

SPECIAL CALLED WORK COUNCIL MEETING  
February 28, 2017  
CITY HALL  
121 S. MERIDIAN

Mayor Dove called the meeting to order at 6:00 p.m. with the following members present:, Lou Cicirello (left @ 7:04pm), Gina Gregory, Brendan McGettigan, Marci Maschino and Ben Anderson. Al Hobson (arrived @ 6:09pm) and Lionel Jackson (arrived @ 6:51pm).

Members Absent: Dale Kerstetter

Staff Present: Kristine Polian, Finance and Admin Director  
Neal Owing, Parks and Public Buildings Director  
Ryan Shrack, Community Development Director  
Joshua Golka, City Engineer  
Kristi Carrithers, City Clerk

Press present: The Ark Valley News

**APPROVAL OF THE AGENDA -**

Cicirello moved to approve the Agenda, seconded by McGettigan. Vote Yea: Unanimous. Motion carried.

**PUBLIC FORUM –**

Due to time constraints and nature of work session, Mayor Dove requests that any comments be addressed to any member of the governing body or City Administrator following the meeting.

**WORK SESSION ITEMS –**

**A. HOUSING INCENTIVES**

Hildebrand distributed information regarding the housing incentives offered in other Sedgwick County Cities. In regards to the Land Bank and available lots in Valley Center, Hildebrand asked Council to consider a 5 year – 100% tax abatement on new construction. Discussion was held regarding the need for Valley Center to stand out from the surrounding Cities to attract new construction. Abatements would be available for owner/occupied real estate and probably not transfer.

**B. COMMUNITY BUILDING**

Hildebrand led a discussion regarding management issues with the new library/community building following completion. He is looking ahead and trying to be pro-active to conflicts before they arise. Currently, the library receives funds from the City, but operates separately with their own board of directors. Hildebrand has attended a Library Board meeting and is exploring the possibility of creating a Library City Department for staff employment and fiscal responsibility. The Library Board would still meet to discuss and make recommendations for the daily operations of the library. An Ordinance could be drafted in such a way that the library would remain eligible for grants, funding and programs it currently receives.

**C. STRATEGIC PLAN / CIP**

The Strategic Plan and the CIP are the guidelines that Hildebrand references in planning the future of City Development and infrastructure. While the proposal from Retail Strategies didn't seem like a fit for Valley Center, Hildebrand feels that it would benefit the City to find a development firm that would assist in bringing new business and services to Valley Center.

Infrastructure for the City is also a major concern. Negotiations with the City of Wichita regarding the water contract are ongoing. Staff has also met with KDHE regarding the wastewater treatment plant and new regulations. Mike Kelsey with PEC reminded Council of the original 4 phase plan for the wastewater treatment plant. Phase 2 was completed in 2008 with only routine maintenance and repairs done since then. Several updates are needed including UV equipment, clarifier, lift station controls and the failing sludge holding tanks. Staff feels a re-prioritization of the wastewater treatment plant is necessary.

Sam Burkholder, Chief water operator, addressed Council about a web-based GIS computer program. Currently city staff uses PDF maps to locate water lines, meters, manholes, etc. These PDF maps rely on office staff manually making changes and updates. Investing in a GIS program allows a versatile, multi-department web based tool that can be accessed by City staff out in the field with a high degree of accuracy. While some security concerns were raised, Council felt the future of all operations will be in embracing technology.

**ADJOURN -**

Maschino moved to adjourn, seconded by Anderson. Vote Yea: Unanimous.

**Meeting adjourned at 7:39 PM.**

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**Kristi Carrithers, City Clerk**