

City Commission of Arkansas City Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at 5:30 p.m. July 11, 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 the meeting were City Manager Nick Hernandez, City Attorney Tamara Niles, City Clerk Lesley Shook, Public Information Officer Andrew Lawson, Finance Director Kathy Cornwell, Fire Chief Bobby Wolfe, Police Chief Dan Ward and Human Resources Manager Marla McFarland.

The Arkansas City Public Library was represented by Director Mendy Pfannenstiel. KanPak was represented by General Manager Shane Solberg. Cowley County Commissioner Bob Voegele also attended the meeting.

Citizens in attendance included Vicki Jackson, Gareth McGee, Ark City Daily Bytes reporter Jeni McGee and Cowley CourierTraveler reporter Cody Griesel.

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

Recognition of Visitors

Arkansas City Public Library Director (ACPL) Mendy Pfannenstiel gave a budget presentation for the library, which is requesting the maximum of 6 mills of pass-through funding from the City in 2018.

Decreasing the requested budget would lead to staff cuts and a reduction in services and hours of operation, Pfannenstiel said, as well as possibly jeopardize state aid and South Central Kansas Library System funding.

Current library projects include updating technology, various community partnerships, rotating museum collections, complete microfilm digitization of newspapers through 2009 and the brand-new MakerSpace area.

Other services include Wi-Fi computer use, notary public, printing and copying, faxing, meeting room use, one-on-one "Book-a-Librarian" appointments, and children's, teen and adult programming. ACPL also continues its core mission of lending books, periodicals, audiobooks, interlibrary loan materials, tablets and wireless hotspots.

Pfannenstiel said the vision of a new library facility in the Wilson Park Master Plan would assist immensely with its great current challenges, which are facility maintenance and improvements. Recent costly renovations include new carpeting, LED lighting, and coats of paint on the main and upper-level walls in 2015; new paint on all interior staircases in 2016; and a new roof and new cabinetry for the MakerSpace earlier this year.

Despite the new roof, the library continues to battle ongoing leaks and might have to conduct extensive specialized testing to determine their cause. New windows also are needed, at a cost of \$100,000 to \$200,000.

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The other reason for a new facility is increased space for events and quiet reading areas. Pfannenstiel said ACPL is not currently able to offer those modern services due to space constraints in the existing building.

She showed a breakdown of the current 2017 budget, more than 61 percent of which goes to personnel expenses. She said that will increase slightly in 2018 because a part-time position was made a full-time position.

Pfannenstiel also discussed the library's patron foot traffic, circulation, public internet use, and children's attendance statistics. Commissioner Warren asked why the outside use of meetings is on the decline. She said she would have to consult the booking calendar, but it could be due to a drop in the amount of available rooms.

Commissioner Warren asked Niles about the possibility of expanding the property tax base of the library to encompass the school district's taxing area. She said this would take a special statute of the Kansas Legislature.

City Manager Hernandez asked for in-town vs. out-of-town use statistics. Pfannenstiel promised to provide them.

Consent Agenda

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

1. Approving the June 20, 2017, regular meeting minutes as written.
2. Ratifying Mayor Oestmann's reappointments of Carl Bowman and Brian Mayfield to the Building Trades Advisory Board.
3. Receiving and filing the 2016 audit by Jarred, Gilmore & Phillips, PA.
4. Approving Resolution 2017-07-3115, authorizing the City to accept a grant from the Federal Aviation Administration to update the airport layout plan, update the property map and perform a wildlife hazard site investigation at Strother Field Airport and Industrial Park.

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

Old Business

Board Appointments

City Clerk Shook presented for discussion Mayor Oestmann's appointment of Mark McGuigan to the Arkansas City Recreation Commission (ACRC).

Mayor Oestmann said McGuigan will provide new blood and thanked Mike Dobson for his eight years of service.

Commissioner Tweedy asked again about restoring the proper staggering of the City's two appointments. City Attorney Niles said she still is researching the matter, but she is waiting on some documents to be delivered.

Commissioner Tweedy made a motion to ratify Mayor Oestmann's appointment of McGuigan to the Arkansas City Recreation Commission. Commissioner Welch seconded the motion.

A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the appointment approved.

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New Business

KanPak Industrial Revenue Bonds Resolution No. 2017-07-3116

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 KanPak distribution facility to be located at Goff Industrial Park, and authorizing the execution of related documents.

City Manager Hernandez said he and Cowley First Director Kerri Falletti have worked on this project for four years.

He explained that IRBs use the property taxes that would have been paid on the new facility over the next 10 years to pay off bonds issued for constructing that facility. They also provide a sales tax exemption for 10 years.

Only project revenues are pledged and the City is not financially liable in any way for securing the debt, he said.

Hernandez said similar IRBs have gone smoothly, including a recent issuance for Ark City Industries. The total project is estimated at \$17.5 million, \$14 million of which is for the 200,000-square-foot facility itself.

About half of the target property will be annexed into the City limits. Commissioner Warren asked KanPak General Manager Shane Solberg about the general specifications of the building. Solberg said 20 employees will be hired in the first year and 12 more will move there from the current facility at the south end of the city.

Solberg explained how shipping will work between the two facilities and that customers will pick up their product at the new facility. The current plant has no more warehouse space and product goes straight to trucks.

Hernandez said the cost-benefit analysis shows a net benefit to the City of 1.17:1, to Cowley County of 1.14:1, to USD 470 of 1.53:1 and to the State of Kansas of 2.34:1 over a 10-year period. This increases greatly in year 10.

Commissioner Warren asked when construction could start. Solberg said as soon as possible. It is expected to last about 16 months. He said they will evaluate bids from local contractors and asked for recommendations.

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 motion approved and given Resolution No. 2017-07-3116.

Personnel Policy Updates

City Clerk Shook presented for discussion five personnel policy updates — Accommodations for Nursing Mothers, Gifts, Personal Property, Use of Official Badges/Credentials, and Public Relations.

Human Resources Manager McFarland said all of the policy updates are fairly minor and straightforward, except the Nursing Mothers policy, which is a brand-new workplace requirement of the federal Affordable Care Act.

Commissioner Jurkovich made a motion to approve the personnel policy updates. Commissioner Tweedy seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the motion approved.

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Standard Traffic Ordinance **Ordinance No. 2017-07-4432**

City Clerk Shook presented for discussion a first reading of an ordinance adopting by reference the updated 2017 Standard Traffic Ordinance (STO). City Attorney Niles said there are only two changes from last year's STO.

Seat belt fines were increased from \$10 to \$30, with the additional \$20 being remanded to the State of Kansas, and lamps are allowed on bicycles or their riders in lieu of a reflector on the rear of the bicycle.

Commissioner Tweedy and Gareth McGee asked if there was any way to bypass the new fine requirements.

Niles said the law is uniformly applicable to all Kansas cities, so the only option would be not to prosecute that violation in municipal court.

Commissioner Welch made a motion to approve the ordinance. Mayor Oestmann seconded the motion.

A roll call vote was unanimous in favor of the motion. Mayor Oestmann declared the ordinance approved and given Ordinance No. 2017-07-4432.

City Manager Updates

City Manager Hernandez notified the commission of his recent appointment to the Kansas Humanities Council.

He also said the new train whistle has arrived. Commissioner Tweedy asked how the South Summit Street project is coming along. Hernandez said it's going pretty well, except for the gas line that was struck accidentally.

He also said both the South Summit Street and Valley Road water line replacement projects have been completed. There might be a cost reduction on the Valley Road work. He had no updates on the 15th Street job.

Other Business

Commissioner Tweedy asked Police Chief Ward about security plans for the July 31 grand opening of the new McDonald's. Ward said off-duty officers will be employed by the restaurant as private security for the promotion.

City Manager Hernandez asked how fireworks went while he was away on vacation last week. Commissioner Tweedy said the show was excellent. There were no problems. There were some minor complaints, but no fires.

Hernandez also reminded commissioners about the budget study session scheduled for noon July 14 in the city manager's office at City Hall.

Adjournment

Commissioner Tweedy moved to adjourn the meeting. Commissioner Warren seconded the motion. A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the meeting adjourned at 6:31 p.m.

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THE ARKANSAS CITY
BOARD OF CITY COMMISSIONERS

Duane L. Oestmann, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Andrew Lawson, Public Information Officer