

CITY COUNCIL WORKSHOP MEETING

Monday, February 23, 2009

7:00 pm

Andover Central Park Lodge

Minutes

Members Present:

City Council Members Caroline Hale, Carol Roberts, Kevin Dreiling, Julie Reams, J.R. Jessen and Clark Nelson.

Members Present

Others in attendance:

City Administrator Sasha Stiles, Assistant City Administrator Shane Coelho, City Clerk Susan Renner, City Engineer Mike Thompson, and City Bond Counsel J.T. Klause.

Guests:

Craig Smith, Hal McCoy and Chris McCoy

The meeting was called to order at 7:00 p.m. by Council President Nelson.

Call to Order

Sasha Stiles presented the Council with three (3) proposals regarding the installation of sanitary sewer for the Andover Farm at Cedar Park, Hal McCoy, property owner. Two of the options where to allow the City of Wichita build, own, and service the infra-structure within Andover city limits. The City has an agreement with the City of Wichita for neither city to cross 159th Street (Sedgwick/Butler County line).

Andover Farm at Cedar Park sanitary sewer

Hal McCoy, owner/developer, stated there is a huge time pressure to begin the commercial portion of the development. He added there are two (2) corporate offices that will not come to Andover unless the facility is complete.

Ms. Stiles stated staff is aware of the cost differences and will work on an equitable cost agreement for the installation and bring to the Council at the next workshop meeting.

Sasha Stiles presented the Council with a traffic analysis for Terradyne Drive and 18th Fairway.

Terradyne IRB

J.T. Klaus, Triplett, Woolf and Garretson, City Bond Council, presented the Council with a revised tax abatement cost benefit analysis.

Sasha Stiles stated staff recommends moving forward with this request. Mr. Smith has waited and complied with all of the Council's requests since filing the application in September 2008 and the zoning had already been approved.

Council President Nelson stated there were four issues, 1. letter of intent to issue IRB; 2. tax abatement and how much; 3. length of time for the letter of

intent; and 4. whether or not the facility will be required to obtain major hotel flag.

Council President Nelson added he is in support of the project and Council Member Hale agreed. Council Member Hale added the current retail space at Terradyne is leased, it looks great, and Mr. Smith has cooperated with all of the concerns of the community.

Farnosh Abid, 1111 Terradyne Place, is concerned the economy will not support the facility.

Kirk (Happ) Asmann, 1212 Terradyne Drive, asked if there is a default who suffers.

J.T. Klaus, Triplett, Woolf and Garretson, City Bond Council, stated the City will not be liable, the risk is entirely with the bond holder and any personal guarantors.

Sasha Stiles stated staff will prepare the paperwork and put on the March 10th City Council agenda.

A motion was made by Council Member Jessen, seconded by Council Member Dreiling, at 9:03 p.m. to adjourn. Motion carried 6/0. Adjourn

Respectfully Submitted by
Susan Renner
City Clerk

Approved this 10th day of March, 2009 by the City Council, City of Andover.