



Wednesday, January 18, 2023

Regular Meeting Minutes

118 W Central Ave, Arkansas City, KS

Routine Business

1. Roll Call

PRESENT

Commissioner Kanyon Gingher
Commissioner Charles Jennings
Commissioner Scott Rogers
Commissioner Jay Warren
Mayor Diana Spielman

ABSENT

None

Also Present: City Manager Randy Frazer, City Attorney Larry Schwartz, Police Chief Eric Burr, City Clerk Lesley Shook, Deputy City Clerk Tiffany Parsons, Principal Planner Josh White.

2. The Opening Prayer and Pledge of Allegiance were led by Mayor Spielman.

3. Additions or Deletions

- Remove Item #1 under New Business/City Manager Department "Consider a Resolution authorizing the City of Arkansas City to approve a contract with JEO Consulting Group Inc. for our Levee Certification Phase 1, for an amount not to exceed \$56,910.00".
- Add new Item #1 under New Business/City Manager Department "Consensus to apply for a Base 2 Grant".

Motion made by Mayor Spielman, Seconded by Commissioner Warren to approve the agenda as amended.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

4. Approval of the Agenda.

Motion made by Commissioner Gingher, Seconded by Commissioner Warren to approve the agenda as amended.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

Recognition of Staff

1. Luke Davidson was Introduced and sworn in as a new Police Officer.

2. Sal, the Police Department's Emotional Support Dog, was introduced by Police Chief Burr.

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.

Motion made by Commissioner Rogers, Seconded by Commissioner Warren to approve the consent agenda with the correction noted to the minutes of January 3rd that Commissioner Warren not Commissioner Jennings was appointed to serve as representative to the Cherokee Strip Land Rush Museum Board of Trustees.

1. Ratify Mayor Diana Spielman's re-appointment of:
 - Lloyd Colston to the Planning Commission/Board of Zoning Appeals
 - Foss Farrar and Tom Wheatley to the Historic Preservation Board
 - Brandon Jellings to the Planning Commission
 - Felipe Escalante to the Northwest Community Center Advisory Board
 - Mitch Reichle and Latresha Swopes to the Arkansas City Public Library Board
 - Pam Crain and Toni Greene to the Outstanding Student Award Committee
 - Kim Hager and Tammy Lanman-Henderson to the Community Spirit Award Committee
 - Charles Tweedy to the Public Building Commission

2. Approve the January 3, 2023, regular meeting minutes as written.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

New Business

City Manager Department

1. City Clerk Shook presented for discussion and approval for the City to apply for a Base 2.0 Economic Grant. Rose Mary Saunder and Chrystal Hinnen from Ranson Financial stated the funds would be used towards infrastructure at the 32 lots in the Forrest Glenn 2 addition and also allow for the application of the Medium Income Housing (MIH) grant that would allow down payment assistance for the home buyers. The application is due by January 31, 2023.

Motion made by Commissioner Warren, Seconded by Commissioner Jennings to authorize the city to apply for a Base 2.0 Economic Grant.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

2. City Clerk Shook presented for consideration an Ordinance annexing, incorporating within, and adding territory to the City of Arkansas City, Cowley County, Kansas, a municipal corporation in conformity with the provisions of K.S.A § 12-520 and all acts amendatory thereof or supplemental thereto. Principal Planner White stated Creekstone Farms Premium Beef LLC wishes to develop a daycare facility at 300 Goff Industrial Park Road. They also would like to bring their truck gate facility to the north into the city. This would bring uniformity to their properties and also improve their emergency response. The project will also bring much

needed child daycare facilities to the area. The Planning Commission met on Tuesday, December 13 and voted to recommend to the City Commission to approve the annexation.

Motion made by Commissioner Rogers, Seconded by Commissioner Warren to approve the ordinance annexing, incorporating within, and adding territory to the City of Arkansas City, Cowley County, Kansas, a municipal corporation in conformity with the provisions of K.S.A § 12-520 and all acts amendatory thereof or supplemental thereto.

Roll Call Voting Yea: Commissioner Gingher, Commissioner Rogers, Commissioner Warren, Mayor Spielman

*Voting Nay: Commissioner Jennings. Mayor Spielman declared the motion approved and given **Ordinance No. 2023-01-4570.***

3. City Clerk Shook presented for consideration an Ordinance authorizing the rezoning of 300 Goff Industrial Park Road, from R-1 (Low Density Residential District) to C-3 (General Commercial District). Principal Planner White stated Creekstone Farms Premium Beef LLC has requested 300 Goff Industrial Park Road be rezoned. The property consists of approximately 3.51 acres. The site already has a warehouse building that is a proposed child daycare center. Due to the recent annexation of this property, the property is currently zoned R-1, Low Density Residential District. This zoning district is inappropriate based on the existing and continuing use. The Planning Commission voted unanimously on Tuesday, December 13, 2022 to recommend that the City Commission approve the request.

Motion made by Commissioner Gingher, Seconded by Commissioner Rogers to approve rezoning of 300 Goff Industrial Park Road, from R-1 (Low Density Residential District) to C-3 (General Commercial District)

Roll Call Voting Yea: Commissioner Gingher, Commissioner Rogers, Commissioner Warren, Mayor Spielman

*Voting Nay: Commissioner Jennings. Mayor Spielman declared the motion approved and given **Ordinance No. 2023-01-4571.***

4. City Clerk Shook presented for consideration an ordinance authorizing the rezoning of 26865 61st Road, from R-1 (Low Density Residential District) to I-2 (Heavy Industrial District). Principal Planner White stated Creekstone Farms Premium Beef LLC has requested 26865 61st Road be rezoned. The property consists of approximately 11.66 acres. The site already has a truck gate and trailer parking for Creekstone Farms. Due to the recent annexation of this property, the property is currently zoned R-1, Low Density Residential District. This zoning district is inappropriate based on the existing and continuing use. This would be in line with the rest of the Creekstone Farms property that is to the west of this site. The Planning Commission voted unanimously on Tuesday, December 13, 2022 to recommend that the City Commission approve the request.

Motion made by Commissioner Rogers, Seconded by Commissioner Gingher to approve the rezoning of 26865 61st Road, from R-1 (Low Density Residential District) to I-2 (Heavy Industrial District).

Voting Yea: Commissioner Gingher, Commissioner Rogers, Commissioner Warren, Mayor Spielman

*Voting Nay: Commissioner Jennings. Mayor Spielman declared the motion approved and given **Ordinance No. 2023-01-4572.***

5. City Manager Frazer reminders and updates:

- Fentanyl Town Hall is at Baden Square January 19th at 5:30 p.m.
- January 25 is the League of Kansas Municipalities and local government day in Topeka. Any commissioners wishing to attend need to let the City Manager know.
- The Data Walk is scheduled for January 31st from 6-8:30 p.m. at the Brown Center.
- The Annual Chamber Banquet is February 4th from 5-9 at the Agri-Business Building.
- Moving forward with rate study. Meeting with Ranson Financial on February 19th regarding sanitation and stormwater rates.
- Preconstruction meeting on January 23rd regarding the upcoming alley repair project.

Items for Discussion by City Commissioners

Mayor Spielman – Handed a letter she received from Planning Commission members Ian Kuhn and Tom Wheatley and asked City Clerk Shook to read it out loud.

Commissioner Jennings - Thanked Mayor Spielman for her attendance and supportive words at the Martin Luther King Celebration of Unity event. Thanked Commissioner Warren for his heartfelt support of the inaugural Bruce Watson Cowley College Community Vision Award. Acknowledged Commissioner Gingher for her constant support and attendance.

Adjournment

Motion made by Commissioner Warren, Seconded by Commissioner Rogers to adjourn the meeting.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the meeting adjourned.

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

Diana L. Spielman, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Lesley Shook, City Clerk