

City Commission of Arkansas City Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at 5:30 p.m. September 5, 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, City Attorney Tamara Niles, City Clerk Lesley Shook, Public Information Officer Andrew Lawson, Public Works Director Eric Broce, Environmental Services Superintendent Rod Philo and Combination Inspector Mike Bellis.

Layne Christensen Company, of Wichita, was represented by engineers Gail Ball and Rusty Redding.

Citizens in attendance included Delbert Morgan and Ark City Daily Bytes reporter Jeni McGee.

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

Agenda Approval

City Manager Hernandez asked to remove the South Central Kansas Medical Center update from the agenda.

Commissioner Tweedy made a motion to amend the agenda as requested. Commissioner Welch seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the agenda amended and approved.

Consent Agenda

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

1. Approving the August 15, 2017, regular meeting minutes as written.
2. Resolution No. 2017-09-2123, scheduling a public meeting at noon September 15 in the City Manager's Office at City Hall, 118 W. Central Ave., for a study session to discuss sanitation and recycling.
3. Ratifying Mayor Oestmann's appointment of Felipe Escalante to the Northwest Community Center Board.

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

Old Business

Dangerous Structures Hearing **Resolution No. 2017-09-3124**

City Clerk Shook presented for discussion a resolution declaring structures located at 315 North D St., 900 S. Third St., 310 E. Madison Ave., 611 N. Seventh St., 306 North C St., and 215 North B St. as unsafe and dangerous.

Combination Inspector Bellis showed pictures of each property and spoke briefly about their problems. He said the owner of 310 E. Madison took out a demolition permit, but he is proceeding slowly and needs an extension.

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Bellis also noted that two of the properties are owned by financial companies. Commissioner Tweedy urged interested citizens to contact City staff for the banks' information if they would like to buy and repair the homes.

Mayor Oestmann opened a public hearing on the six properties. No one spoke about the home at 315 North D St.

Mayor Oestmann made a motion to declare it a dangerous structure. Commissioner Welch seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared 315 North D St. a dangerous structure.

Bellis said Delbert Morgan, the new owner of 900 S. Third St., is making foundation repairs, as well as adding a new stem wall and siding. He said Morgan is using licensed tradesmen and recommended removing this property from the list. Morgan also spoke about the repairs he is making and his future plans to rent the home.

Commissioner Warren made a motion to remove this property from the resolution. Commissioner Welch seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the motion approved.

No one spoke regarding the structure at 310 E. Madison Ave. Mayor Oestmann made a motion to declare it a dangerous structure. Commissioner Warren seconded the motion. A voice vote was unanimous in favor.

Mayor Oestmann declared 310 E. Madison Ave. a dangerous structure. City Attorney Niles noted that the owner will be given another 120 days to complete the teardown, but he will have to secure another demolition permit.

City Manager Hernandez said the owner of 611 N. Seventh St. had asked for two additional weeks to commence repairs and make some progress. He recommended tabling this property until the September 19 meeting.

Mayor Oestmann made a motion to table discussion of 611 N. Seventh St. until Sept. 19. Commissioner Warren seconded the motion. A voice vote was unanimous in favor. Mayor Oestmann declared the motion approved.

No one spoke regarding the structure at 306 North C St. Mayor Oestmann made a motion to declare it a dangerous structure. Commissioner Warren seconded the motion. A voice vote was unanimous in favor.

No one spoke regarding 215 North B St. Mayor Oestmann closed the hearing and made a motion to declare it a dangerous structure. Commissioner Welch seconded the motion. A voice vote was unanimous in favor.

Mayor Oestmann declared both 306 North C St. and 215 North B St. as dangerous structures. He also declared the resolution approved, minus the two properties that were removed, and given Resolution No. 2017-09-3124.

New Business

Offset and Re-Drill Well No. 5 **Resolution No. 2017-09-3125**

City Clerk Shook presented for discussion a resolution approving a contract with Layne Christensen, of Wichita, to offset Well No. 5 and drill a new well to replace the existing well, for an amount not to exceed \$145,074.00.

Environmental Services Superintendent Philo introduced Layne Christensen engineers Gail Ball and Rusty Redding. Both he and Redding answered several questions about the project. City Manager Hernandez asked Philo why the current well did not last more than 20 years. Philo attributed it to the previous drilling contractor.

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Hernandez said the total project will take two years. He said the money for the test drilling and offset drilling will come out of this year's budget, while the well house construction is included in the approved 2018 budget.

Mayor Oestmann asked how soon drilling could begin. Redding guessed it would be about 30 to 60 days later.

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

A voice vote was unanimous in favor of the motion. Mayor Oestmann declared the motion approved and given Resolution No. 2017-09-3125.

Community Spirit Award **Resolution No. 2017-09-3126**

City Clerk Shook presented for discussion a resolution creating the Community Spirit Award Committee and authorizing it to designate recipients of the Joe B. Avery Community Spirit Award.

Public Information Officer Lawson said the new Equal Opportunity and Accessibility Advisory Board has set many ambitious goals for itself, but it does not want to continue giving out the Joe B. Avery Community Spirit Award.

The Human Relations Commission gave out that award for the past decade as part of the annual Martin Luther King Jr. Celebration of Unity. That event is now handled by Charles Jennings and the Commission has disbanded.

Lawson raised the possibility of a committee that meets infrequently, approximately six months after the similarly constructed Outstanding Young Student Award Committee, and involves some former members of the Community Cornerstone Award committee and the former Human Relations Commission, plus some new blood.

Commissioner Tweedy asked what kind of award was given in the past. City Clerk Shook said it consisted of a glass plaque, but there was no monetary award. Commissioner Tweedy said the idea of donating to a charity of the award recipient's choice, which was a feature of the Cornerstone Award, would have to be budgeted later.

City Manager Hernandez said he would like local businesses or individuals to donate toward something like that.

Commissioner Warren 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 motion approved and given Resolution No. 2017-09-3126.

City Manager Updates

City Manager Hernandez mentioned the possibility of his attending a passenger rail study September 6 in Oklahoma City. He is scheduled to go to Topeka on Sept. 7 for a meeting, so it would mean back-to-back travel.

One proposed route would go through Tulsa, Oklahoma, to Springfield, Missouri, and on to Chicago, while the other would connect Oklahoma City to Wichita and Newton, with Arkansas City on the route. Hernandez said the price tag could be much cheaper than originally projected by keeping the route at freight speed (55 mph).

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Commissioner Tweedy suggested that having Hernandez there to represent Arkansas City's interests could be beneficial and will show the community is passionate about the proposal. Hernandez agreed to attend the study.

Hernandez also presented a fisheries lease contract with the Kansas Department of Wildlife, Parks and Tourism.

He said he and Public Works Director Broce will meet with Andale Ready-Mix next week regarding 15th Street reconstruction. Broce gave some reasons for the delay and said he wants to schedule around the school district.

Broce said the South Summit Street project is about ready to wrap up, but he is concerned about the quality of some of the work relating to smoothness of the new asphalt. He has heard complaints about the outside lanes.

He said an outside company can bring in testing equipment, at an additional cost. If it is determined there is a problem that does not meet specifications, the solution could involve re-milling and re-overlaying the asphalt.

Mayor Oestmann asked about the asphalt millings from various projects. Broce said work already has begun to use them to pave some gravel roads. Hernandez said the City can publicize more information about this initiative.

Commissioner Tweedy asked about water leaks and intersection repairs. Broce highlighted two intersections that might have to be contracted out for repair — D Street and Linden Avenue, and G Street and Poplar Avenue.

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 6:33 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