

CITY OF VALLEY CENTER LAND BANK

AGENDA

November 15, 2018

THE CITY OF VALLEY CENTER LAND BANK BOARD OF TRUSTEES SHALL HOLD ITS REGULAR MEETINGS IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN, FOLLOWING THE REGULAR SCHEDULED 7:00P.M. CITY COUNCIL MEETING.

November 20, 2018

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF AUGUST 21, 2018 MINUTES**
5. **PUBLIC FORUM** (*Citizen input and requests*)
6. **NEW BUSINESS**

A. Request by Brad Haedt of ICS Construction to purchase Land Bank lots
Bank lots

7. **ADJOURN**

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.

At any time during the regular City Council meeting, the City Council may meet in executive session for consultation concerning several matters (real estate, litigation, non-elected personnel and security).

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 City Clerk in a timely manner, at cityclerk@valleycenterks.gov or by phone at (316)755-7310.

For additional information on any item on the agenda, please visit www.valleycenterks.gov or call (316) 755-7310.

VALLEY CENTER LAND BANK
August 21, 2018
CITY HALL
121 S. MERIDIAN

Mayor Dove called the meeting to order at 8:23 p.m. with the following members present: Ron Colbert, Lou Cicirello, Gina Gregory, Brendan McGettigan, Marci Maschino, Matt Stamm, Ben Anderson and Paul Davis.

Members Absent: None

Staff Present: Scott Hildebrand, City Administrator
Kristine Polian, Asst. City Administrator
Lloyd Newman, Police Chief
Neal Owings, Parks and Public Building Director
Rodney Eggleston, Public Works Director
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

APPROVAL OF THE AGENDA -

McGettigan moved to approve the agenda as presented, seconded by Maschino. Vote Yea: Unanimous. Motion carried.

APPROVAL OF AUGUST 7, 2018 MINUTES –

Stamm moved, seconded by Maschino to approve the August 7, 2018 Valley Center Land Bank minutes. Vote Yea: Unanimous. Motion carried.

PUBLIC FORUM – None

NEW BUSINESS –

A. Request by Ken Minihan to purchase Land Bank lots

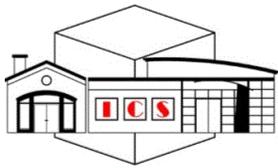
McGettigan moved to approve the sale of lots 13 and 14 in the Richfield addition for \$5000.00 each. Seconded by Davis. Vote Yea: Unanimous, Motion carried.

ADJOURN -

Stamm moved to adjourn the meeting, seconded by Cicirello. Vote Yea: Unanimous. Motion carried.

Meeting adjourned at 8:25 PM.

Kristi Carrithers, City Clerk



ICS CONSTRUCTION, LLC

1725 E. Wassall
Wichita, KS 67216
Phone: 316-260-1644
Fax: 316-260-5844
LIC # 6451

Nov. 9th 2018

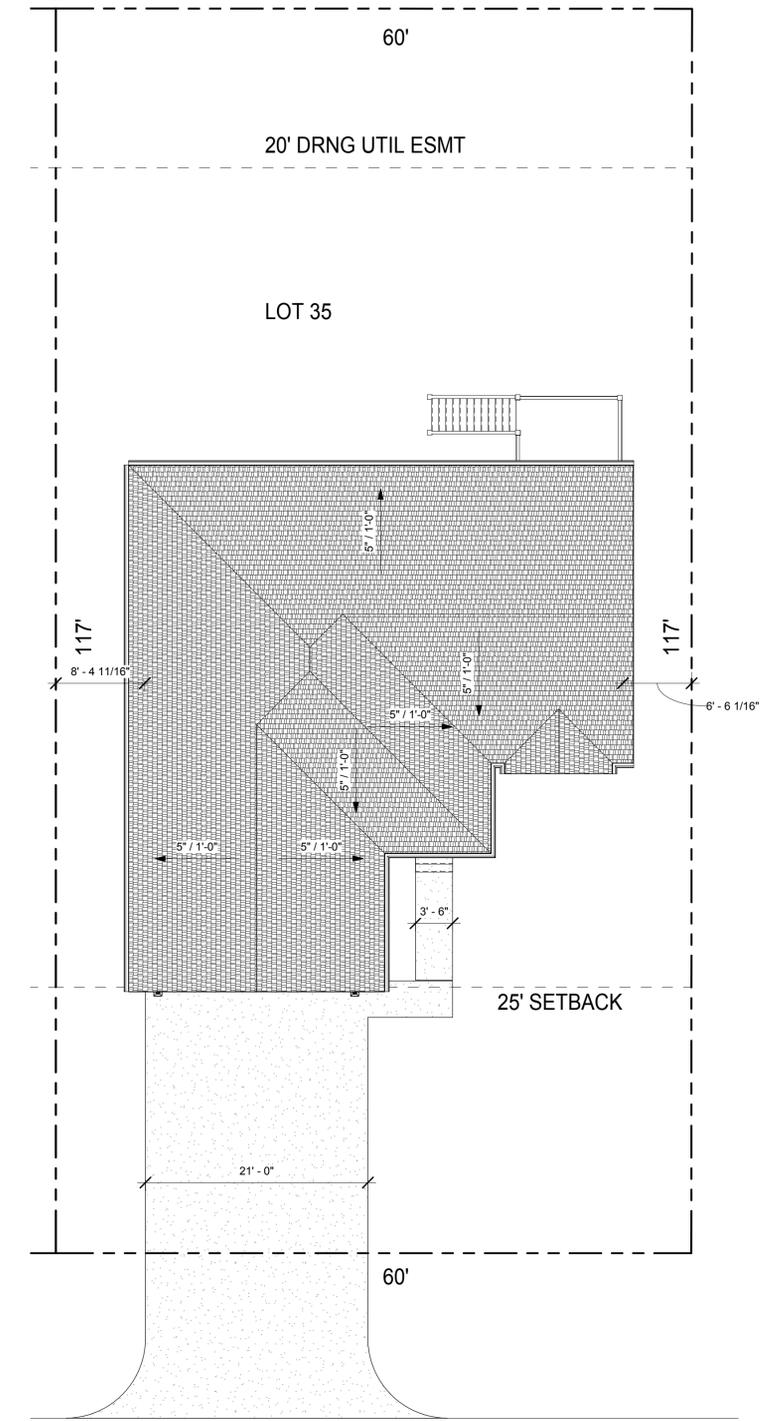
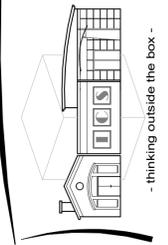
Ryan Shrack
Community Development Director
PO Box 188
545 W. Clay Street
Valley Center, KS 67147

Dear Ryan,

ICS Construction, LLC would like to purchase Block C Lot 35 and 36 from the Valley Center Land Bank on Redbud Ave. and reserve Lot 27, 28, 29, 31, 32, 33 and 34 for future builds. ICS Construction, LLC will provide floor plans and renderings at a later date.

Sincerely,

Bradley T. Haedt



② Site
 1/8" = 1'-0"

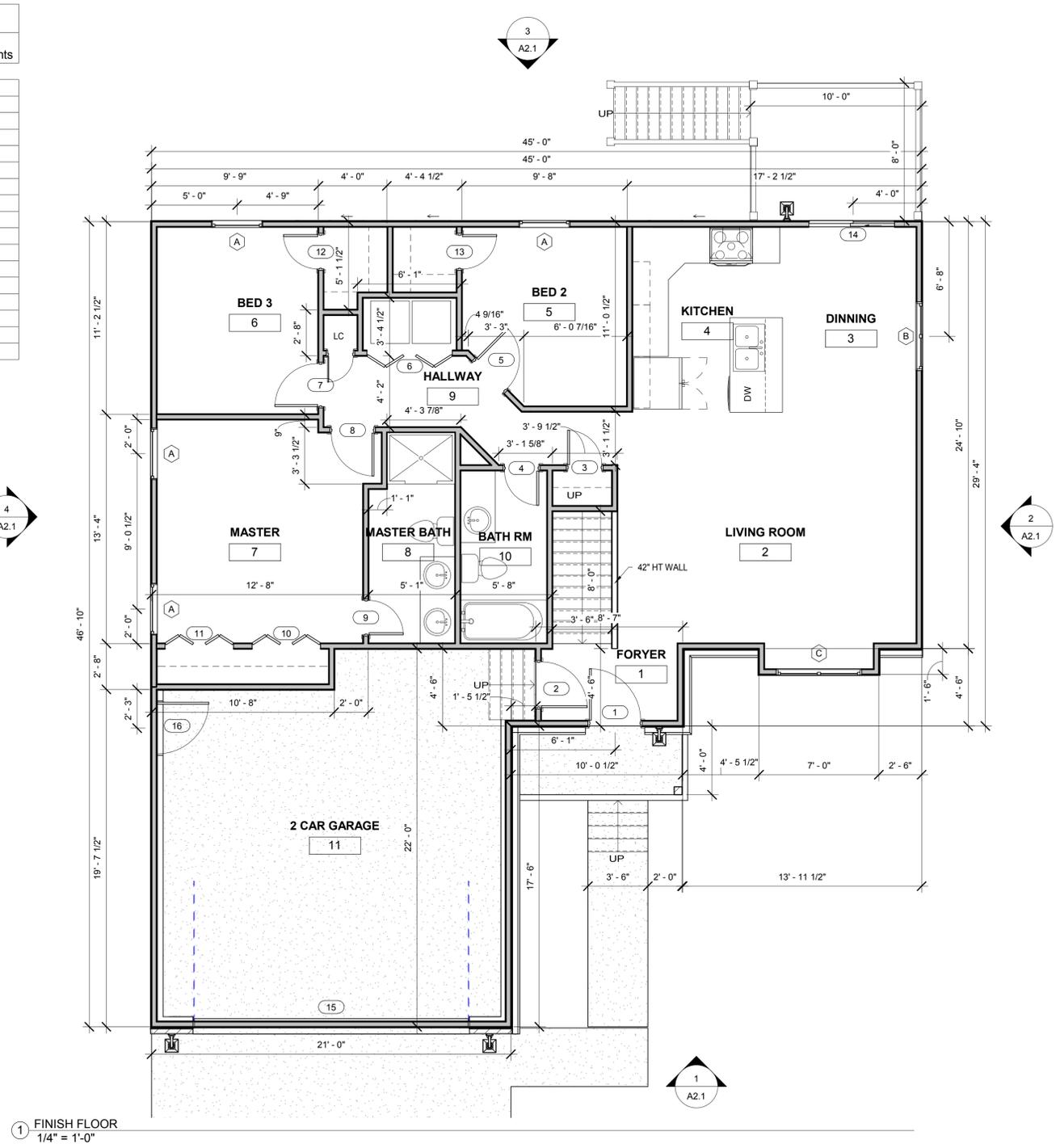


REDBUD AVE

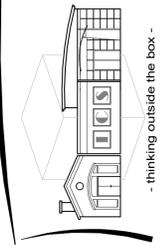
Room Schedule									
Number	Name	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Area	Perimeter	SF of sheet rock on walls	Comments
1	FORYER					61 SF	40' - 1"	321	
2	LIVING ROOM					242 SF	64' - 1 11/16"	513	
3	DINNING					85 SF	37' - 2 3/4"	298	
4	KITCHEN					93 SF	38' - 10 1/4"	311	
5	BED 2					93 SF	37' - 9 5/8"	302	
6	BED 3					102 SF	40' - 5"	323	
7	MASTER					157 SF	52' - 1"	417	
8	MASTER BATH					57 SF	34' - 5"	275	
9	HALLWAY					65 SF	44' - 5 13/16"	356	
10	BATH RM					50 SF	30' - 0"	240	
11	2 CAR GARAGE					421 SF	87' - 4 1/4"	699	
12	FAMILY RM	GYP BRD PAINT	MDF WM624 PAINT	VL T - WOOD	MEDIUM KNOCKDOWN	389 SF	80' - 0"	640	
13	BED RM #5	GYP BRD PAINT				132 SF	46' - 0"	368	
14	BED RM #4	GYP BRD PAINT				128 SF	45' - 3"	362	
15	BATH RM 3	GYP BRD PAINT				47 SF	28' - 9"	230	
16	HALLWAY	GYP BRD PAINT				95 SF	70' - 5 1/2"	564	
17	STORAGE/ MECH					123 SF	61' - 0"	488	
Grand total: 17						2340 SF		6707	

Door Schedule									
Mark	Width	Height	Description	Frame Material	Door Type	Door Finish	Door Hardware	Cost	Count
1	3' - 0"	6' - 8"	ROMAN				DEAD BOLT		1
2	2' - 8"	6' - 8"	ROMAN						1
3	2' - 0"	6' - 8"	ROMAN						1
4	2' - 0"	6' - 8"	ROMAN						1
5	2' - 6"	6' - 8"	ROMAN						1
6	5' - 0"	6' - 8"	ROMAN BI-FOLD						1
7	2' - 6"	6' - 8"	ROMAN						1
8	2' - 6"	6' - 8"	ROMAN						1
9	2' - 0"	6' - 8"	ROMAN						1
10	4' - 0"	6' - 8"	ROMAN BI-FOLD						1
11	4' - 0"	6' - 8"	ROMAN BI-FOLD						1
12	2' - 0"	6' - 8"	ROMAN						1
13	2' - 0"	6' - 8"	ROMAN						1
14	5' - 0"	6' - 8"	SLIDER						1
15	16' - 0"	7' - 0"							1
16	3' - 0"	6' - 8"	ROMAN				DEAD BOLT		1
17	2' - 0"	6' - 8"	ROMAN						1
18	2' - 0"	6' - 8"	ROMAN						1
19	2' - 6"	6' - 8"	ROMAN						1
20	4' - 0"	6' - 8"	ROMAN BI-FOLD						1
21	4' - 0"	6' - 8"	ROMAN BI-FOLD						1
22	2' - 6"	6' - 8"	ROMAN						1
23	2' - 0"	6' - 8"	ROMAN						1
24	3' - 0"	6' - 8"	ROMAN						1
25	3' - 0"	6' - 8"	CASED OPENING						1
LC	1' - 6"	6' - 8"	LC						1
Grand total: 26								\$0.00	

Window Schedule					
Mark	Count	Width	Height	Material	Cost
A	4	3' - 0"	5' - 0"		
B	1	4' - 0"	4' - 0"		
C	1	5' - 0"	5' - 0"		
D	3	4' - 0"	4' - 0"		
Grand total: 9					



ICS
INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 E. Wassaill
Wichita, KS 67221



Kathy Viewout
Valley Center, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, INC.
UNLAWFUL TO REPRODUCE
SEAL

WA
WOLF & ASSOCIATES ARCHITECTURE
12225 DOVE HILL CT.
DERBY, KANSAS 67037
TEL: 1-316-776-1110
CELL: 1-316-305-0811

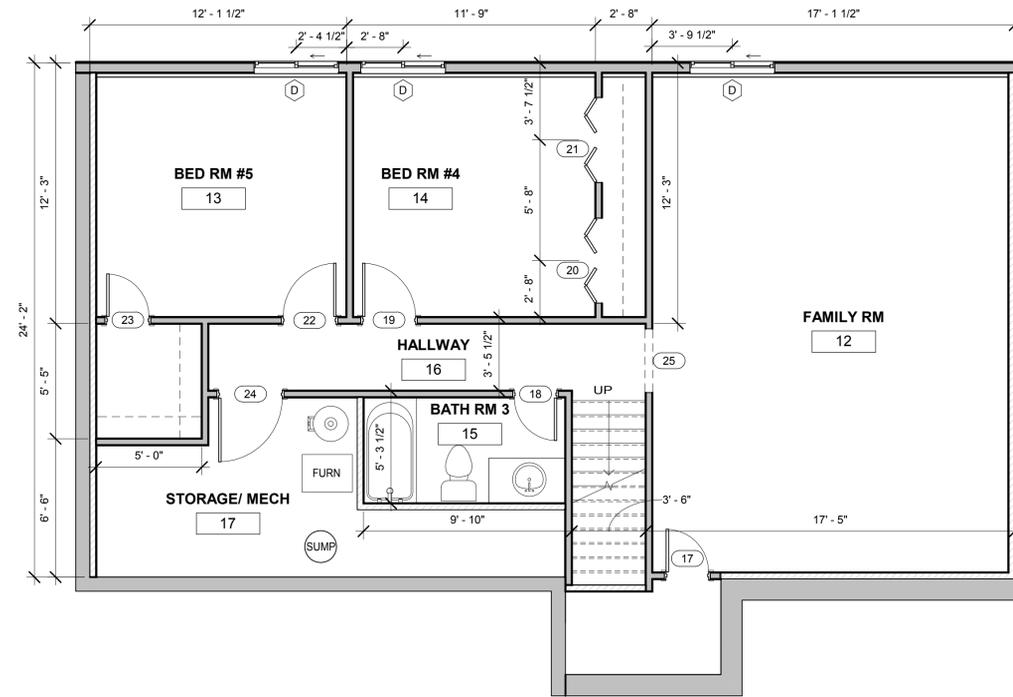
WILLIAM E. WOLF
LICENSED
2991
KANSAS ARCHITECT

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

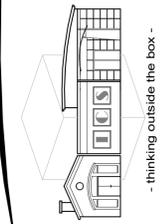
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DR. BY: BH
PROJECT NO. 18C-040
REVISIONS:

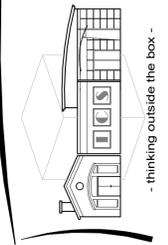
SHEET
A1.1

Floor Material Takeoff								
Material: Name	Material: Area	Perimeter	Type	Cost	Flooring Cost	Cove Base	Cove Base Cost	Comments
Carpet (1)								
Carpet (1)	184 SF	63' - 1"	CARPET	0.00	\$0.00			
Carpet (1)	121 SF	54' - 9"	CARPET	0.00	\$0.00			
Carpet (1)	110 SF	50' - 4 1/8"	CARPET	0.00	\$0.00			
Carpet (1)	162 SF	63' - 11"	CARPET	0.00	\$0.00			
Carpet (1)	156 SF	58' - 0"	CARPET	0.00	\$0.00			
Carpet (1): 5					\$0.00		\$0.00	
Counter Top								
Counter Top	17 SF	17' - 2"	CTOP	0.00	\$0.00			
Counter Top	21 SF	23' - 5 5/16"	CTOP	0.00	\$0.00			
Counter Top	3 SF	7' - 4"	CTOP	0.00	\$0.00			
Counter Top	10 SF	14' - 0"	CTOP	0.00	\$0.00			
Counter Top	8 SF	12' - 4"	CTOP	0.00	\$0.00			
Counter Top	7 SF	11' - 4"	CTOP	0.00	\$0.00			
Counter Top: 6					\$0.00		\$0.00	
Gypsum Wall Board								
Gypsum Wall Board	4 SF	9' - 3 15/16"	Wood Joist 2x6					
Gypsum Wall Board: 1					\$0.00		\$0.00	
Structure - Wood Joist/Rafter Layer								
Structure - Wood Joist/Rafter Layer	1161 SF	181' - 1 15/16"	24 Wood Truss Joist					
Structure - Wood Joist/Rafter Layer	4 SF	9' - 3 15/16"	Wood Joist 2x6					
Structure - Wood Joist/Rafter Layer	80 SF	36' - 0"	Wood Joist 2x8 Deck					
Structure - Wood Joist/Rafter Layer: 3					\$0.00		\$0.00	
VCT - LVP								
VCT - LVP	546 SF	198' - 0 15/16"	VLP WOOD	0.00	\$0.00			
VCT - LVP	37 SF	28' - 9"	VLP WOOD	0.00	\$0.00			
VCT - LVP	490 SF	144' - 11"	VLP WOOD	0.00	\$0.00			
VCT - LVP: 3					\$0.00		\$0.00	
Wood								
Wood	80 SF	36' - 0"	Wood Joist 2x8 Deck					
Wood: 1					\$0.00		\$0.00	
Wood - Sheathing - plywood								
Wood - Sheathing - plywood	1161 SF	181' - 1 15/16"	24 Wood Truss Joist					
Wood - Sheathing - plywood	4 SF	9' - 3 15/16"	Wood Joist 2x6					
Wood - Sheathing - plywood: 2					\$0.00		\$0.00	
Grand total: 21					\$0.00		\$0.00	

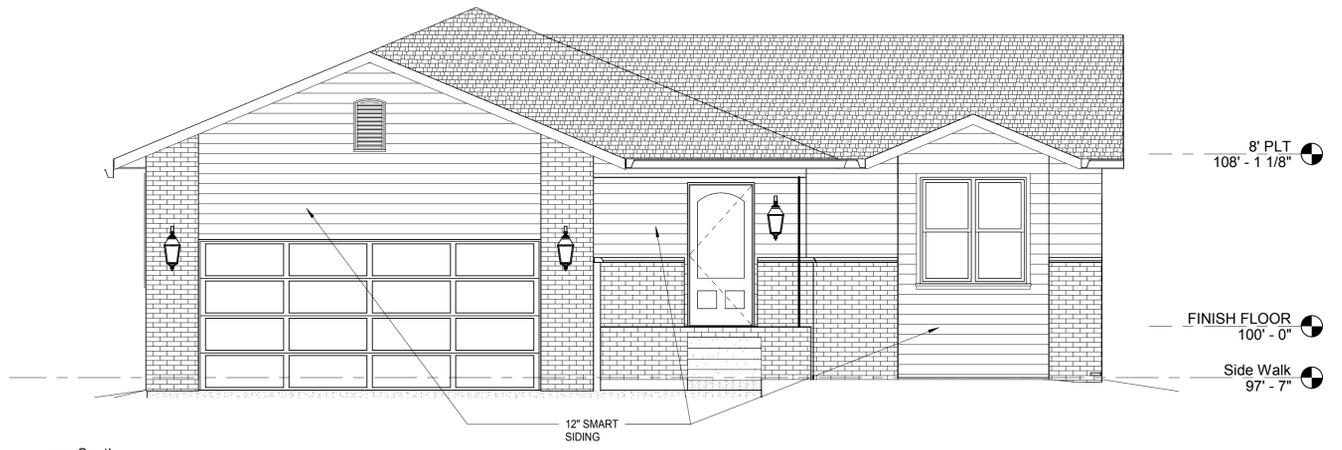


① Basement FF
1/4" = 1'-0"





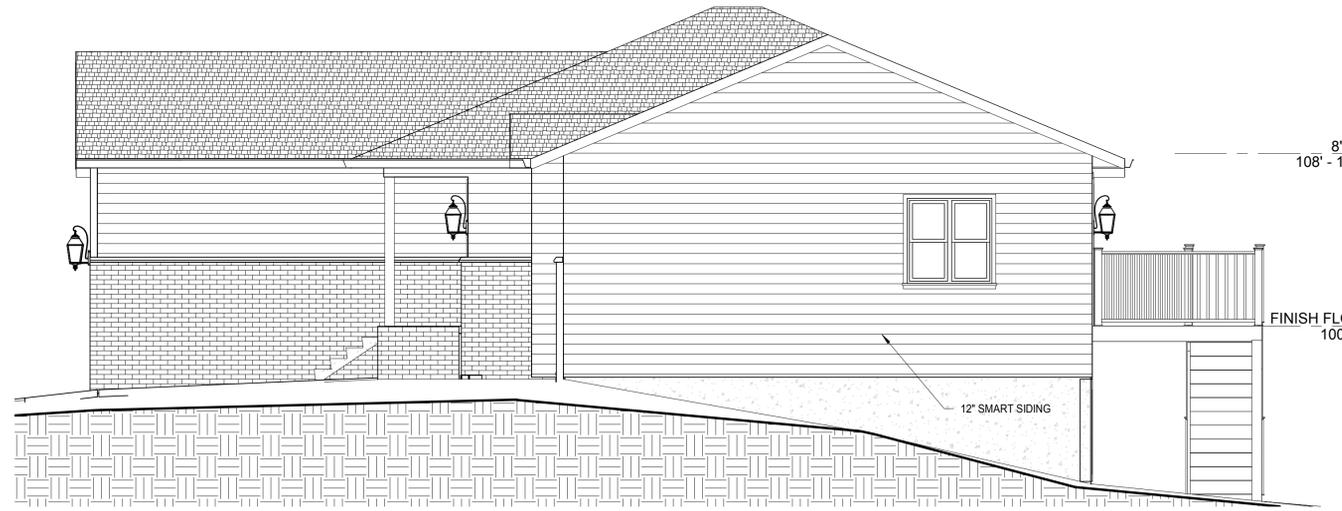
⑤ Front Rendering
 12" = 1'-0"



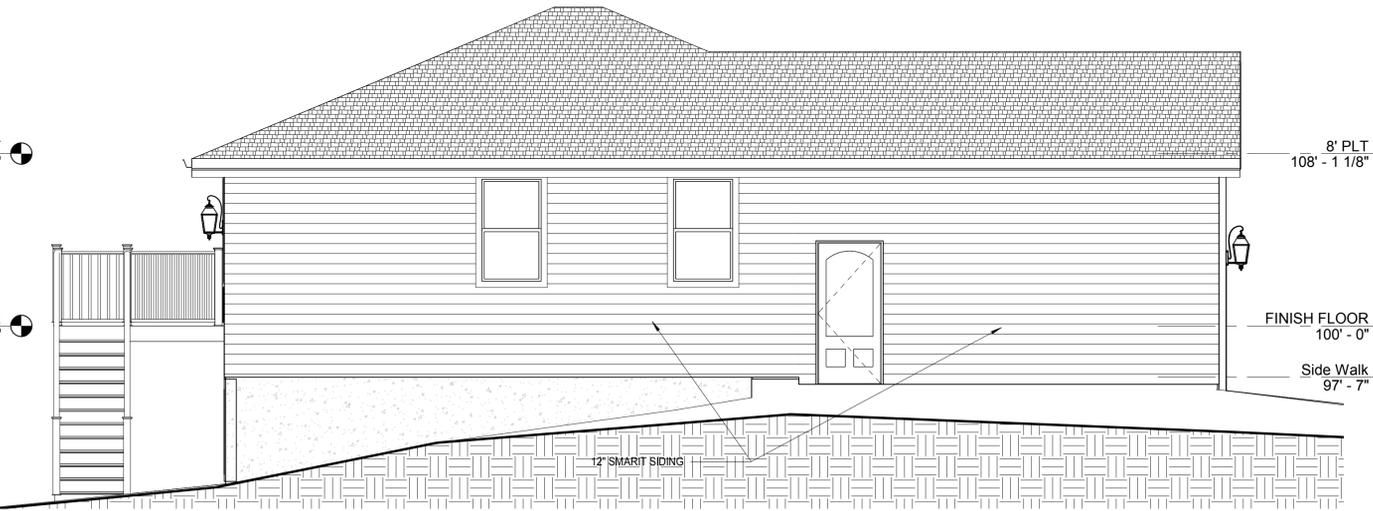
① South
 1/4" = 1'-0"



③ North
 1/4" = 1'-0"



② East
 1/4" = 1'-0"



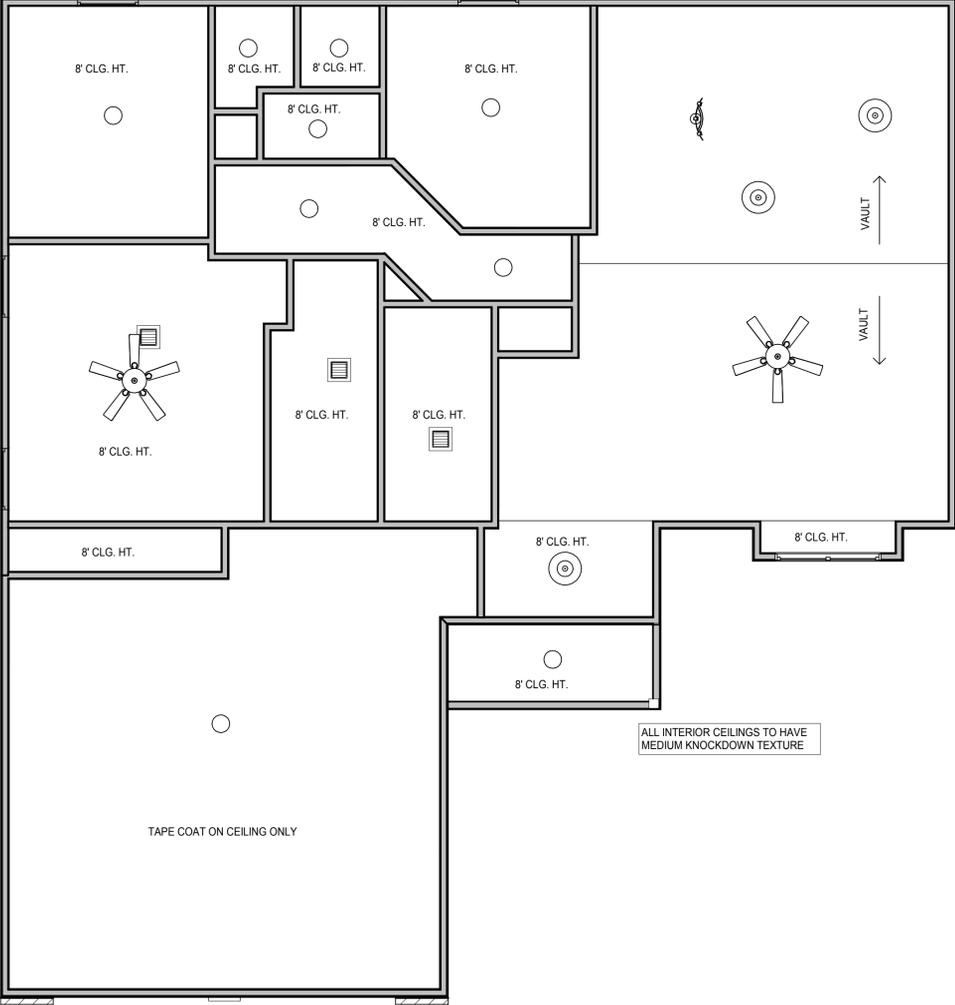
④ West
 1/4" = 1'-0"

Kathy
 Valley Center, KS

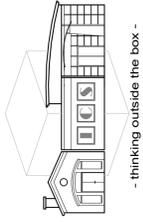
PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, Inc.
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 SEAL

DATE: 11/1/18
 DR. BY: BH
 PROJECT NO.
18C-040
 REVISIONS:

SHEET
A2.1



① 8' PLT
1/4" = 1'-0"



- thinking outside the box -

Kathy
 Valley Center, KS

PROPERTY OF INNOVATIVE CONSTRUCTION SERVICES, Inc. UNLAWFUL TO REPRODUCE

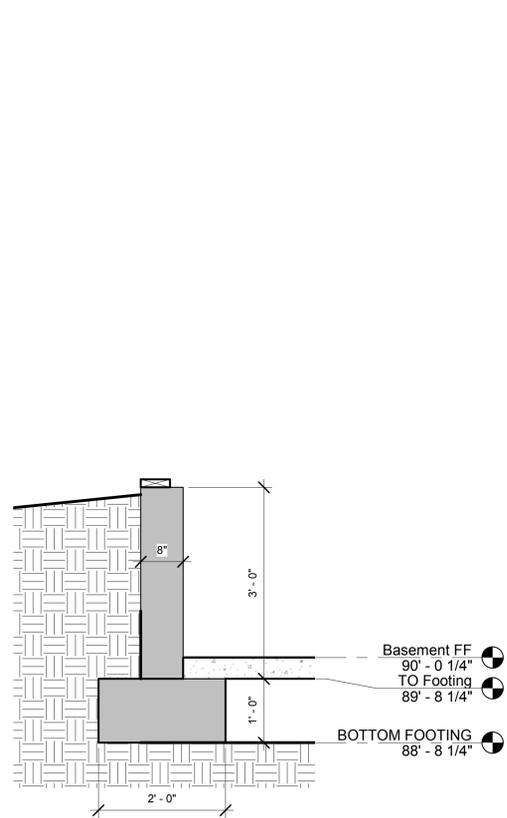
SEAL

DATE : 11/01/18
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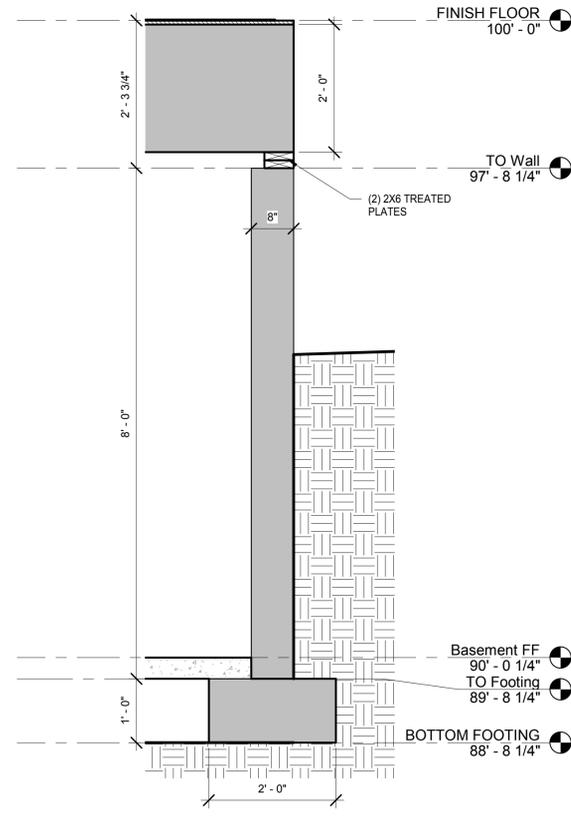
PROJECT NO.
18C-040

REVISIONS:

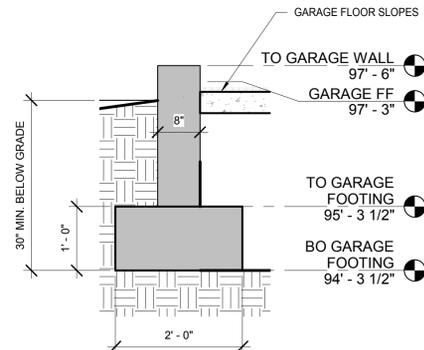
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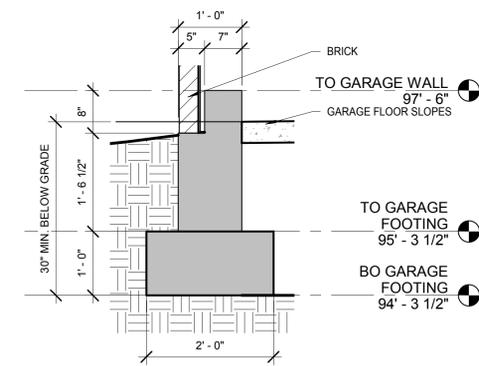
2 Section @ VIEWOUT
3/4" = 1'-0"



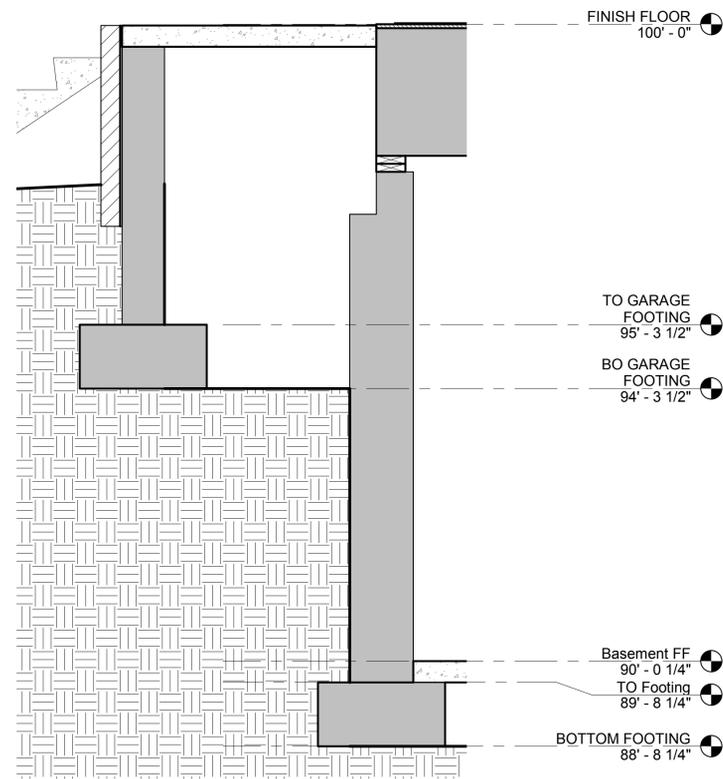
3 Section @ 8" WALL TYP.
3/4" = 1'-0"



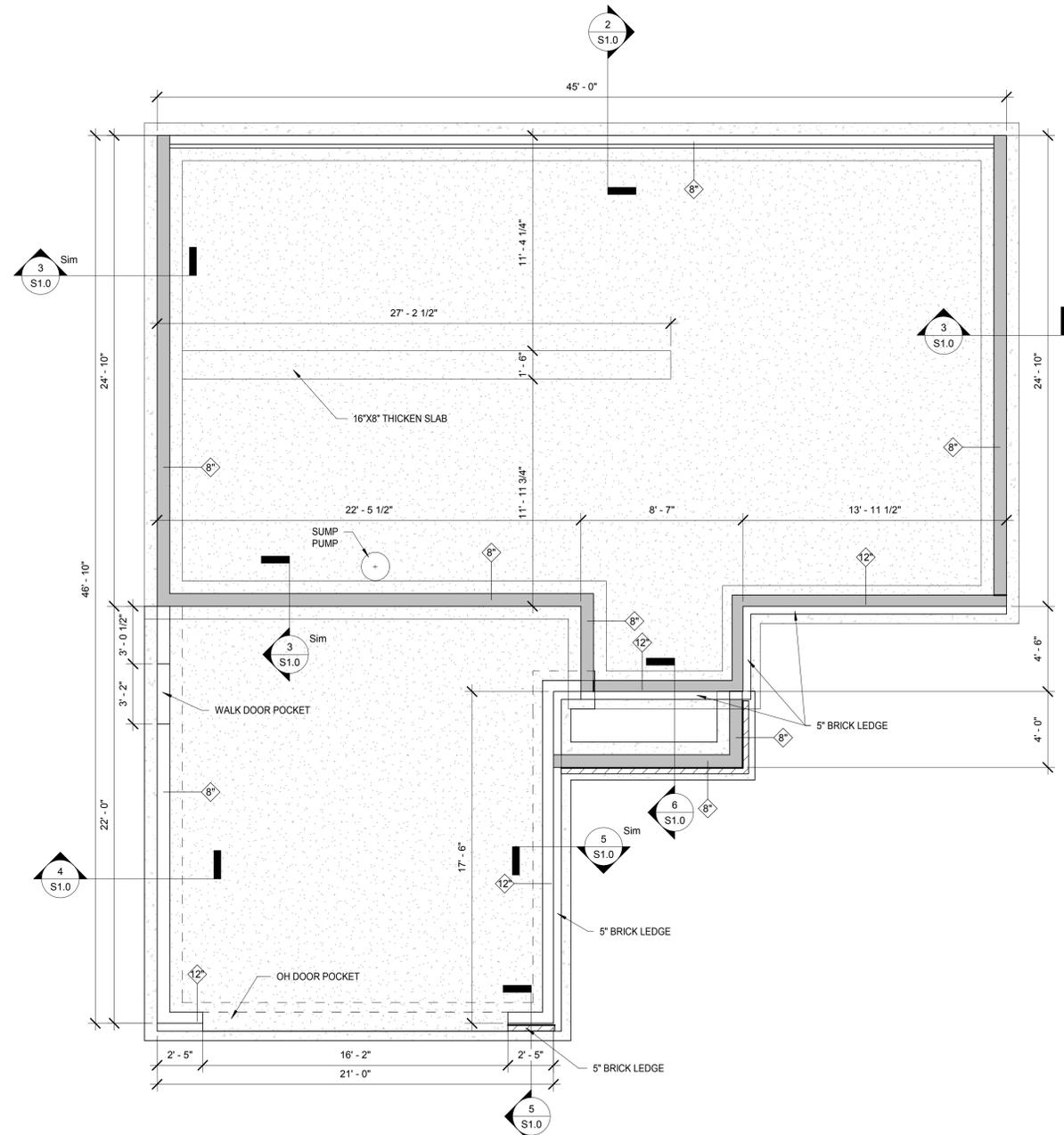
4 Section @ GARAGE
3/4" = 1'-0"



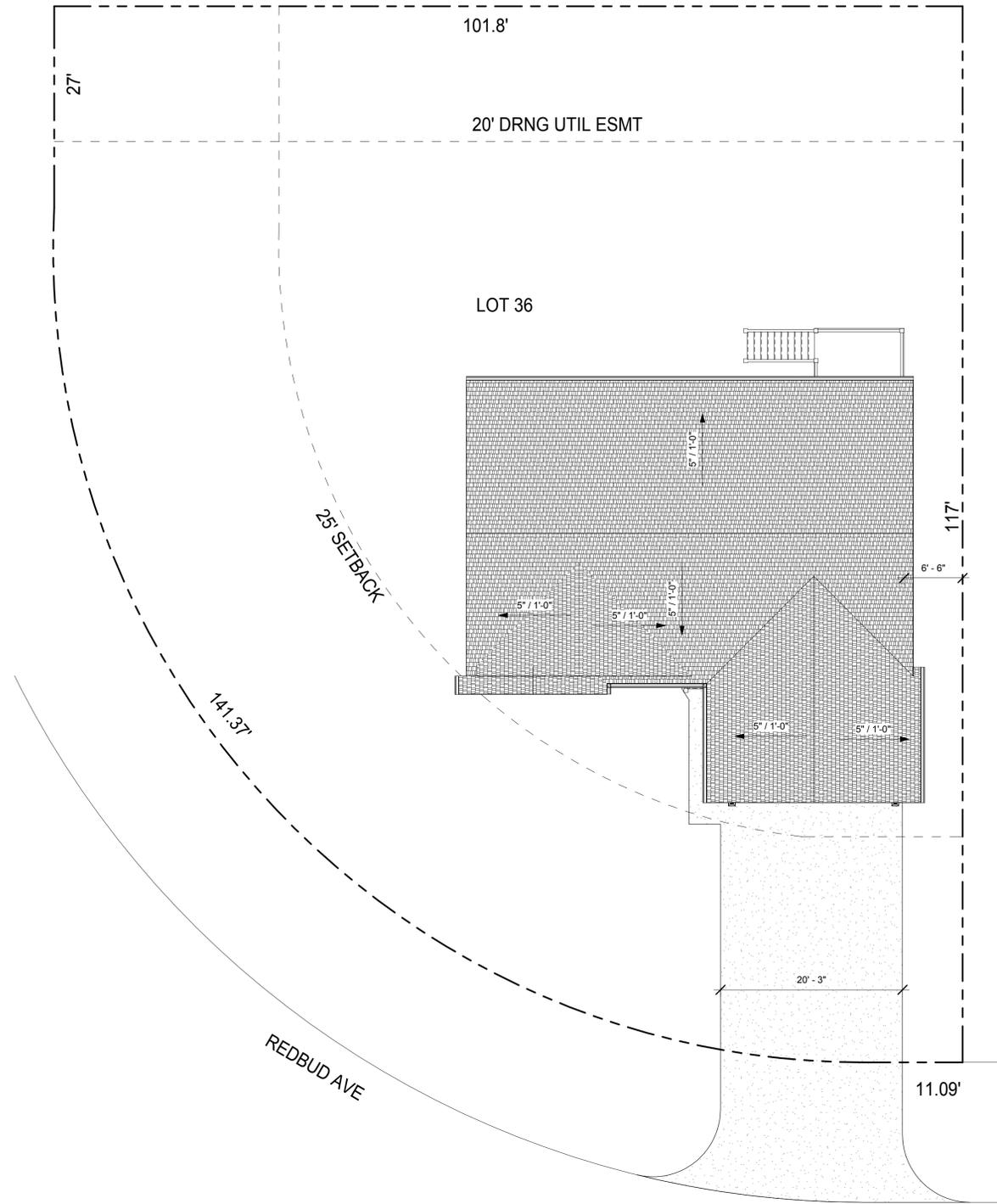
5 Section @ FRONT OF GARAGE
3/4" = 1'-0"



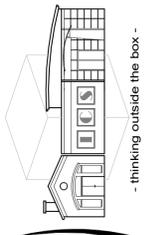
6 Section @ FRONT PORCH
3/4" = 1'-0"



1 Basement FF
1/4" = 1'-0"



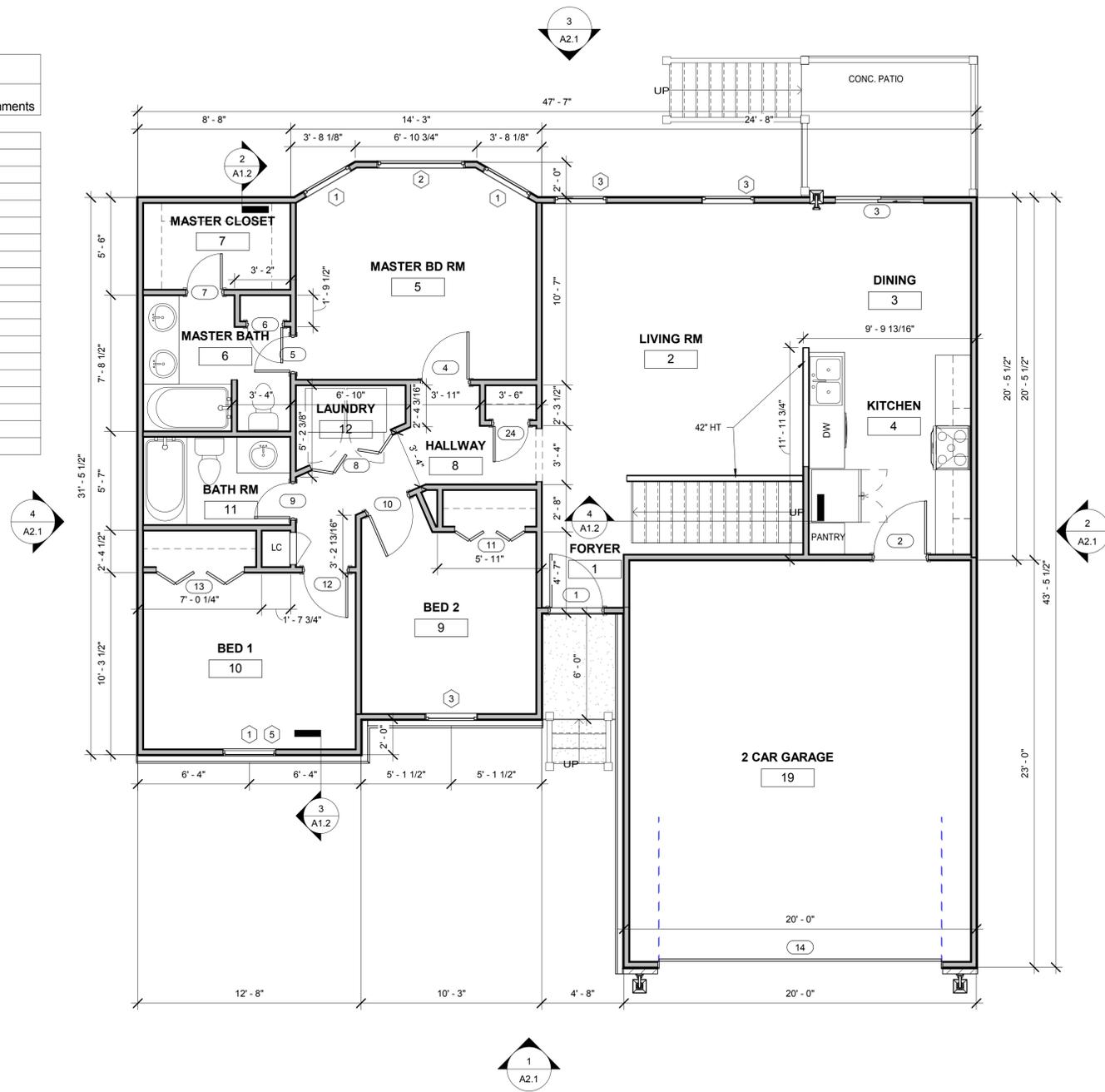
② Site
1/8" = 1'-0"



Room Schedule									
Number	Name	Wall Finish	Base Finish	Floor Finish	Ceiling Finish	Area	Perimeter	SF of sheet rock on walls	Comments
1	FORYER	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	74 SF	43' - 8 7/16"	350	
2	LIVING RM	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	230 SF	61' - 1"	489	
3	DINING	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	76 SF	34' - 11 9/16"	280	
4	KITCHEN	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	107 SF	41' - 7 1/16"	333	
5	MASTER BD RM	GYP BRD PAINT	MDF WM624 PAINT		MEDIUM KNOCKDOWN	155 SF	48' - 1 3/16"	385	
6	MASTER BATH	GYP BRD PAINT	MDF WM624 PAINT	LVT - TILE	MEDIUM KNOCKDOWN	56 SF	37' - 7"	301	
7	MASTER CLOSET	GYP BRD PAINT	MDF WM624 PAINT	LVT - TILE	MEDIUM KNOCKDOWN	40 SF	26' - 3"	210	
8	HALLWAY	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	62 SF	43' - 11 7/16"	352	
9	BED 2	GYP BRD PAINT	MDF WM624 PAINT		MEDIUM KNOCKDOWN	106 SF	42' - 7 1/8"	341	
10	BED 1	GYP BRD PAINT	MDF WM624 PAINT		MEDIUM KNOCKDOWN	119 SF	43' - 10"	351	
11	BATH RM	GYP BRD PAINT	MDF WM624 PAINT	LVT - TILE	MEDIUM KNOCKDOWN	41 SF	26' - 5"	211	
12	LAUNDRY	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	21 SF	19' - 9 1/8"	158	
13	FAMILY RM	GYP BRD PAINT	MDF WM624 PAINT	VL - WOOD	MEDIUM KNOCKDOWN	428 SF	138' - 7 7/16"	1109	
14	BATH RM	GYP BRD PAINT	MDF WM624 PAINT	LVT - TILE	MEDIUM KNOCKDOWN	47 SF	29' - 10 15/16"	239	
15	BED 4	GYP BRD PAINT	MDF WM624 PAINT		MEDIUM KNOCKDOWN	141 SF	47' - 1 7/16"	377	
16	BED 5	GYP BRD PAINT	MDF WM624 PAINT		MEDIUM KNOCKDOWN	176 SF	56' - 10"	455	
17	STORAGE	NA	NA	NA	NA	162 SF	51' - 2"	409	
18	MECH RM	NA	NA	NA	NA	56 SF	31' - 4"	251	
19	2 CAR GARAGE	GYP BRD	NA	CONC.	TAPE COAT	437 SF	83' - 10"	671	
Grand total:						2533 SF		7269	

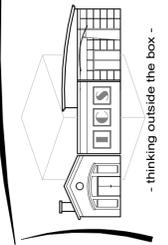
Door Schedule									
Mark	Width	Height	Description	Frame Material	Door Type	Door Finish	Door Hardware	Cost	Count
1	3' - 0"	6' - 8"		WOOD	METAL	PAINT	DEAD BOLT		1
2	3' - 0"	6' - 8"	ROMAN	WOOD	METAL	PAINT			1
3	5' - 0"	6' - 8"	SLIDER	VINYL	GLASS				1
4	2' - 8"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
5	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
6	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
7	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
8	5' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
9	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
10	2' - 6"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
11	4' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
12	2' - 6"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
13	5' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
14	16' - 0"	7' - 0"		METAL	METAL	PAINT			1
15	2' - 6"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
16	3' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
17	2' - 6"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
18	3' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
19	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
20	6' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
21	4' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
22	4' - 0"	6' - 8"	ROMAN BI-FOLD	WOOD	WOOD	PAINT			1
23	3' - 0"	6' - 8"		WOOD	WOOD	PAINT			1
24	2' - 0"	6' - 8"	ROMAN	WOOD	WOOD	PAINT			1
Grand total:								24	\$0.00

Window Schedule					
Mark	Count	Width	Height	Material	Cost
1	3	3' - 0"	4' - 0"	VINYL	
2	1	5' - 0"	4' - 0"	VINYL	
3	3	3' - 0"	5' - 0"	VINYL	
5	1	3' - 0"	1' - 6"	VINYL	
6	4	4' - 0"	4' - 0"	VINYL	
Grand total: 12					



1 FINISH FLOOR
1/4" = 1'-0"

ICS
INNOVATIVE CONSTRUCTION SERVICES, INC.
316-260-1644
1725 E. Wassaill
Wichita, KS 67216
Lic. KS 57216



- thinking outside the box -

Carman
Valley Center, KS

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SEAL

WA
WOLF & ASSOCIATES ARCHITECTURE
12225 DOVE HILL CT.
DERBY, KANSAS 67037
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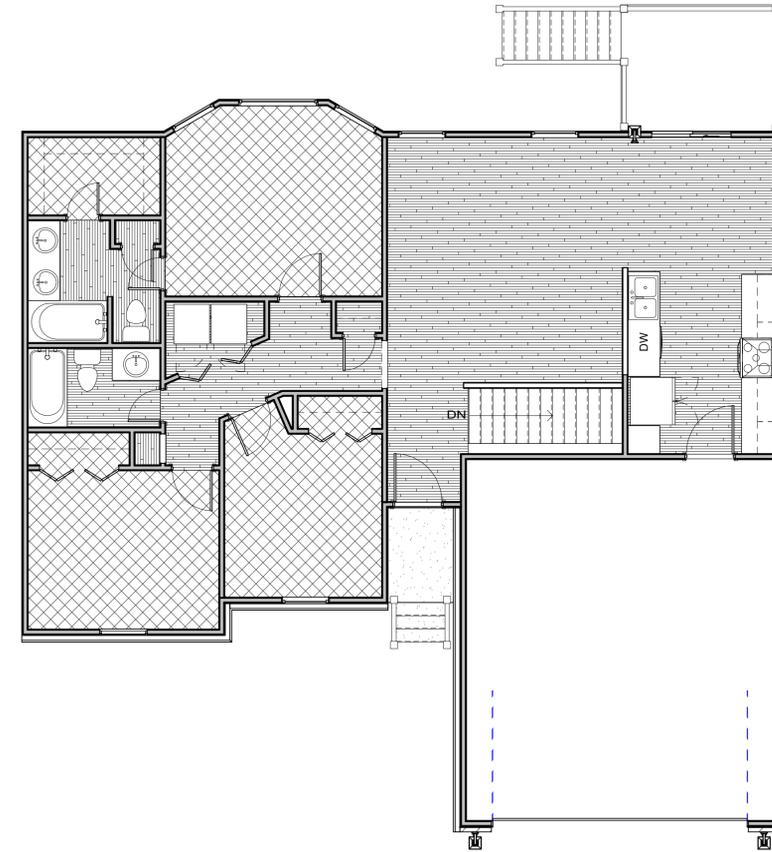
WILLIAM E. WOLF
LICENSED
2991
KANSAS ARCHITECT

WILLIAM E. WOLF
REGISTERED ARCHITECT
KANSAS LICENSE NO. 2991

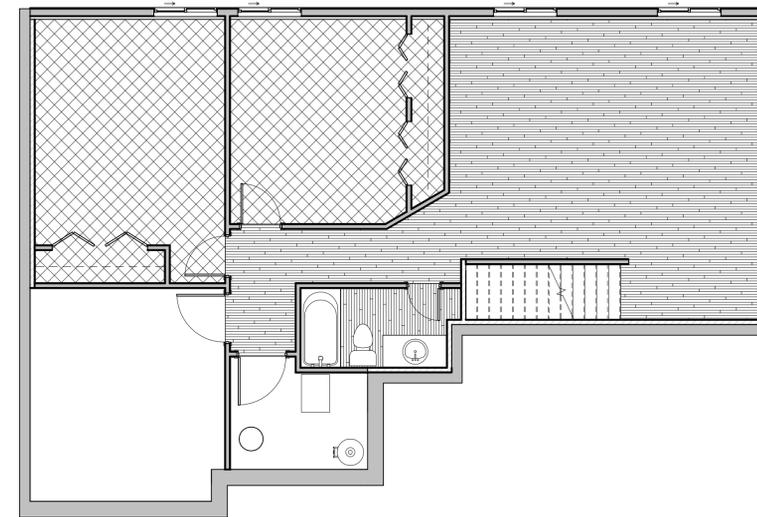
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PROJECT NO.
18C-040
REVISIONS:

SHEET
A1.1

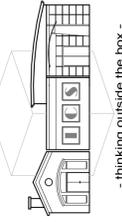
Floor Material Takeoff								
Material: Name	Material: Area	Perimeter	Type	Cost	Flooring Cost	Cove Base	Cove Base Cost	Comments
Carpet (1)								
Carpet (1)	42 SF	27' - 2"	CARPET					
Carpet (1)	157 SF	48' - 4 7/8"	CARPET					
Carpet (1)	136 SF	51' - 9 1/2"	CARPET					
Carpet (1)	120 SF	50' - 4 1/8"	CARPET					
Carpet (1)	197 SF	66' - 3"	CARPET					
Carpet (1): 6					\$0.00		\$0.00	
Counter Top								
Counter Top	10 SF	13' - 9 7/16"	CTOP					
Counter Top	10 SF	14' - 0"	CTOP					
Counter Top	6 SF	10' - 0"	CTOP					
Counter Top	10 SF	13' - 6"	CTOP					
Counter Top	8 SF	12' - 0"	CTOP					
Counter Top	13 SF	17' - 1 1/2"	CTOP					
Counter Top: 6					\$0.00		\$0.00	
Gypsum Wall Board								
Gypsum Wall Board	1207 SF	185' - 7 7/8"	Wood Truss Joist 16"					
Gypsum Wall Board: 1					\$0.00		\$0.00	
Structure - Wood Joist/Rafter Layer								
Structure - Wood Joist/Rafter Layer	1207 SF	185' - 7 7/8"	Wood Truss Joist 16"					
Structure - Wood Joist/Rafter Layer	79 SF	35' - 10 3/8"	Wood Joist 2x8 Deck					
Structure - Wood Joist/Rafter Layer: 2					\$0.00		\$0.00	
VCT - LVP								
VCT - LVP	416 SF	126' - 7"	VLP					
VCT - LVP	98 SF	64' - 0 7/8"	VLP					
VCT - LVP	23 SF	21' - 9"	VLP					
VCT - LVP	4 SF	8' - 1 1/2"	VLP					
VCT - LVP	40 SF	34' - 2"	VLP					
VCT - LVP	406 SF	118' - 1 1/8"	VLP					
VCT - LVP	28 SF	25' - 9 7/16"	VLP					
VCT - LVP: 7					\$0.00		\$0.00	
Wood								
Wood	79 SF	35' - 10 3/8"	Wood Joist 2x8 Deck					
Wood: 1					\$0.00		\$0.00	
Wood - Sheathing - plywood								
Wood - Sheathing - plywood	1207 SF	185' - 7 7/8"	Wood Truss Joist 16"					
Wood - Sheathing - plywood: 1					\$0.00		\$0.00	
Grand total: 24					\$0.00		\$0.00	



① FINISH FLOOR FLOORING
3/16" = 1'-0"

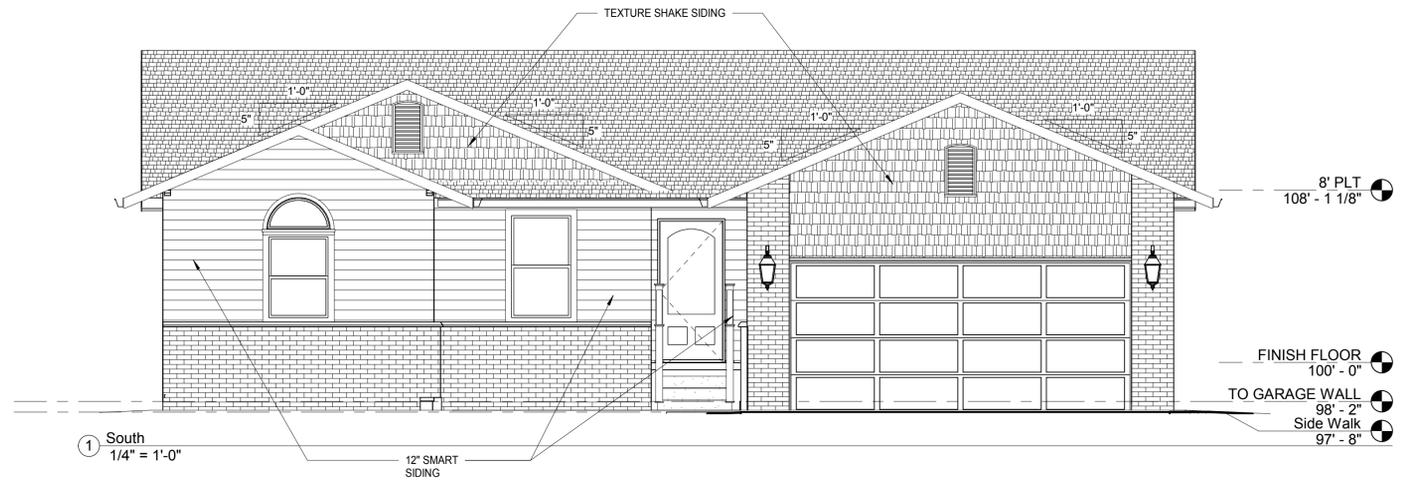


② Basement FF FLOORING
3/16" = 1'-0"

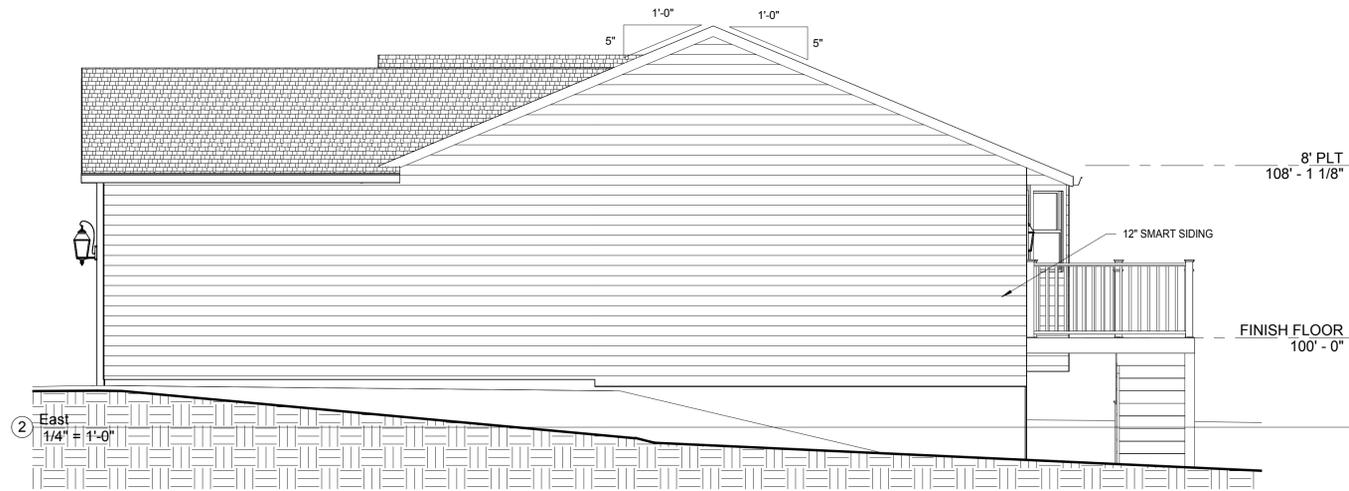




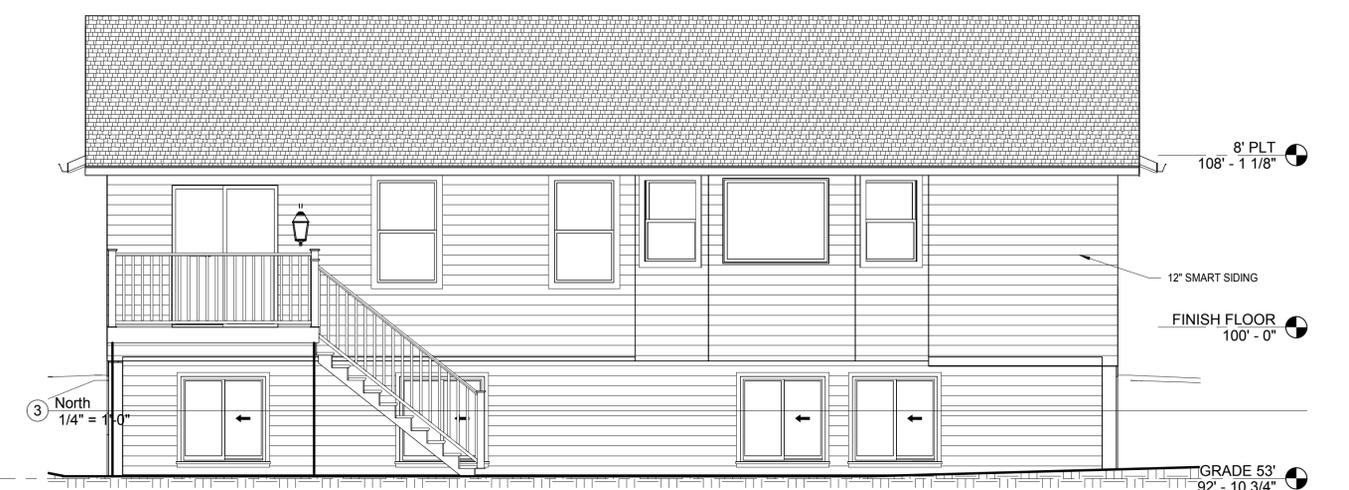
⑤ 3D View 1_1
12" = 1'-0"



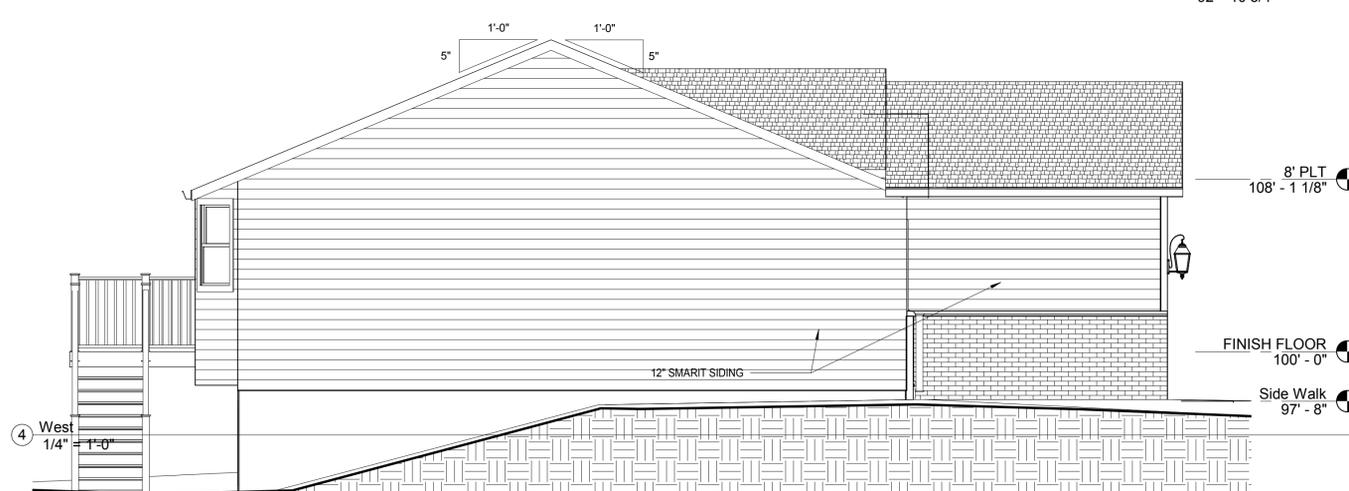
① South
1/4" = 1'-0"



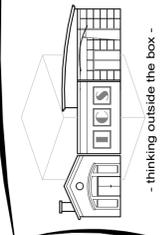
② East
1/4" = 1'-0"



③ North
1/4" = 1'-0"



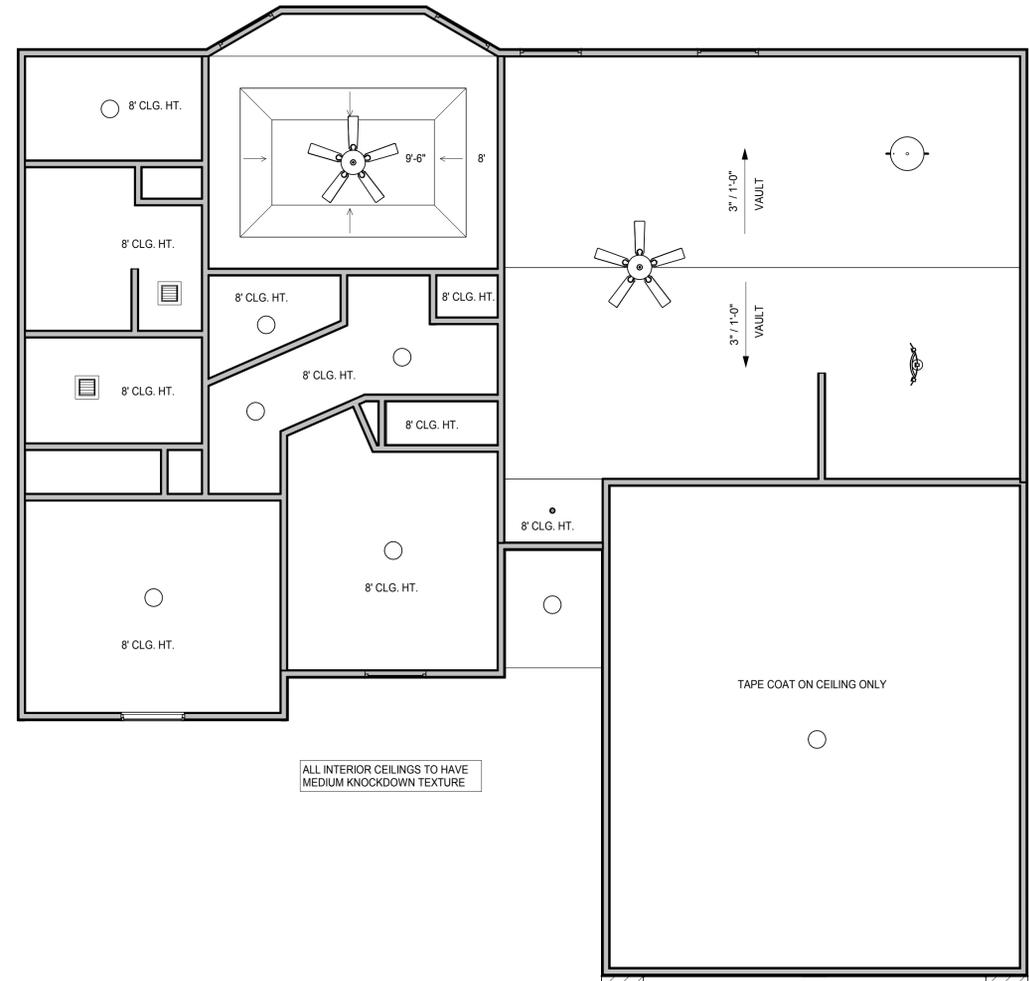
④ West
1/4" = 1'-0"



- thinking outside the box -

PROPERTY OF INNOVATIVE
CONSTRUCTION SERVICES, Inc.
UNLAWFUL TO REPRODUCE
SEAL

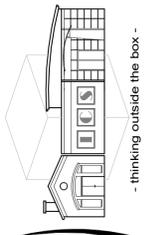
DATE: 11/1/18
DR. BY: BH
PROJECT NO.
18C-040
REVISIONS:



ALL INTERIOR CEILINGS TO HAVE
MEDIUM KNOCKDOWN TEXTURE

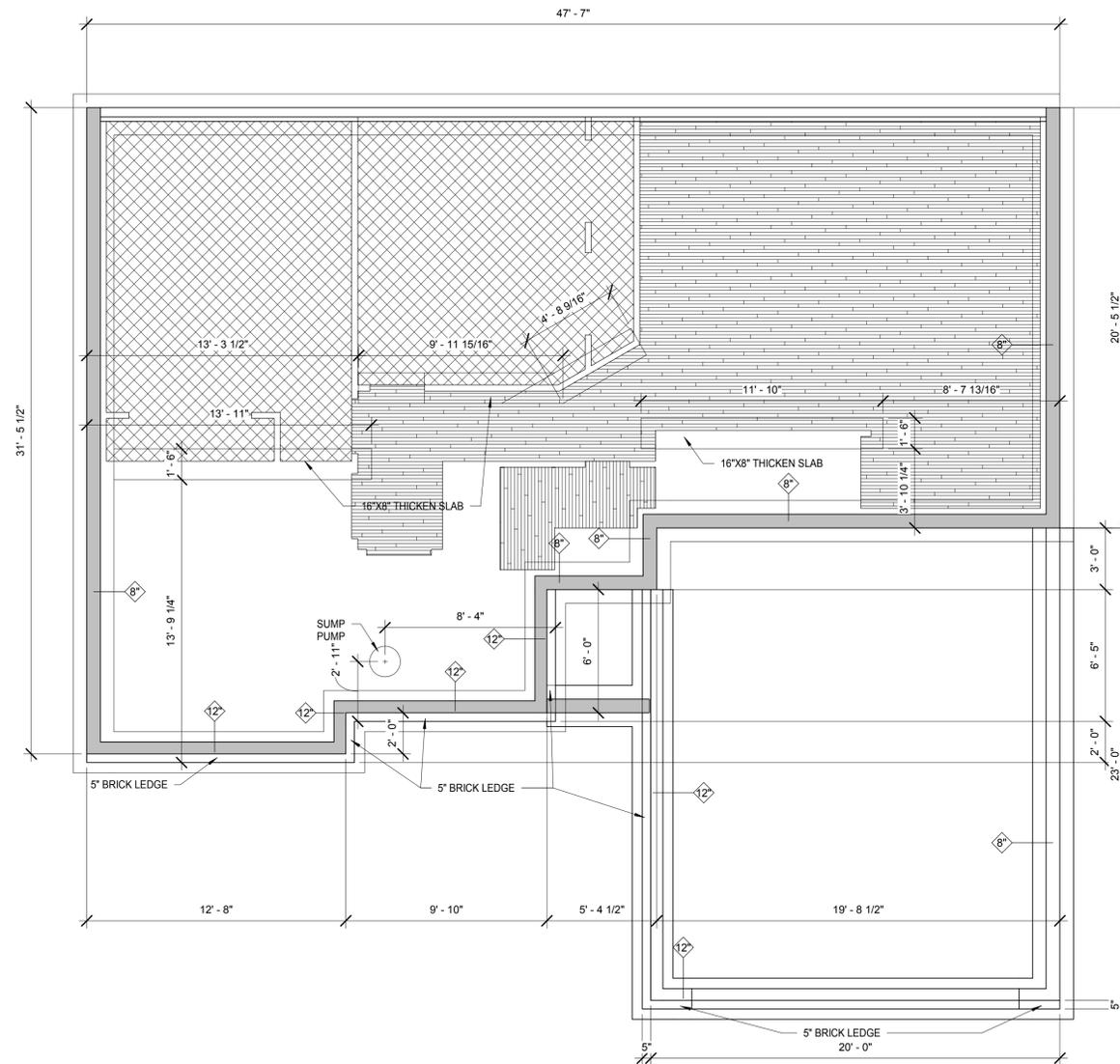
TAPE COAT ON CEILING ONLY

① 8' PLT
1/4" = 1'-0"

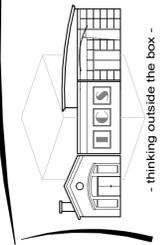


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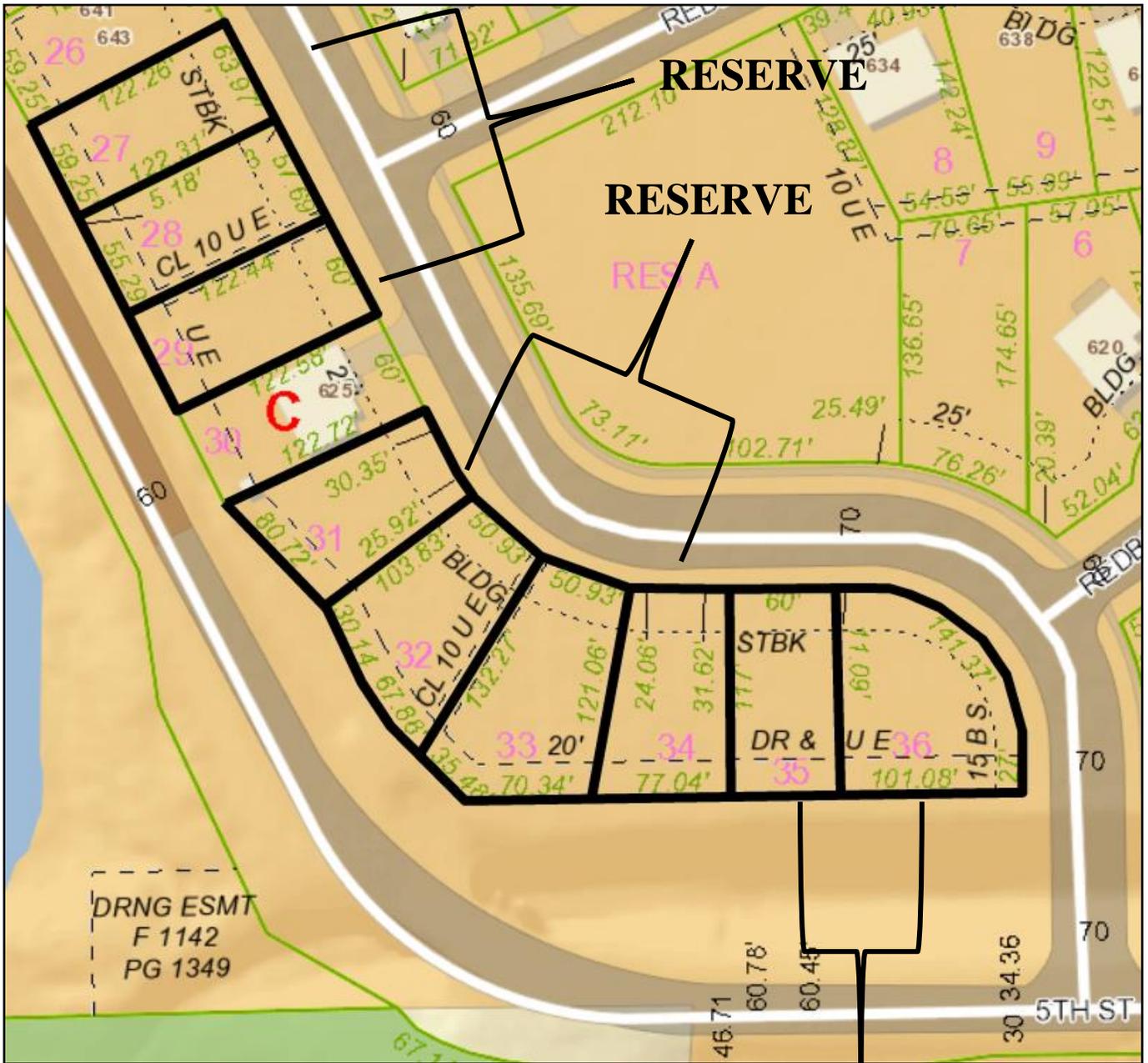


① Basement FF
1/4" = 1'-0"



Valley Center Land Bank: Request for Sale of Lots

Block C Lots 27-29, 31-36



**PURCHASE
NOW**