

# City Commission of Arkansas City - Regular Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at **5:30 p.m. Tuesday, May 4, 2021**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Arkansas City.

Mayor **Scott Rogers** called the meeting to order. Commissioners also present at roll call were Commissioners **Kanyon Gingher, Duane L. Oestmann, Karen Welch** and **Jay Warren**.

City employees present at the meeting were City Manager **Randy Frazer**, City Attorney **Larry Schwartz**, City Clerk **Lesley Shook**, Deputy City Clerk **Amanda Evinger**, Public Information Officer **Andrew Lawson**, Management Assistant **Mike Crandall**, Arkansas City Police Department Capt. **Jim Holloway**, Master Police Officer **Kelsey Horinek** and Principal Planner **Josh White**.

South Central Kansas Medical Center was represented by Chief Executive Officer **Jeff Bowman**, Dr. **Eriel Cleveland**, Medical/Surgical Team Leader **Ashley Lynn**, Director of Pharmacy Dr. **Homer Mah**, Director of Intensive Care **Dixie Simpson** and Director of Clinic Operations **Shona Turner**.

Citizens in attendance or observing via GoToMeeting were **Judy Day-Trenary, Jack Dickson, Kerri Falletti, Charles Jennings, John Shelman, Tim Smith, John Sturd** and **Jim Sybrant**. **Kenneth Olson** was present to represent Enterprise Fleet Management, Inc.

Commissioner Warren offered the opening prayer. Mayor Rogers led the Pledge of Allegiance.

## **Agenda Approval**

At City Manager Frazer's request, Commissioner Warren made a motion to amend the agenda by replacing the National Foster Care Month proclamation with a Public Service Recognition Week proclamation as the new **Item 1** under **Awards and Proclamations**.

Commissioner Gingher seconded the motion. A voice vote was unanimous in favor of the motion.

Mayor Rogers declared the agenda **amended** as requested. Commissioner Oestmann then made a motion to approve the agenda as amended. Commissioner Gingher seconded the motion. A voice vote was **unanimous** in favor. Mayor Rogers declared the agenda **approved** as amended.

## **Awards and Proclamations**

Mayor Rogers issued a proclamation that **May 2-8, 2021**, is **Public Service Recognition Week** in Arkansas City. Capt. **Holloway** received a copy of the proclamation on behalf of City employees.

Commissioner Oestmann issued a proclamation that **May 2-9, 2021**, is **National Music Week** in Arkansas City. **Judy Day-Trenary**, president of the Arkansas City Music and Dramatics Club, received a copy of the proclamation on behalf of the club.

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Commissioner Warren issued a proclamation that **May 6, 2021**, is a **Day of Prayer** in Arkansas City. Arkansas City Ministerial Alliance members and local pastors **Jack Dickson**, **Charles Jennings**, and **Tim Smith** received a copy of the proclamation and invited everyone to their National Day of Prayer event at **noon May 6** at the Wilson Park rotunda.

In a recorded video, Commissioner Gingher issued a proclamation at various SCK Health locations that **May 6-12, 2021**, is **National Nurses Week** and **May 9-15, 2021**, is **National Hospital Week** in Arkansas City. CEO **Jeff Bowman** received a copy of the proclamation on behalf of SCK Health.

Finally, Commissioner Welch issued a proclamation that **May 9-15, 2021**, is **National Police Week** and **May 15, 2021**, is **Peace Officers Memorial Day** in Arkansas City. Interim Police Chief **Eric Burr** later received a copy of the proclamation on behalf of the Arkansas City Police Department.

## Consent Agenda

Commissioner Oestmann made a motion to approve the consent agenda, consisting of:

1. Approving the **April 20, 2021**, regular meeting minutes as amended.
2. Receiving and filing the **2020 audit** by Gordon CPA LLC.

Commissioner Welch seconded the motion. A voice vote was **unanimous** in favor of the motion.

Mayor Rogers declared the consent agenda **approved** as presented.

## New Business

### Enterprise Fleet Management Resolution No. 2021-05-3408

City Clerk Shook presented for discussion a resolution authorizing the City enter into a **Master Equity Lease Agreement** by and between **Enterprise FM Trust**, of Delaware, and the City for the lease, use, surrender, maintenance, selection and inspection of City vehicles, as well as authorizing the City to enter into both a **Maintenance Management and Fleet Rental Agreement** and a **Maintenance Agreement** by and between Enterprise Fleet Management, Inc., of Missouri, and the City for vehicle repairs and service.

City Manager Frazer said that based on the discussion and commission direction during the **April 23, 2021**, study session, three attached agreements were drafted with Enterprise FM Trust and Enterprise Fleet Management, Inc., that will initiate the fleet management program as discussed.

Enterprise Fleet Management representative Kenneth Olson answered Commissioner Oestmann's questions about the program and explained several details of the agreements in more detail.

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Commissioner Warren made a motion to approve the resolution as presented. Commissioner Gingher seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Rogers declared the resolution **approved** and given **Resolution No. 2021-05-3408**.

## **Public Hearing on Housing**

City Clerk Shook presented for discussion a public hearing regarding the **Housing Assessment Tool** (HAT) currently being developed for the City.

Commissioner Gingher made a motion to open the hearing. Commissioner Oestmann seconded the motion. A voice vote was **unanimous** in favor. Mayor Rogers declared the hearing **opened**.

**Jim Sybrant**, 1816 E. Chestnut Ave., said housing has been a great hindrance to economic development in Arkansas City. He and **Charles Jennings** said the City needs to do a better job of promoting the **Neighborhood Revitalization Program** (NRP) to encourage more improvements.

Sybrant said the City has done a poor job of “staying ahead of the curve” on constructing new housing. He said the City needs to be friendlier to developers, especially concerning codes, and recommended building a new apartment complex and a manufactured housing development.

Commissioner Warren said many of Sybrant’s concerns have been true in the past, but the City is working to change much of that situation and has been for several years. Commissioner Gingher pointed out that the City only receives about **35.7 percent** of a City resident’s property tax bill.

**John Sturd**, 1313 North A St., commended the commissioners for expanding the NRP and said housing in Arkansas City is a very complex issue. While interest rates are at historic lows, he said, building costs are nearing historic highs. Houses are appraising lower than their construction cost.

City Manager Frazer updated the commission on the new bill recently passed by the Kansas Legislature that allows for Rural Housing Incentive District (RHID) bonds to renovate upper floors.

Sturd said there is a shortage of workers in the building trades, but **Kerri Falletti**, director of Cowley First, said Cowley College is set to restart its construction trades program in the fall of 2021.

Mayor Rogers made a motion to close the hearing. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Rogers declared the hearing **closed**.

## **City Manager Updates**

City Manager Frazer provided the commissioners with the following reminders and updates:

- The Arkansas City Police Department will participate in the annual **Cowley County Job Fair** from **10 a.m. to 5:30 p.m. May 5** at the Agri-Business Building, 712 W. Washington Ave.

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- The monthly **Cowley Indoor Market** will have a Cinco de Mayo market event from **5 to 8 p.m. May 5** at Burford Theatre Arts, located at 118 S. Summit St. in downtown Arkansas City.
- “**Halfalalah**” events are scheduled from **10:30 a.m. to 11 p.m. May 8** in the 100 blocks of North Summit Street and South Summit Street in downtown Arkansas City. There will be a cornhole tournament and craft show from **10:30 a.m. to 5:30 p.m.**, food vendors, entertainment, a beer garden, and a Sunset Sinners concert at **8 p.m.** at the Burford.
- The next **RISE Cowley** steering committee meeting will be at **10 a.m. May 11** at the Cowley County Courthouse, 311 E. Ninth Ave. in Winfield. *(This meeting also is available via Zoom.)*
- The next monthly **Cowley County Legislative Committee** meeting is at **noon May 11** at the Winfield Area Chamber of Commerce office, located at 123 E. Ninth Ave., and also via Zoom.
- The next **City Commission** study session will be at **noon May 14** at City Hall. This is the meeting scheduled for external agencies to make their budget presentations for **2022**.
- The Arkansas City Fire-EMS and Police departments will be host to “**Pop in the Park**” from **5:30 to 7 p.m. May 15** at Wilson Park, located at 701 N. Summit St.

### Adjournment

Commissioner Oestmann made a motion to adjourn the meeting. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Rogers declared the meeting adjourned at **6:47 p.m.**

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

\_\_\_\_\_  
Scott Rogers, Mayor

### **ATTEST:**

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Lesley Shook, City Clerk

### **Prepared by:**

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Andrew Lawson, Public Information Officer