

# 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, August 3, 2021**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Ark City.

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

City employees present were City Manager **Randy Frazer**, City Attorney **Larry Schwartz**, City Clerk **Lesley Shook**, Public Information Officer **Andrew Lawson**, Management Assistant **Mike Crandall**, Police Chief **Eric Burr** and Principal Planner **Josh White**.

Citizens observing in person or via GoToMeeting were **Kenny Davis, Larry Gilmore, Ken Harader, Sue Lancaster, Sandy Randel, Diana Spielman, Harrison Taylor** and reporter **John Shelman**.

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

## Approval of the Agenda

At City Manager Frazer's request, Commissioner Welch made a motion to amend the agenda by removing **Resolutions for Consideration Item 1**, a resolution approving a recommendation of the Beautification and Tree Advisory Board to initiate an adoption contract for one year with Kayleigh Lawson for the old fountain in the Docking Memorial Garden at Wilson Park, from **New Business**.

Commissioner Oestmann 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 of the motion.

Mayor Rogers declared the agenda **approved** as amended.

## Recognition of Visitors

**Kenny Davis**, 828 N. First St., approached the commission with an offer to buy the vacant hospital lot north of Wilson Park so he can locate an industrial shop on the property. He offered **\$10,000**.

After some discussion, the commissioners informed Mr. Davis of the City's plans for the property as currently projected in the Wilson Park Master Plan and said the property was not for sale for private use. They asked him to contact Principal Planner White regarding Land Bank properties.

## Consent Agenda

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

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1. Approving the **July 16, 2021**, regular meeting minutes as written.

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

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

## New Business

### Rezoning 1110 E. Kansas Ave. Ordinance No. 2021-08-4536

City Clerk Shook presented for discussion the first reading of an ordinance authorizing the rezoning of property located at **1110 E. Kansas Ave.** from **MU (Mixed-Use District)** to **C-3 (General Commercial District)**.

Principal Planner White said the City and KLANDS Venture LLC have requested a portion of the property be rezoned. The surrounding area comprises commercial and agricultural uses.

A greenhouse is located west of the property, which consists of approximately 12 acres. Agriculture uses are found to the north and east. A commercial area is to the south.

White said the project will be to develop a travel center. The City is still the owner of the property currently, but the proposal will be to split off approximately 12 acres and transfer it to KLANDS.

He said the Planning Commission held a public hearing on **July 13** and voted unanimously to recommend that the City Commission approve the request.

Several commissioners asked about the possibility of developing access to the McFarland Pond area from Williams Way. City Manager Frazer said nothing has been discussed yet, but there is still a possibility of including it in a future development agreement as site plans are developed.

Sandy Randel, director of the Etzanoa Conservancy, spoke about the possible impact on archaeological remains in the area and requested **60 days** for the Conservancy to examine the site.

She said this could save the City and KLANDS a lot of money in the future if human remains are discovered during the excavation process. The commissioners verbally agreed to allow 60 days.

Commissioner Warren made a motion to approve the ordinance as presented, with the allowance of 60 days for Etzanoa to examine the site prior to development. Mayor Rogers seconded the motion.

A roll call vote was **unanimous** in favor of the motion. Mayor Rogers declared the ordinance **approved** and given **Ordinance No. 2021-08-4536**.

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## Rezoning 315 E. Fillmore Ave. Ordinance No. 2021-08-4537

City Clerk Shook presented for discussion the first reading of an ordinance authorizing the rezoning of property located at **315 E. Fillmore Ave.** from **R-1 (Low-Density Residential District)** to **P (Public Use District)**.

Principal Planner White said Cowley College has requested the property, which is **128.27 feet** by **131.95 feet**, be rezoned for a project to develop a new “bus barn” for the community college’s use.

The surrounding area comprises residential and public uses. Single-family homes are located north, south and east of the site. City Ball Park, owned and operated by the college, is to the west.

White said the Planning Commission held a public hearing on **July 13** and voted unanimously to recommend that the City Commission approve the request.

Commissioner Oestmann made a motion to approve the ordinance as presented. Commissioner Welch seconded the motion. A roll call vote was **unanimous** in favor of the motion.

Mayor Rogers declared the ordinance **approved** and given **Ordinance No. 2021-08-4537**.

## CDBG Certified Grant Administrator

City Clerk Shook presented for discussion the review of bids received and selection of a **Certified Grant Administrator** for the **Community Development Block Grant (CDBG) housing project**.

City Manager Frazer said Requests for Proposals were sent out to four qualified agencies for a Certified Grant Administrator. Two bids were received, one from **Ranson Financial Consultants** and the other from the **South Central Kansas Economic Development District, Inc. (SCKEDD)**.

Those bids were opened and scored by City staff so the City Commission can pre-select a grant administrator for the project. SCKEDD scored slightly higher than Ranson due to its familiarity with the project, consolidation of all grant services under one provider and access to additional non-CDBG programs such as weatherization. For all these reasons, Frazer recommended SCKEDD.

Frazer reminded the commissioners that the City is applying for a CDBG program grant to finance substantial housing rehabilitation of approximately **12 houses** occupied by qualifying low- to moderate-income families, approximately six of which will be rental units and six of which will be owner occupied, within a target area bounded by North 15<sup>th</sup> Street to the west, North 10<sup>th</sup> Street to the east, West Kansas Avenue to the south and West Colorado Avenue to the north.

Commissioner Warren made a motion to select SCKEDD as the CDBG Certified Grant Administrator for the planned housing rehabilitation project.

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

Mayor Rogers declared the motion **approved**.

## Paris Park Pool Committee

City Clerk Shook presented for discussion the formation of and appointment of two members to a **special committee** to discuss the future of the **Paris Park Pool**.

Mayor Rogers said the plan is for the four taxing entities – the **City, Cowley College, the Recreation Commission (ACRC)** and **USD 470** – each to appoint two representatives to this committee, with **City Manager Frazer**, ACRC Superintendent **Landon West** and Aquatics Director **Deb Davidson** also serving as ex officio members of the committee.

The first meeting of the committee is planned to be held **August 11** at the Water Treatment Facility.

Commissioner Warren made a motion to appoint **Mayor Rogers** and **Vice Mayor Gingher** as the City's two representatives to this special committee. Commissioner Welch seconded the motion.

A voice vote was **unanimous** in favor of the motion. Mayor Rogers declared the motion **approved**.

## City Manager's Report on Upcoming Activities

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

- The monthly Cowley Indoor Market will have its next event from **5 to 8 p.m. August 4** at Burford Theatre Arts, located at 118 S. Summit St. in downtown Arkansas City.
- The next RISE Cowley steering committee meeting will be at **10 a.m. August 10** at the Cowley County Courthouse, located at 311 E. Ninth Ave. in Winfield (*and also via Zoom*).
- The next monthly Cowley County Legislative Committee meeting will be at **noon August 10** at the Winfield Area Chamber of Commerce office, located at 123 E. Ninth Ave.
- The Arkansas City Farm and Art Market will continue its 2021 season from **4 to 6:30 p.m. August 10 and 17** at the Wilson Park rotunda. Its season will continue through **September**.
- Burford Theatre Arts will be host to a special concert by Aaron Watson (*with the Mike Love Band*) starting at **8 p.m. August 12** in Island Park, located at 200 Main St. in Winfield.
- The next City Commission study session will be at **noon August 13** in Frazer's office.
- Several City staff, as well as Chamber of Commerce and Cowley First officials, will be attending an "Upstairs Downtown" workshop, presented by Kansas Main Street, on **August 16-17** in Hutchinson. Frazer said he hopes to learn more about implementing a Rural Housing Incentive District (RHID) to develop upper floors in downtown Arkansas City.
- The City Hall elevator will be out of commission for **six to eight weeks** as it is replaced.

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## Adjournment

Commissioner Welch made a motion to adjourn the meeting. Mayor Rogers seconded the motion.

A voice vote was **unanimous** in favor of the motion. Mayor Rogers declared the meeting adjourned at **6:10 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