

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, February 15, 2022**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Ark City.

Mayor **Kanyon Gingher** called the meeting to order. Commissioners also present at roll call were Commissioners **Charles Jennings, Scott Rogers, Diana Spielman** and **Jay Warren**.

City employees present were City Manager **Randy Frazer**, City Clerk **Lesley Shook**, Deputy City Clerk **Tiffany Parsons**, Public Information Officer **Andrew Lawson**, Environmental Services Superintendent **Rod Philo** and Principal Planner **Josh White**.

Arkansas City Police Department personnel in attendance included Police Chief **Eric Burr**, Operations Division Capt. **Jim Holloway**, Support Services Capt. **Anthony Rider**, Lt. **Nelson Douglas**, Master Police Officer **Matt Mayo**, Police Officer **Lucas Lyons**, Public Service Officer **Eric Gross** and Administrative Assistant **Jeni McGee**.

The Community Health Center in Cowley County was represented by director **David Brazil** (*via GoToMeeting*). Dr. **Ron Ballard** and **Will Pfannenstiel** represented the Arkansas City Public School District. Ranson Financial Consultants was represented by **Rose Mary Saunders**.

Citizens observing in person or via GoToMeeting included **Madisyn Conrad, Ken Harader, Jill Hunter, Terry Lyons, Bob Mathews, Emily Talbert, Mike Talbert, Nancy Talbert, Karen Welch, Tom Wheatley** and Cowley CourierTraveler reporter **John Shelman**.

Commissioner Jennings offered the opening prayer. Mayor Gingher led the Pledge of Allegiance.

Approval of the Agenda

Commissioner Rogers made a motion to approve the agenda as presented. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion.

Mayor Gingher declared the agenda **approved** as presented.

Recognition of Visitors

Police Chief Burr introduced the newest member of the Arkansas City Police Department, Police Officer **Lucas Lyons**, who then was administered his Oath of Office by City Clerk Shook.

Consent Agenda

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

1. Approving the **February 1, 2022**, regular meeting minutes as written.

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

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

Old Business

Rezoning 600 South B Street Ordinance No. 2022-02-4548

City Clerk Shook presented for discussion a second reading of an ordinance authorizing the rezoning of **600 South B St.** from **P** (Public Use District) to **C-1** (Office & Service Business District).

Bob Mathews, 900 North D St., spoke in objection to the proposed ordinance, questioned the finances of the Community Health Center in Cowley County, and said the proposed clinic would be in direct competition with SCK Health clinics and the City-Cowley County Health Department.

City Manager Frazer reminded the commission that the City was not the petitioner for this request.

Mayor Gingher asked if there was a reason the property never was offered for public sale. USD 470 Superintendent **Ron Ballard** said the Board of Education wanted the building to stay in public use.

Commissioner Warren said he shared some of Mathews' concerns, but those are not criteria the City Commission can use to overturn a Planning Commission zoning recommendation. Failure to approve the requested zoning change for invalid reasons could lead to legal liability for the City.

Commissioner Jennings pointed out that the property would need to be rezoned to **C-1** for any new purpose, because the school district, City, Cowley College and Cowley County do not want to own it.

Principal Planner White reviewed the criteria he and the planning commissioners used in making their decision **January 11**, adding the only concern they expressed was about parking availability.

Commissioner Spielman made a motion to approve the ordinance as presented.

Commissioner Warren seconded the motion. A roll call vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Ordinance No. 2022-02-4548**.

New Business

North Summit Street Project Resolution No. 2022-02-3463

City Clerk Shook presented for discussion a resolution authorizing the City to approve a bid submitted by **Pearson Construction, LLC**, of Wichita, to construct the **North Summit Street Resurfacing Project**, for an amount not to exceed **\$711,981.00**.

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Rose Mary Saunders, with Ranson Consultants, said the City received sealed bids from both Pearson and APAC Shears, Inc., also of Wichita, but Pearson's bid was considerably lower. She reminded the commissioners that **50 percent** of the project cost will be reimbursable through the Community Development Block Grant she is administering, and **25 percent** through Cost Share.

Commissioner Rogers commended City staff for working to obtain these grants to reduce a project originally estimated at **\$910,000** to a local tax burden of around just **\$200,000**. Mayor Gingher thanked Saunders for her help with the project, the first-ever CDBG/KDOT Cost Share joint project.

Commissioner Rogers made a motion to approve the resolution as presented. Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Resolution No. 2022-02-3463**.

City Manager's Report on Upcoming Activities

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

- City Hall and all other City offices will be closed **February 21** in observance of **Presidents Day**. There also will be no recycling offered at Strother Field on **February 19**.
- There will be a "**KOMA for Elected Officials**" training, highly recommended for new elected officials, offered virtually by the League of Kansas Municipalities (LKM) on **February 23**.
- The next **City Commission** study session will be at **noon February 25** in Frazer's office.
- He said the City can now officially announce it has received another **Community Development Block Grant**, this one for housing rehabilitation, in the amount of **\$300,000**.
- Frazer said he will be out of the office **February 16-17** for a Kansas Municipal Utilities event and again on **February 22** for a CDBG training workshop for the new housing rehab grant.
- There will be a **preconstruction meeting** for the Wastewater Treatment Plant at **10 a.m. February 28** in the conference room at the Water Treatment Facility, 400 W. Madison Ave.

Other Business

Police Chief Burr invited the commissioners to attend a "**Community Impact Night**" from **4 to 8 p.m. February 17** at Pizza Ranch. Ten percent of total sales go to help a local student with cancer.

Adjournment

Commissioner Warren made a motion to adjourn the meeting. Commissioner Rogers seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the meeting adjourned at **6:05 p.m.**

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THE CITY OF ARKANSAS CITY BOARD OF CITY COMMISSIONERS

Kanyon Gingher, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Andrew Lawson, Public Information Officer