



BI-MONTHLY MEETING MINUTES

Date: October 7, 2022

Location and Time: Towanda Community Building, 315 Main St, Towanda, KS 67144,
11:30am

I. Call to Order

President Kelly Herzet, Butler County Commissioner, the meeting called to order at 11:47 am.

Members in attendance:

Name	Org
Andy Newbrey	Towanda
Brett Letkowski	TranSystems
Chief Braden Moore	Benton
Chief Darrell Attebury	Bel Aire
Commissioner Kelly Herzet, President	Butler County
Dave Alfaro	Butler County EDC
David Dillner	El Dorado
Dee Roths	
Don Potter	USD 375
Don Snyder	KDOT
John Prather	
Kamme Sroufe	Kechi
Kennisha Rolfe	WA
Kristen Zimmerman	PEC
Laura Rainwater	REAP
Lois Young	
Lynn Packer	SG County
Marc Howell	SCKEDD
Matt Engels	Benton
Mayor Jim Benage	Bel Aire

Mayor John Lehnherr	Park City
Mike Janzen	USD 375
Pete Meitzner	SG County
Ryan McCune	ASM
Sandi Willis	Community National Bank
Scott Koopman	KDOT
Tim Kerr	Reece Nichols
Toni Porter	Chamber
Ty Lasher	Bel Aire
Will Johnson	Butler County

II. Approval of May 13, 2022, K-254 Corridor Development Association Meeting Minutes

ACTION TAKEN: Mayor Jim Benage (Bel Aire) motioned to approve the May 13, 2022, K-254 Meeting Minutes as presented. Mayor John Lehnherr (Park City) seconded. THE MOTION PASSED UNANIMOUSLY.

III. Treasurer's Report: David Dillner, Treasurer, K254 CDA

Dillner provided the following overview of the receipts and expenditures of the K254CDA:

BEGINNING BALANCE (May 1, 2022)			\$19,653.81
<u>INCOME (Deposits)</u>			
TOTAL INCOME			\$00.00
<u>EXPENSES</u>			
Date	Check No.	Description	Amount
05/18	1014	Workforce Alliance (QT Cards)	\$4,007.75
05/27	1015	Workforce Alliance (lunch)	\$ 475.07
TOTAL EXPENSES			\$4,482.82
ENDING CASH BALANCE (April 30, 2022)			\$15,170.99
OUTSTANDING DEPOSITS:	None		
OUTSTANDING CHECKS:	None		
RECONCILED BANK BALANCE			\$15,170.99

ACTION TAKEN: Mike Janzen (USD 375) motioned to approve the October 1, 2022, Treasurer's Report as presented. Dave Alfaro (Butler County EDC) seconded. THE MOTION PASSED UNANIMOUSLY.

IV. Discussion/Item/Actions

A. KDOT K-254 Corridor Management Plan Update

- KDOT hosted a K254 Corridor Management Plan RFP Review Panel on Sept. 16, 2022
- Three RFPs were submitted and each firm gave a presentation
- K254 CDA had seven representatives on the panel to provide input
- Garver was chosen as the preferred vendor
- KDOT is currently in negotiations with Garver on scope of work and fees

B. Community Updates

- City of Bel Aire: Ty Lasher
 - Current population: 8,200
 - Median house value: \$160,000
 - Median household income: \$84,605
 - Schools: Two public and two private
 - 19 residential plats
 - New residential developments has a total of 1,570 new living units
 - Estimating 6,200 new residents in the next few years
 - 800 acres of raw ground not yet platted
 - Sunflower Commerce Park
 - First phase opened in 2012 - 800 acres
 - Industrial zoning and rail access
 - Phase 2: Occidental Management has purchased 90 acres and another developer has purchased 120 acres
 - Phase 3 includes 320 acres
 - Regionalism: 525 employees travel from 21 cities; only 31 live in Bel Aire
 - Bel Aire Industrial Park
 - WAM Holdings developers
 - Wickham Glass
 - Two spec buildings
 - Build to suit
 - Retail/Commercial around City Hall complex
 - 24-acre site
 - Five retail buildings (80,000SF of commercial)
 - Three commercial pad sites
 - 64 row house-type residential units
 - Up to 41 single homes
 - 2 acre park/gathering space
 - Utilizing TIF district for financing

- Community Events
 - Bel Aire Fall Festival October 15th
 - Bel Aire Holiday Event December 3rd
- City of El Dorado: David Dillner
 - Big potential projects for Industrial Park are in the works through Kansas Dept. of Commerce
 - Three housing communities – approximately 40 housing starts
- City of Benton: Matt Engels
 - Working on a new Comprehensive Plan
 - Rapid growth and annexation plan
 - Known as a bedroom community
- USD 376 Circle School District: Mike Janzen
 - New elementary school under construction
 - Bond issue passed – mill levy lowered
 - Adding capacity in Benton and Towanda
 - Trying to be proactive
- City of Towanda: Andy Newbrey
 - Big turnover in the residential community
 - 255 new residents, including young families
 - Circle School District is a huge draw
 - Looking to make improvements in downtown
- City of Kechi: Kamme Sroufe
 - Expansion north and east of city – utility challenges
 - Master Plan being developed through PEC
 - Kechi owns water, sewer and gas utilities
 - Kechi Business Park – 25 commercial lots
 - Industrial Park – 12 lots, infrastructure just finished
 - Rockpoint Duplex Community
- Chief Braden Moore: Public safety along K254
 - Increase in speeding tickets issued
 - Four significant accidents in the last two months
 - More enforcement is ongoing
- South Central Kansas Economic Development District (SCKEDD): Marc Howell
 - Low income housing needs – Grant money available to help with weatherization needs
 - No one gets turned down if they meet the income guidelines
 - Commercial rehab grants available
 - Moderate income housing grants available
 - SBA loans and micro-business loans to help small business startups

- Sedgwick County: Commissioner Pete Meitzner
 - Evergy is dealing with a transformer shortage due to supply chain issues – may delay developments
 - State mental health hospital locating in the Sedgwick County region is getting closer to reality; working with State officials and hope to get rolling after the first of the year
- Butler County: Commissioner Kelly Herzet
 - Struggling to find employees – mostly at detention center
 - Lowered the mill levy
 - Traffic at K254 & Webb is a nightmare during peak hours
 - More enforcement is needed along K254
 - KDOT bid letting on Butler Road expansion north of K254
 - SW 20th round-about to bid soon
 - Expo Center at El Dorado lake to bid soon

V. Adjourn 12:39 pm

NEXT MEETING: Friday, December 2, 2022, at 11:30 a.m. Location to be determined (Park City)