was made by Casey and seconded by Ron to adjourn the meeting. Motion was unanimous. Meeting adjourned at 1:54 P.M.

Respectfully submitted,

Kyle Fiedler, Secretary