

City Commission of Arkansas City Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at 5:30 p.m. March 21, 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 Charles Tweedy III, Commissioner Jay Warren and Commissioner Karen Welch. Commissioner Dan Jurkovich was absent.

City employees present at the meeting were City Manager Nick Hernandez, Public Information Officer Andrew Lawson, City Clerk Lesley Shook, Finance Director Kathy Cornwell, Public Works Director Eric Broce, Assistant Public Works Director Mike Crandall, Fire Chief Bobby Wolfe, Police Chief Dan Ward, and Parks and Facilities Director Tony Tapia.

Citizens in attendance included Kanyon Gingham, Chari Jenkins, Marcela Jimenez, Mark Paton, Holli Pool, John Pool, Jim Sybrant, 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. Mayor Oestmann seconded the motion. A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the agenda approved.

Awards and Proclamations

Mayor Oestmann read a proclamation of April 2017 as Fair Housing Month in Arkansas City. No guest was present.

Comments from the Audience

Marcela Jimenez, 3404 N. Eighth St., asked about future plans regarding alcohol at the Agri-Business Building when minors are present. She is interested in having quinceañeras at that site and providing alcohol for them.

City Manager Hernandez explained that these can be rather large celebrations. He said City Attorney Tamara Niles was researching possible changes to the law, but he didn't know the status of that research.

He said he would visit with Niles and try to have something before the commission in April. Jimenez was instructed to go ahead and fill out an application with City Clerk Shook for the event she is planning in April.

Consent Agenda

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

1. Approving the March 7, 2017, regular meeting minutes as written.
2. Resolution No. 2017-03-3088, scheduling a public meeting at 9 a.m. April 29, 2017, at Commissioner Warren's cabin at 2776 272nd Road for a budget retreat.
3. Resolution No. 2017-03-3089, approving the purchase of a 2017 Kubota Model F2690 mower from Price Bros. Equipment Co., of Wichita, for an amount not to exceed \$13,850.00.
4. Resolution No. 2017-03-3090, approving the purchase of a 2017 Dodge Ram 1500 4x4 crew cab pickup truck from Zeller Motor Co. Inc., for an amount not to exceed \$25,000.00.

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Mayor Oestmann asked Parks and Facilities Director Tapia when new mowers last were purchased for his division. Tapia said the last mower was purchased in 2005 and the new one is capable of more 4x4-type mowing.

Commissioner Tweedy asked about an odd footnote on both bids. City Manager Hernandez said it was an error.

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

Old Business

Issuing IRBs for Ark City Industries

Resolution No. 2017-03-3091

City Clerk Shook presented for discussion a resolution determining the advisability of issuing taxable Industrial Revenue Bonds (IRBs) for the purpose of financing the acquisition, construction and equipping of a commercial facility to be located within Goff Industrial Park, and authorizing the execution of related documents.

Mayor Oestmann opened the public hearing. Commissioner Welch asked what the IRBs would be used for and City Manager Hernandez said Arkansas City Industries (ACI) wants to build a 15,000-square-foot spec building.

Commissioner Tweedy asked if the City will hold the bonds for ACI or if ACI receives them directly. Hernandez said the City assists with IRB issuance, but is not responsible or liable for payment in any way. There is no risk.

Mayor Oestmann asked if ACI had any comment. Mark Paton said Cowley First has indicated a need for this size of building. There is no tenant at this time, but ACI thinks there is a need for this size of smaller building.

Mayor Oestmann declared the public hearing closed. Commissioner Warren 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. 2017-03-3091.

New Business

Federal-Aid Fund Exchange Master Agreement

Resolution No. 2017-03-3092

City Clerk Shook presented for discussion a resolution authorizing the execution of a Federal-Aid Fund Exchange Master Agreement between the City and the Kansas Department of Transportation (KDOT).

City Manager Hernandez said the agreement needs to be completed every year for KDOT to hold federal exchange dollars on behalf of the City and exchange them at the 90-percent rate. Public Works Director Broce said about \$600,000 is being held currently, and most will be expended on the 15th and Summit Street resurfacing projects.

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

A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the resolution approved and given Resolution No. 2017-03-3092.

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ACI Voluntary Annexation Agreement **Resolution No. 2017-03-3093**

City Clerk Shook presented for discussion a resolution authorizing the execution of an agreement for voluntary annexation between the City and Arkansas City Industries, Inc. (ACI).

City Manager Hernandez said he, Mark Paton and the ACI board have worked on the agreement for about two years. The plan allows for the annexation of some properties, which in turn will allow the annexation of streets.

There is a tax rebate component, Hernandez said, but property taxes will be phased in over 10 years on the annexed properties. Several lots will be de-annexed, but would be re-annexed if ever connected to City utilities.

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

A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the resolution approved and given Resolution No. 2017-03-3093.

Hernandez commended ACI for its commitment to the betterment of Goff Industrial Park and all of Arkansas City.

Expiration of Board Terms

City Clerk Shook presented for discussion a resolution amending the procedure for expiration of and appointment to City advisory board terms.

Public Information Officer Lawson said the shift in the election calendar from April to November/January begs the question of whether to change the April and May board appointments to January or February.

He said that if the intent of those appointment/expiration dates was to allow a new mayor to make a slew of appointments, it now would need to occur earlier in the year. This change also could make things easier on staff.

Lawson said there was no need for any action that night, and recommended tabling it to provide Commissioner Jurkovich and City Attorney Niles with more time to look over the proposed changes.

Mayor Oestmann made a motion to table further discussion of the resolution until April 4. Commissioner Warren seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the motion approved.

SCKMC Board of Trustees

City Clerk Shook presented for discussion the ratification of Mayor Oestmann's appointment to the South Central Kansas Medical Center Board of Trustees.

Commissioner Warren said he also wanted Commissioner Jurkovich to have some input on this discussion item.

Commissioner Warren made a motion to table further discussion of the appointment to April 4. Mayor Oestmann seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the motion approved.

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City Manager Updates

City Manager Hernandez reminded commissioners of the Home and Outdoor Living Festival on March 25-26 and passed out the sign-up sheet for shifts at the City booth at that event, which will be at the Agri-Business Building.

He also asked commissioners to attend the City advisory board appreciation banquet March 27 at Cowley College's Wright Room and said the Wilson Park master plan will be unveiled to the 160 expected attendees.

Hernandez said the next rollout event for the master plan will be at the Arkansas City Area Chamber of Commerce coffee March 30, set to be hosted by the City. It will be at Wilson Park, if the weather permits.

He also reminded the commission of Spring Cleanup Day on April 1 and Spring Cleanup Week, which is April 3-7.

Other Business

Jim Sybrant, 1816 E. Chestnut Ave., spoke about several issues related to code enforcement, including the composition and residency of the Building Trades Advisory Board, licensing of trades, the adoption of the 2015 International Code Cycle, commercial development practices, and the code enforcement process in general.

The discussion lasted nearly an hour. Commissioner Warren said he agrees with some of Sybrant's concerns and the commissioners indicated they would like to schedule a study session April 14 to discuss these issues more.

Adjournment

Commissioner Warren 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 6:52 p.m.

THE ARKANSAS CITY
BOARD OF CITY COMMISSIONERS

Duane L. Oestmann, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Andrew Lawson, Public Information Officer