



Routine Business

1. Roll Call

PRESENT

Commissioner Chad Beeson
Commissioner Diana Spielman
Commissioner Tad Stover
Mayor Jay Warren

ABSENT

Commissioner Charles Tweedy III

Also present from staff: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communications Director Shana Adkisson, Environmental Services Superintendent Rod Philo, Interim Fire Chief Stuart Cassaboom, Municipal Project Manager Nick Rizzio, Neighborhood Services Director Mike Bellis, and Police Chief Jim Holloway.

2. Opening Prayer led by City Attorney Larry Schwartz and Pledge of Allegiance led by Mayor Warren.

3. There were no additions or deletions to the agenda.

Motion made by Commissioner Stover, Seconded by Commissioner Spielman to approve no additions or deletions the agenda.

Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved.

4. Approval of the Agenda

Motion made by Commissioner Stover, Seconded by Commissioner Beeson to approve the agenda.

Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved.

Consent Agenda

Note: All matters listed below on the Consent Agenda are considered under one motion and enacted by one motion. There should be no separate discussion. If such discussion is desired, any item may be removed from the Consent Agenda and then considered separately under Section VI: New Business.

1. Approve the September 13, 2024, special meeting minutes and September 17, 2024, regular meeting minutes as written.

Motion made by Commissioner Spielman, Seconded by Commissioner Beeson to approve the consent agenda as written.

Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved.

Public Hearing

1. Hold a public hearing and consider a resolution declaring the structure located at 426 S. Summit St., as unsafe and dangerous, and directing that said structures be repaired, shored, or, in the alternative, demolished.

Neighborhood Services Director Bellis presented a slide show presentation regarding 426 S. Summit St. being deemed a dangerous structure.

Motion made by Mayor Warren, Seconded by Commissioner Stover to move into a public hearing regarding the structure at 426 S. Summit St.

Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved.

Mayor Warren opened the floor for public comment.

With no one wishing to speak, Mayor Warren closed the floor for public comment.

Motion made by Mayor Warren, Seconded by Commissioner Spielman to close the public hearing.

Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved.

Motion made by Mayor Warren, Seconded by Commissioner Spielman to consider a resolution declaring the structure located at 426 S. Summit St., as unsafe and dangerous, and directing that said structures be repaired, shored, or, in the alternative, demolished.

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved and given **Resolution No. 2024-10-3647**.*

New Business

City Clerk Parsons offered the following items for consideration:

City Manager Department

1. Review and discuss preliminary renovation plans for the Arkansas City Fire/EMS Station, along with financing options as presented by Ranson Financial Advisor, Larry Kleeman.

City Manager Frazer provided that Interim Fire Chief Stuart Cassaboom has been working with Agora Architecture for 6 months to a year on designs and plans for a newly renovated fire station, that is currently in rough shape. Staff corresponded with the city's financial advisor Larry Kleeman to see what kind of financing options are available, including PBC bonds.

Fire Chief Cassaboom discussed his research on the project and reviewed the preliminary plans presented in the packet. The intent is to remodel the existing structure inside and out. Ranson Financial Advisor,

Larry Kleeman spoke of possible financing options and the likelihood of interest rates decreasing. Public Building Commission (PBC) Revenue Bonds are commonly financed by municipalities for projects such as this.

Loyd Colston, 1825 N 8th, suggested staff look into the hazard mitigation grant program if this is to be a completely newly built fire station.

2. An Ordinance modifying Municipal Code Part II, Chapter 14, concerning the composition of the Building Trades Board and amending Municipal code to so reflect.

Neighborhood Services Director Bellis spoke that the request of staff and The Building Trades Board was to go from a nine-member board down to a seven-member board. Bellis also mentioned the request to reduce the board's regular meetings from four times a year to once, allowing them to convene as needed for business rather than holding scheduled meetings with no agenda items. The current nine-member composition of The Building Trades Board has proven problematic recently with persistent vacancies partially with at-large members. The board and city staff seek to reduce the number of at-large members from three to one, thus lowering the overall membership from nine (9) to seven (7) voting members, to aid the board in meeting a quorum and reduce to one regularly scheduled meeting a year.

Motion made by Commissioner Stover, Seconded by Commissioner Beeson to approve the item as written.

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Ordinance No. 2024-10-4620**.*

4. A Resolution authorizing the City of Arkansas City to enter into an agreement for engineer design services with Professional Engineering Consultants (PEC), for the CCLIP Surface Preservation Grant Project on West Madison Ave. (U.S. Hwy 166) from Ark River Bridge to 8th St., for an amount not to exceed 66,550.00.

Municipal Project Manager Nick Rizzio further explained that partnering with PEC will include survey services being an added option, with a projected start date of 2025.

Motion made by Commissioner Beeson, Seconded by Commissioner Spielman to approve the item as written.

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-10-3648**.*

Environmental Services Department

1. A Resolution authorizing an agreement with Professional Engineering Consultants (PEC), to provide survey, design, engineering and construction administration services, and assist with SRF Loan procurement for the East Pressure Zone High Service Pump Station Rehabilitation Project, for an amount not to exceed \$357,000.00.

Environmental Services Superintendent Rod Philo explained that the existing equipment was only put in temporary years ago. The new service pump will allow for more pressure flushing, improve fire protection, allow for better maintenance, and better capacity which means more volume. Once approved, the project may take up to two years to complete.

Motion made by Mayor Warren, Seconded by Commissioner Stover to approve the item as written.

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-10-3649**.*

City Manager Updates & Reminders

City Manager Frazer provided reminders and updates before the commission.

1. Sunday Sept. 22nd The City Water Treatment Plant hit with a cyber security attack around 5:30 a.m., which disabled the SCADA System. Staff have been working around the clock to sustain. The Division of Homeland security and FBI have been working with the city to resolve it. The city does have insurance and has been working with a legal group called Baker Hostetter. New server have been ordered at \$26,571.00 each, for software to run system is \$79,870.00 Legal & investigation is \$82,000.00 (covered by ins.) with a \$10,000.00 deductible. Critical infostructure item so FBI is taking seriously. City staff has run on a three-

man crew 24/7, recent retiree Mike Frank is also taking on a few shifts. The city has also reached out for mutual aid assistance from Kansas Maps.

2. Water Master Plan is to kick off, thanks to the recent east pressure zone approval and the water rate analysis approved back in August. Water Master Plan notices will appear in water bills, the newspaper and future social media posts.
3. City was awarded VJ Wilkens \$50,000 grant contingent upon getting CDBG grant approval.
4. Mayor Warren, Commissioner Tweedy and City Manager Frazer attended the local Regional Issues Forum in Wichita last week. Three takeaways that were affecting other municipalities were: 1. Jobs & business growth, 2. Transportation & infrastructure/water issues, 3. Mental health & housing.
5. Updated handout for price index for inflation provided to commissioners.
6. The Cowley County Humane Society has recently been overwhelmed by a surge in animal intake, which is giving our animal control officer nowhere to take found animals. To help address their \$60,000 deficit, the City of Winfield and the City of Arkansas City will each contribute an additional \$20,000. The Humane Society will be responsible for covering the remaining \$20,000, which has been attributed to challenges with pet ownership and responsibility, resulting in high veterinary costs and animal housing expenses.
7. City Clerk Parsons noted that the regularly scheduled work session for Friday, October 11th, has been rescheduled to Monday, October 14th, to accommodate the commissioner and staff's attendance at the 2024 LKM conference. The Monday work session will follow the previously scheduled Special Meeting and public hearing at noon regarding the KDHE Kansas Water Supply Loan grant program, which pertains to the greensand filter project.
8. Municipal Project Manager Rizzio provided an update on city projects.

Comments from the Audience for Items not on the Agenda

Those who signed up to speak during the meeting will have the opportunity to address the commission for a period of 5 minutes.

- Police Chief Holloway mentioned National Night Out block parties that are going on this evening in Arkansas City. Holloway provided t-shirts to commissioners for the event.
- Loyd Colston, 1825 N 8th Ave., encouraged voting for the upcoming election concerning local changes involving the Public Library.
- Vicki Jackson, 1310 N 3rd Ave., voiced concerns for interactions with Commissioner Beeson.
- Steve Young, 118 N 10th Ave., thanked each commissioner for encouraging him to join the meetings and say what is on his mind.
- Rhonda Jordan, county resident & business owner of Snappy Chicks 111 S. Summit St., expressed gratitude to the commissioners for their ongoing contributions to the community and for attending events. Jordan apologized for the allegation made against Commissioner Beeson, clarifying that she does not support its validity.

Adjournment

Motion made by Mayor Warren, seconded by Commissioner Stover to adjourn the meeting.

The voice vote was unanimous in favor of the motion. Mayor Warren declared the meeting adjourned.

**THE CITY OF ARKANSAS CITY
BOARD OF CITY COMMISSIONERS**

(Seal)

Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

Prepared by:

Tiffany Parsons, City Clerk

DRAFT