

# City Commission of Arkansas City Meeting Minutes

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The Arkansas City Board of City Commissioners met in regular session at 5:30 p.m. January 17, 2017, in the Commission Room at City Hall, 118 W. Central Ave., in Arkansas City.

Mayor Duane L. Oestmann called the meeting to order. Those also present at roll call were Commissioner Dan Jurkovich, Commissioner Charles Tweedy III, Commissioner Jay Warren and Commissioner Karen Welch.

City employees present at roll call were City Manager Nick Hernandez, City Attorney Tamara Niles, Public Information Officer Andrew Lawson, City Clerk Lesley Shook, Finance Director Kathy Cornwell, Information Technology Manager Matthew Metzinger, Public Works Director Eric Broce, Assistant Public Works Director Mike Crandall, Neighborhood Services Superintendent Richard Brown, Combination Inspector Mike Bellis, Fire Chief Bobby Wolfe, ACFD Capt. Ken Corcran, Firefighter-EMT Tanner McClure, Police Chief Dan Ward, Master Police Officer Nelson Douglas and Human Resources Manager Marla McFarland.

The Spring Hill Golf & Recreation Association was represented by clubhouse manager Cathy Vaughn and treasurer Dale Kuhn. Veterans of Foreign Wars Post No. 1254 was represented by Post Commander Charlie Cravens, Post Senior Vice Commander John Jarvis, State Senior Vice Commander Michael Holland and VFW Auxiliary President Sue Hartman, Judy Holland and Crystal Cravens.

Citizens in attendance included Reatha Juden, Brett Von Martin, Gareth McGee, Cowley CourierTraveler reporter Cody Griesel and Ark City Daily Bytes reporter Jeni McGee.

Commissioner Warren offered the opening prayer. Mayor Oestmann led the pledge of allegiance.

## **Agenda Approval**

Commissioner Tweedy 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 Oestmann declared the agenda approved.

## **Awards and Proclamations**

VFW Post 1254 Commander Charlie Cravens presented Master Police Officer Douglas with the organization's Officer of the Year award. The post previously has awarded the EMT Appreciation Award to Firefighter-EMT McClure and the Firefighter Appreciation Award to Capt. Corcran. All three were recognized by the commission.

Douglas thanked his fellow officers and the citizens of Arkansas City for their assistance to and support of him.

## **Recognition of Visitors**

Spring Hill Golf Course clubhouse manager Cathy Vaughn said there have been some misconceptions about the course regarding its membership numbering 64 Arkansas City residents (other members live outside the city). Vaughn said there are more people who golf at Spring Hill than just members. Many people pay per golf round.

She said members accounted for just 3,500 rounds of the 11,000 played in 2016. Half of the remaining rounds (4,000) were played by nonmembers who live in Arkansas City. Close to 1,000 rounds came from youth programs.

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Regarding finances, Vaughn said she and Kuhn have been working on a plan to make the golf course self-sufficient in 2017 and for many years to follow. The plan, which Commissioner Warren praised, consists of:

1. Reducing employee hours, using the honor box more and cutting the hours the clubhouse is open.
2. Shortening the employee work year to just 6 1/2 months.
3. Using pre-release inmates from the Winfield Correctional Facility to perform course maintenance duties.
4. Reducing the overall cutting area on the golf course to minimize mowing costs.

Vaughn said these changes should lead to a balanced budget by the end of the year. Kuhn said he still expects to be short about \$1,000 to \$1,200 in February, but he hopes the total amount of assistance needed will be less.

He currently projects the course to be about \$600 short in March and a little more in April, but hopes to avoid it.

Kuhn is set to meet with the Cowley County Commission on Feb. 7 to request funds. Calls to the Parkerfield City Commission have gone unanswered, but he will meet with the Arkansas City Convention and Visitors Bureau.

Mayor Oestmann asked about the development of this plan. Kuhn said remaining open was the only option.

Commissioner Tweedy asked when the pre-release workers would be used. Kuhn said from March 15 to Oct. 11.

Commissioner Warren asked how the prisoners would be transported. Kuhn said the current transportation to the City also could serve to transport the golf course's laborers. The current plan is to use five workers at a time.

Commissioner Tweedy asked if the groundskeeper would be the person responsible for overseeing the inmates. Kuhn said that person and two other golf course officials will take classes to qualify them for that oversight.

Commissioner Warren asked for a new 2017 budget that takes into account the actions of the four-step plan.

Commissioner Tweedy asked if the total membership of 93 has changed. Kuhn said it has increased to 94.

Commissioner Warren asked if a round is nine holes and how many people play 18 holes at a time. Kuhn estimated about 2,000 of the 11,000 rounds are for 18 holes, while the rest are just nine holes. Vaughn said all of the tournaments that are included in those figures also feature 18-hole configurations.

## **Consent Agenda**

Commissioner Warren made a motion to approve the consent agenda as presented, including the following:

1. Approving the January 3, 2017, regular meeting minutes as written.
2. Approving Resolution No. 2017-01-3071, approving and executing a deed of release for airport property totaling approximately 4 acres, located at Strother Field Industrial Park, for Four County Mental Health.

Commissioner Warren asked about the release deed. City Attorney Niles said it just adds the land to the building.

Commissioner Tweedy seconded the motion. A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the consent agenda approved.

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## Old Business

### Unsafe/Dangerous Structure

City Clerk Shook presented for discussion an update on an unsafe and dangerous structure located at 617 S. Fourth St. The owner, Brett Martin, had not completed the requested actions within the last two weeks.

Neighborhood Services Superintendent Brown said no mold remediator contacted him until January 16, but that was just a home inspector with some background in mold testing. Brown said it would be up to the commission.

Brown said the home is locked up now. Commissioner Tweedy asked if the property had been removed and Brown said Martin had taken some of his property out of the structure.

Brown said there are more problems than just the mold issue. He estimates more than 75 percent of the value of the structure is beyond saving. City Manager Hernandez said the Oklahoma home inspector is Larry Lake.

Brown said mold remediation requires additional education beyond the testing license, but no additional license.

Commissioner Warren asked Martin how he will handle the additional structural problems. Martin again disputed the 75-percent estimate. Commissioner Warren pressed him for more details on his roof repair plans.

Martin said he wants to hire Fuentes Construction, but claimed Brown will not let Fuentes do the work. He also said Lake claimed he can't do any work without Brown's cooperation and implied Brown was bluffing about it.

Hernandez asked City Attorney Niles to confirm Brown still has two more weeks to commence working on the structure, and 90 days after that complete the work or return to the commission and asked for a time extension.

Hernandez told Martin he needs to hire a licensed general contractor to pull a permit — even if Martin does all the work himself — and coordinate with Brown on the 90-day timeline. This needs to happen within 14 days.

Brown said Westar can place a temporary pole to allow electrical service for anyone working at the property.

Hernandez said Martin is responsible for any damage to his house that might occur as a result of turning back on the water. The City only is responsible for providing service to the meter.

Brown said he can remove his lock from the building and allow Martin to place his own lock there. Hernandez said that from the mold perspective, Brown must ensure it is not a hazard to the neighbors. He said that if Brown wants to harm himself, that is his own prerogative, but the City must act to prevent harm to neighbors.

Commissioner Jurkovich told Martin he is concerned that Martin will spend a considerable amount of money on improvements, only to run out of time and see the building demolished anyway or sold at a county tax sale.

Hernandez explained to Martin that the 75-percent estimate is for the value of the home, not the integrity of the structure itself. So if the total repairs cost more than 75 percent of the value of the house (estimated by the county to be \$8,180), then that qualifies as 75-percent deterioration, which Brown has estimated to be the case.

Commissioner Jurkovich mused it might be cheaper to buy a new house or tear down this one and build a new house in its place, since the total repairs easily could exceed \$20,000, as Brown and Mayor Oestmann estimated.

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## New Business

### Water Well No. 14 Improvements Resolution No. 2017-01-3072

City Clerk Shook presented for discussion a resolution authorizing the City to enter into a contract agreement with Wildcat Construction Company, Inc., of Wichita, for the Water Well No. 14 improvements, for an amount not to exceed \$369,800.00.

Public Works Director Broce said this project is the latest outgrowth of the wellfield evaluation performed by Burns & McDonnell. He showed a map of the wellfield, most of which was constructed in the 1940s and 1950s.

Well No. 8 collapsed in early 2014. The evaluation, completed about the same time, recommended the immediate replacement of Well Nos. 8, 5 and 7, along with rehabilitation of Well Nos. 1, 3 and 4 within the next three years. The remaining wells were to be rehabilitated during the subsequent five years in that study.

Broce said permitting has slowed down the overall rehabilitation and re-drilling process, and only No. 8 has been re-drilled and offset by Layne Christensen Co. That work was completed last July. Professional Engineering Consultants designed a standard well house that can be used on this and future well improvement projects.

Broce said bids were opened Jan. 11 and Wildcat was the low bidder. He could not get more than two bidders. The engineer's estimate was \$500,000, so the low bid is a savings from that estimate and Walters-Morgan's bid.

Broce estimated the new well house could be up and running as early as June if the contract were to be approved.

Commissioner Warren asked about the drilling process. Broce said it is a 60-inch-wide hole. Mayor Oestmann asked about the numbering conventions. Broce said the state requires a new number to be assigned each time.

Broce said staff's goal is to re-drill and offset No. 8 next, which would allow both new well houses to potentially run off the same natural gas generator, which will be installed at Well No. 8 as part of this project. He would like to have two well houses apiece on a generator in both the north and south wellfields.

City Manager Hernandez said the new water treatment facility also will be able to run off a generator, so the City should in the future be able to avoid any interruptions in service or boil orders such as Burden recently had.

Mayor Oestmann made a motion to approve the resolution. Commissioner Tweedy seconded the motion.

A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the resolution approved and given Resolution No. 2017-01-3072.

## City Manager Updates

City Manager Hernandez asked Public Works Director Broce to present the options for 15<sup>th</sup> Street reconstruction. Broce said he is planning an Andale Construction presentation on Super Slurry in February.

Commissioner Tweedy asked for a traffic count on that roadway. Hernandez said it carries about 1,000 vehicles per day. Broce said the bridge replacement will be Phase 2 of the project, set to commence later this summer.

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Broce also said Smith & Oakes was able to submit the final plans for the South Summit Street KLINK project just before the deadline. He said there would be a project walkthrough later that week and bids will be let very soon.

Hernandez updated the commissioners on the selection of KanOkla to provide the new telephone system for the police and fire-EMS departments. He asked Information Technology Manager Metzinger to provide more details.

Metzinger said KanOkla was working diligently to expedite the replacement in order to get the emergency departments back on line, starting January 18. He thought ACFD could be up the next day and ACPD a day later.

Commissioner Warren asked why the current system failed. Metzinger said it was installed in 2007 or 2008, but Cowley County notified the City after 911 dispatch consolidation that support eventually would be discontinued.

Commissioner Welch asked if there were any 911 backup systems in the county. Metzinger said dispatch is transferred to Reno County if there is a failure locally, as happened on January 13 with a telephone disruption.

## **Other Business**

Commissioner Warren asked how consolidated 911 dispatch has been going. City Manager Hernandez called Chief Ward and Chief Wolfe to the podium. Chief Wolfe admitted there have been some "growing pains."

Commissioner Warren and Mayor Oestmann asked him to elaborate. Wolfe said dispatching is a difficult job and he thinks there has been a lot of employee turnover that has affected some responses and hindered first responders' ability to receive correct information. He said it is taking a while to work to remedy those issues.

Commissioner Welch said this sounded like a diplomatic way of saying the idea has not been working out so far.

Wolfe said he met with Cowley County Emergency Communications Director Carl Fortner to resolve some issues, some of which Fortner quickly identified and took action to correct.

Commissioner Warren asked if the issues are due to the system or the personnel running it. Wolfe said the system is entirely new, other than the Computer Added Dispatch software.

Commissioner Tweedy asked if the problems are putting anyone at risk, or if the departments are able to work around them. Wolfe said he thinks they have been able to work around it so far. He does not think there have been any major delays that would affect outcomes, but the potential always is there for that to happen.

Hernandez said he thinks command and control of the system's policies and their implementation is a potential issue. He said the chiefs may be concerned that law enforcement and firefighting officials are not directing that.

Another issue is whether the Emergency Communications Advisory Board (ECAB) should do more than just make recommendations, which is its current function. The county commission and administrator make the decisions.

Commissioner Warren asked if either Arkansas City's or Winfield's emergency departments had any input into the development of the system. Wolfe said the consolidation was in place before either he or Ward arrived here.

Commissioner Welch said there was a 911 committee that had representatives of every agency in the county.

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Hernandez said in many counties, sheriff's offices are in charge of dispatch centers. Chief Ward said that is the arrangement that seems to work best for the protection of Criminal Justice Information Services.

Commissioner Warren asked if those other dispatch centers are working well. Ward said anytime there is consolidation, there is going to have be some "give and take" and everyone has to be on the same page.

Commissioner Jurkovich joked that the problem was building the center in Winfield instead of Arkansas City, but both Hernandez and Commissioner Welch insisted that was not the issue at hand.

Ward said the biggest difficulty is when Arkansas City officers or firefighter-paramedics are dispatched to incorrect addresses. He said there can be confusion about whether 911 callers are in Arkansas City or Winfield.

He also cited a recent 8-1 vote of the ECAB to recommend the purchase of Mobile Data Terminal technology for ACPD, only to see the county overrule that recommendation and decide not to fund the requested purchase.

Ward also talked about the potential future cost of forwarding the 441-4444 number to dispatch via long distance.

Commissioner Tweedy asked about Voice Over Internet Protocol and Metzinger explained how that will work.

## **Adjournment**

Commissioner Welch moved to adjourn the meeting. Commissioner Tweedy seconded the motion. A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the meeting adjourned at 7:10 p.m.

THE ARKANSAS CITY  
BOARD OF CITY COMMISSIONERS

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Duane L. Oestmann, Mayor

ATTEST:

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Lesley Shook, City Clerk

Prepared by:

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Andrew Lawson, Public Information Officer