

City Commission of Arkansas City Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at 5:30 p.m. October 3, 2017, in the Commission Room at City Hall, 118 W. Central Ave., in Arkansas City.

Mayor Dan Jurkovich called the meeting to order. Those also present at roll call were Commissioners Charles Tweedy III, Jay Warren and Karen Welch. Commissioner Duane L. Oestmann was absent due to travel out of state.

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, Public Works Director Eric Broce, Assistant Public Works Director Mike Crandall, Environmental Services Superintendent Rod Philo, Fire Chief Bobby Wolfe, Police Chief Dan Ward and Principal Planner Josh White.

Citizens in attendance included Historic Preservation Board Chairman Kevin Cox, Ken Harader, Vicki Jackson and Gareth McGee. Commissioner Warren offered the opening prayer. Mayor Jurkovich 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 Jurkovich declared the agenda approved.

Awards and Proclamations

Mayor Jurkovich issued a proclamation that October 9-12, 2017, is National Fire Prevention Week in Arkansas City. Fire Chief Wolfe received the proclamation on behalf of ACFD, which will present at schools next week.

Consent Agenda

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

1. Approving the September 19, 2017, regular meeting minutes as written.

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

New Business

Historic Downtown Survey **Resolution No. 2017-10-3130**

City Clerk Shook presented for discussion a resolution authorizing an agreement with Spencer Preservation to conduct a survey of the historic downtown commercial district, in accordance with the project agreement with the State Historic Preservation Office and the historic preservation fund grant previously awarded, for an amount not to exceed \$13,000.00.

Principal Planner White said this cost would be reimbursed and the City's contributions are of in-kind staff time.

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Spencer Preservation was not the lowest bidder, but he said the Historic Preservation Board recommended the company anyway because of its experience with two remodeling consultation projects at Osage Apartments.

White said this is the first such survey since 1983. The project will involve a pair of public meetings to inform the public. No properties will be added to the district without a majority of the property owners' consent.

Commissioner Warren asked what kind of survey it will be. White said it is primarily educational and will inform owners about the histories of their buildings. Mayor Jurkovich asked how the information will be stored. White said it is publicly accessible on the Kansas State Historical Society's website. It also will be linked on the City site.

Commissioner Warren made a motion to approve the resolution. Commissioner Welch seconded the motion.

A voice vote was unanimous in favor of the motion. Mayor Jurkovich declared the motion approved and given Resolution No. 2017-10-3130.

Annexing KanPak Warehouse

Ordinance No. 2017-10-4441

City Clerk Shook presented for discussion an ordinance annexing, incorporating within and adding 10.82 acres of territory in Goff Industrial Park to the City of Arkansas City in conformity with the provisions of K.S.A. 12-520.

City Manager Hernandez said the action would clear the way for KanPak to construct a new distribution warehouse facility on the property, once it is annexed and then rezoned in a subsequent action.

He said a requirement for the Industrial Revenue Bonds the commissioners approved previously is the property must be annexed into the City limits and zoned properly. The Planning Commission recommended both actions.

Commissioner Tweedy asked if all the necessary paperwork was done. Hernandez said the land sale is finalized.

Mayor Jurkovich made a motion to approve the ordinance. Commissioner Tweedy seconded the motion.

A roll call vote resulted in four aye votes. Mayor Jurkovich declared the motion approved and given Ordinance No. 2017-10-4441.

Rezoning KanPak Warehouse

Ordinance No. 2017-10-4442

City Clerk Shook presented for discussion a first reading of an ordinance authorizing the rezoning of a 10.82-acre area of Goff Industrial Park from R-1 (Low-Density Residential District) to I-2 (Heavy Industrial District).

City Manager Hernandez said the all newly annexed property defaults to R-1 zoning unless otherwise changed by the commission. KanPak requested the I-2 zoning, which matches most of the rest of the industrial park area.

Commissioner Tweedy asked if I-1 (Light Industrial District) zoning would have been sufficient. Hernandez and Principal Planner White said it would. Commissioner Tweedy indicated he preferred the more restrictive zoning.

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Commissioner Warren made a motion to approve the ordinance. Commissioner Welch seconded the motion.

A roll call vote resulted in three aye votes and one nay vote, with Commissioner Tweedy casting the dissenting vote. Mayor Jurkovich declared the motion approved and given Ordinance No. 2017-10-4442.

Wellington EMS Agreement **Resolution No. 2017-10-3131**

City Clerk Shook presented for discussion a resolution authorizing an agreement with the City of Wellington for the Arkansas City Fire-EMS Department (ACFD) to provide emergency medical services (EMS) to certain areas of the City Wellington's EMS response area. The area in question is the far southeastern corner of Sumner County.

Fire Chief Wolfe said he and the Wellington fire chief had been negotiating this agreement for about two years.

Arkansas City can provide EMS service to this area more quickly than Wellington can, even considering the presence of the Kansas Turnpike. Wolfe said Ark City makes between six and eight EMS calls a year in the area.

The City will be reimbursed each year in the amount of \$14,000. Currently, it receives no funds for these services.

Public Works Director Broce pointed out that response times will suffer a little once the Kansas Department of Transportation closes the West Madison Avenue bridge for replacement in 2019-2020. Wolfe said ACFD still will be able to respond to the calls faster than Wellington can, using either Lovers Lane or Geuda Springs Road.

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 Jurkovich declared the motion approved and given Resolution No. 2017-10-3131.

City Manager Updates

City Manager Hernandez asked Environmental Services Superintendent Philo to update the commissioners on the \$26,282 emergency rehabilitation of Well No. 10, which suffered a screen failure and some pump issues.

This is one of the City's best-performing wells and several other wells are out of commission. Hernandez already has authorized the repair because the City is experiencing record usage from Creekstone Farms Premium Beef.

He said Creekstone used more than 30 million gallons of water last month, compared to its usual 24-26 million.

Commissioner Tweedy asked if this well was targeted for future rehabilitation. Hernandez and Philo said it was.

Hernandez also reminded the commissioners that October 9-13 is Fall Cleanup Week in Arkansas City and Fall Cleanup Day volunteer activities will be from 8 a.m. to about noon October 14. Coffee and donuts are provided.

He said there would be a forum for local election candidates from 6 to 9 p.m. October 10 at the Senior Citizens Center, as well as a quarterly Traffic Safety Committee meeting at 10 a.m. October 13 in his office at City Hall.

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Hernandez also previewed the return of the free fall movies at the Wilson Park rotunda, starting with a "Guardians of the Galaxy" doubleheader at 6 p.m. October 13. "The Great Outdoors" is at 7 p.m. October 24.

He mentioned that Roosevelt Elementary School first-graders will tour City Hall and the Arkansas City Police Department starting at 9:15 a.m. October 11. The commissioners were invited to assist with the tour if they like.

Hernandez asked for a study session at noon October 13 to discuss South Central Kansas Medical Center finances.

Commissioner Tweedy made a motion to schedule a study session to consult with legal counsel at noon October 13 in the city manager's office at City Hall, 118 W. Central Ave. Mayor Jurkovich seconded the motion.

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

Hernandez said there would be an employee appreciation breakfast from 6 to 8:30 a.m. October 13. He said the commissioners are welcome to attend the event and joked that he'll be up from 4:30 a.m. to 11 p.m. that day.

Other Business

Gareth McGee thanked City Manager Hernandez for helping him to continue his free electronic recycling service with the use of some City facilities. He also promoted the e-recycling trailer he will have at Fall Cleanup Day.

Adjournment

Commissioner Warren moved to adjourn the meeting. Commissioner Tweedy seconded the motion. A voice vote was unanimous in favor of the motion. Mayor Jurkovich declared the meeting adjourned at 6:04 p.m.

THE ARKANSAS CITY
BOARD OF CITY COMMISSIONERS

Dan Jurkovich, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Andrew Lawson, Public Information Officer