



City of Arkansas City

PLANNING COMMISSION MEETING MINUTES

Tuesday, October 12, 2021 at 5:30 PM — 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Charles Jennings, Ian Kuhn, Lloyd Colston, Cody Richardson, Joni Curl

ABSENT: Chair Andy Paton, Paisley Howerton, Karla Gallegos

In the absence of the chair, Vice-chair Charles Jennings presided over the meeting.

Staff present at roll call included Principal Planner Josh White, Wastewater Treatment Facility Supervisor Tommy Bowman, City Manager Randy Frazer, Public Information Officer Andrew Lawson, Management Assistant Mike Crandall and Environmental Services Superintendent Rod Philo.

Also present at roll call was citizen Harrison Taylor.

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

No comments from the public were received for items not on the agenda.

Consent Agenda

1. Meeting Minutes, **September 14, 2021 meeting.**
Motion made by Kuhn, Seconded by Curl to approve the minutes as written.
Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson, Curl

Comprehensive Plan

2. Comprehensive Plan discussion on Infrastructure & Transportation

White discussed the street classification and street surfaces maps included in the packet. He then noted that a 1/2 cent sales tax would generate roughly \$1 million per year. White introduced Mike Crandall, who discussed the Capital Improvement Plan. He discussed streets and stormwater projects including funding mechanisms for each. The stormwater fund rate structure was discussed and Planning Commissioners indicated raising the commercial rates would be an acceptable method of increasing the funds. Frazer explained a bit of the reasoning the City was looking at this. Crandall then left the meeting. White then introduced Rod Philo who discussed proposed upgrades to the wastewater treatment plant, wastewater collection, the water treatment facility and the water distribution system. He noted the City is working on a water model that can help predict problems and manage growth to the water distribution system. He later noted that the City also had a CCTV system that could provide video of wastewater collection system piping to discover issues with that system. White noted there was a very ambitious goal to have the whole system videoed by 2015 but that has proven to be a larger task than anticipated. Philo noted that staffing was a major concern

because the work is very specialized and requires a lot of training. He said with full staffing and training, it would likely take 5-7 years to get the entire system videoed.

Other Items

White noted that Paton will not be able to attend meetings for some time and may eventually have to resign but staff will let the Mayor and City Commission decide how to handle the situation of his health. He noted that Jennings would act as Chair in the interim and asked Planning Commissioners to consider reelecting Chair and Vice-Chair. That can be handled in the future as long as Jennings is available. He also noted that Gallegos had missed a number of meetings and would likely need to be replaced. This will also be discussed with the Mayor soon. He noted that reappointments will also occur after the first of the year. The upcoming City elections could also have an effect on those. He noted that next month we would likely move on to Land Use and Growth Management. He also noted that there may be a short discussion on health if SCK Health is present at the meeting. There will also be a Board of Zoning Appeals next month. Lawson noted that a new representative to the Traffic Safety Committee would need to be appointed in Paton's absence. Kuhn volunteered. Kuhn asked for an update on the truck stop. White noted that there were some complications associated with the archaeology exploration that will need to occur prior to further development. The City will bring on a consultant to explore the site. Curl made a motion to appoint Kuhn to represent the Planning Commission on the Traffic Safety Committee. Benton seconded the motion. Voice vote carried the motion. The Transportation Plan is on the agenda at that next meeting. Kuhn asked for an update on the site across from the ball field on South Summit Street. White said that the site has not been developed and he will reach out to the owner to see what the status of that site was. Curl asked about for an update on Wilson Park. Lawson noted we didn't receive any funding for Wilson Park from the VJ Wilkins Foundation for this next round. He noted that the Beautification and Tree Advisory Board will be discussing Wilson Park at their next meeting. He hoped to use Arkalalah to get public input on parks and trails.

Adjournment

Motion made by Colston, Seconded by Richardson to adjourn the meeting

Voting Yea: Benton, Jennings, Kuhn, Colston, Richardson, Curl

Jennings declared the meeting adjourned at 6:53 pm.

After adjournment Lawson and Philo led a tour for all present of the Water Treatment Facility with no action by Planning Commissioners. A quorum was not present on this tour.