

Call meeting to order on May 11, 2021 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Joni Curl Karla Gallegos Paisley Howerton Charles Jennings
Ian Kuhn Andy Paton Cody Richardson

GoTo Meeting: <https://global.gotomeeting.com/join/584307269> or call [+1 \(646\) 749-3122](tel:+16467493122) **Access Code:** 584-307-269

1. Public Comments:

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three minutes. Any presentation is for information purposes only. No action will be taken.

2. Consent Agenda:

Meeting Minutes, **April 13, 2021 meeting.**

3. Comprehensive Plan-Economic Development Wrap-Up

4. Comprehensive Plan-Parks & Recreation

5. Other Items:

6. Adjournment:

Action Items 1-2

Title:

Public Comments, Consent Agenda

Description:

The Chair should ask for any public comments for items not already on the agenda. Consent Agenda Item: Meeting minutes for the April 13, 2021 meeting is attached.

Action:

After public comments have been received, a motion should be made to approve the consent agenda as written or with appropriate changes as discussed.

Meeting called to order on April 13, 2021 at 5:30 PM:

Roll Call: Mary Benton Lloyd Colston Joni Curl Karla Gallegos Paisley Howerton Charles Jennings
Ian Kuhn Andy Paton Cody Richardson

Colston joined the meeting via GoToMeeting.

Staff present at the meeting included City Manager Randy Frazer, Principal Planner Josh White and Public Information Officer Andrew Lawson

Also present at the meeting either in person or via GoToMeeting was Wichita State University Graduate Assistant Emily Thon, Marla Canfield representing the Kansas Department of Commerce, Megan Bottenberg and Cody Corbet representing Cox Communications, Kerri Falletti representing Cowley First and citizens Brandon & Sarah Jellings

1. Public Comments:

There were no comments from the public for items not on the agenda.

2. Consent Agenda:

Benton made a motion to approve the March 9, 2021 minutes as written. Jennings seconded the motion. Voice vote carried the motion.

3. Housing Assessment Stakeholder Discussion

White explained the purpose of this discussion. He explained the city was required to gather input from the public about housing needs in the community in order to receive a housing grant. The information from the Housing Assessment Tool will also help the City find additional funding streams for housing. White turned the meeting over to Emily Thon who led a discussion with question prompts about housing for the Housing Assessment Tool. A couple key points that emerged from the discussion were that contractors need to be recruited to build and/or remodel homes and the need to find investors to improve housing. Thon will compile the comments made at the meeting for the HAT.

4. Comprehensive Plan-Economic Development

White led a discussion of Economic Development. Kerri Falletti and Marla Canfield assisted with the discussion of programs and past surveys. It was noted that the surveys kept repeating the same results. Jennings felt that specific smaller goals need to be made instead of focusing on the larger goals. Consensus was that the goals needed to be specific in order to better measure them and provide guidance to staff and the city commission for making budgetary decisions for the next 10 years or so. White asked that Planning Commissioners consider prior the next meeting what sort of goals they would like to see. Lawson gave a brief update on the upcoming FlashVote surveys. Colston left the meeting at 6:54 pm and since there was no longer a quorum the meeting was adjourned. No other items were proposed and the Economic Development discussion will be continued at the May meeting.

Action Item 3

Title:

Comprehensive Plan-Economic Development Discussion Wrap-Up

Description:

We need to wrap discussion on Economic Development. At last month's meeting, it was noted that we should have measurable goals. I'd like to spend a few minutes talking about potential goals that could be placed in the Comprehensive Plan. I will plan to provide some examples from other cities if I can find them.

Action:

Hold the discussion, no formal action will be required.

Chapter Four: Economic Development

- 4.1 Introduction**
- 4.2 Vision**
- 4.3 Background**
- 4.4 Findings and Recommendations of the 2003 Update to the 1996 Comprehensive Plan Relating to Economic Development**
- 4.5 Vision 20/20 Plan**
- 4.6 2007 Citizen Survey**
- 4.7 2013 Survey Responses and Comments Relating to Economic Development**
- 4.8 Goals and Actions**

4.1 INTRODUCTION

Economic development is of great concern to most communities, particularly to those like Arkansas City which are located outside major urban areas. Those communities are typically striving to preserve and create quality jobs for citizens, and to grow in population and economic base. The most livable communities are those which have strong, vibrant economies that encourage local enterprise, serve the needs of citizens and promote stable employment. Effective economic development seeks to achieve a balance between support for existing businesses and efforts to bring new businesses into the community.

4.2 VISION

Arkansas City will be a community with a good balance of white collar and blue collar employment, with a broad range of occupations and professions. The City will support efforts to produce a well-educated and trained labor force, including entrepreneurs, and will place strong emphasis on the growth of those places of employment already in Arkansas City. A critical objective is to have ample employment opportunities to keep young people in the community or to encourage them to return to Arkansas City if they receive post-secondary education or training elsewhere. The City will also present itself as an attractive community for new businesses to start up or to relocate to.

Principles that will guide the community to this vision include the following:

- Integrated Approach. Local governments, businesses, educational institutions and the community must work together to create a vibrant economy, through a long-term strategy that:
 - ✓ encourages local businesses
 - ✓ serves the needs of citizens, workers and businesses
 - ✓ promotes stable employment and good incomes.
- Focus. Economic development efforts should recognize the community's preference for supporting existing businesses.

- Long-Term Investment. Economic development programs paid for with public dollars should be evaluated on their long-term benefits and impacts on the entire community, not on short-term job or income increases.
- Public Investment. The City's economic development efforts should help provide citizens with lifelong skills and learning opportunities by promoting investment in public schools and Cowley College.
- Public Infrastructure. A necessity for virtually all economic development is adequate infrastructure provided in whole or part courtesy of local taxpayers: streets, sidewalks, water, gas, electricity, sanitary sewers, stormwater sewers, etc.

4.3 BACKGROUND

The principal local economic development agencies are:

- (1) Cowley First, Cowley County Economic Development Partnership
- (2) Cowley College
- (3) Arkansas City Chamber of Commerce
- (4) Arkansas City City Commission/Cowley County Board of County Commissioners
- (5) Kansas Small Business Development Outreach Center
- (6) Ark City Industries

Strother Field

Strother Field Industrial Park is the largest and most diverse industrial park in the area. 1,600 acres in size, it is located on U.S. Highway 77 and not only has the only local airport but also railroad access. Strother Field is located halfway between the cities of Arkansas City and Winfield -- the co-owners of Strother Field.



Businesses locating in the park typically purchase their sites and construct their buildings. Strother Field does lease land to some businesses, and leases some building space, usually warehouse or office space.

Strother Field is home to many of the largest employers in the area, including General Electric Engine Services, Columbia Elevator Solutions Inc., Morton Buildings, Greif Inc., Winfield Consumer

Products/Husky Liners, and Western Industries-Plastic Products Group Inc.

Services such as the Kansas Department of Transportation's driver's license office, Cowley County Mental Health and the Cowley County Humane Society are also located at Strother Field.

The facility is identified as a regional airport within the Kansas Aviation System Plan, which allows Strother Field to accommodate regional economic activities. The airport at Strother Field has two runways that accommodate corporate business jets, multi-engine aircraft and single-engine aircraft. Its primary runway is 5,506 feet long; the secondary runway is 3,150 feet long.

Goff Industrial Park

Goff Industrial Park is a 450-acre park located just north of Arkansas City. Current tenants of this industrial park include Creekstone Farm Premium Beef, a processing facility employing more than 600.

The City of Arkansas City, which owns the park, has made major improvements to roads, water and sewer. Land is available for new construction, ranging in lots from one to 75 acres at prices considerably below that of metropolitan areas.

Water is provided by the City of Arkansas City, and gas and electric are provided by Westar Energy/Kansas Gas Service.

The industrial park is located less than one mile west of U.S. Highway 77 and is only 20 minutes from I-35.

State and Federal Programs and Tax Incentives Available to Existing or New Businesses

- Constitutional Tax Exemption per the authority granted cities by Article 11, Section 13 of the Kansas Constitution
- Industrial Revenue Bonds (IRBs)
- Community Development Block Grants (CDBG) (low interest subordinated loans for plant, equipment and infrastructure)
- Tax Increment Financing (TIF) per K.S.A. 12-1771 *et seq.* (cost of certain public improvements paid for from increased property tax revenues from a development)
- Community Improvement District per K.S.A. 12-6a26 *et seq.* (public funding of projects via sales tax, special assessments and bonds)
- Revolving Loan Fund financing for qualifying local enterprises.
- Farmers Home Administration (FmHA) (business development loan guarantees)
- Small Business Administration (SBA) 504 Program (long-term subordinated loans)
- SBA 7(A) Loan Guarantee
- Property Tax Exemptions (per Kansas Constitution, or IRB properties)
- Neighborhood Revitalization Act (NRA) per K.S.A. 12-17,114 *et seq.* Program (tax rebate program for eligible businesses and residential properties located within designated district in Arkansas City)
- USDA low interest loans
- Workforce Training
 - Kansas Industrial Training Program
 - Kansas Industrial Retraining
 - State of Kansas Investments in Lifelong Learning (SKILL)
 - Kansas Job Training Partnership Act (JTPA)

Major Employers in Arkansas City and Strother Field

Company Name	Product/Service	Average Employment	
		2013	2003
ADM Milling	Grain Milling	80	100
City of Arkansas City	Municipal Government	150	158
Columbia Elevator (Wittur)	Manufacturing & Metal Fabrication	50	164
Cowley College	Post Secondary Education	185	257
Creekstone Farms Premium Beef	Beef Production	720	620
GE Aviation	Aircraft Engine Maintenance	801	920
Jet AirWerks*	Jet Engine Repair	24	*
Kan-Pak	Aseptic Beverage Processor	208	40
Morton Buildings	Metal Building Plant	53	51
Pike Construction	Metal Fabrication	51	39
RPPG	Boiler and Metal Fabrication	22	40
Skyline Corp.	Manufactured Homes	102	100
South Central Kansas Regional Medical Center	Hospital and Outpatient Services	216	150
Twin Rivers Development	Developmental Disabilities Services	104	N/A
Unified School District No. 470	Education	463	450
Western Industries	Blowmolding Manufacturing	207	110
Winfield Consumer Products	Auto Accessories Manufacturing	103	119

Source: Cowley First

* Business started in 2007

SALES TAX RATES AND REVENUES 1990:2012

	City Sales Tax Rate	State Sales Tax Rate	City Sales Tax Collections	State Sales Tax Collections	Taxable Sales
1990	1%	4.25%	\$1,089,946	N/A	\$108,994,577
1995	1%	4.90%	\$1,217,436	N/A	\$121,743,577
2000	1%	4.90%	\$1,325,214	\$5,945,205	\$132,521,422
2005	1%	5.30%	\$1,335,799	\$6,375,665	\$133,579,882
2010	2%	6.30%	\$2,974,612	\$8,251,536	\$148,730,607
2011	2%	6.30%	\$3,154,519	\$9,147,642	\$157,725,943
2012	2%	6.30%	\$3,144,445	\$9,238,522	\$157,222,245

Source: Kansas Dept. of Revenue and City of Arkansas City

*Taxable Sales: These figures reflect the sales to which the city sales tax applied. The city sales tax base is slightly larger than the state sales tax, e.g., residential utility fees are subject to city sales tax but not the state sales tax.

RETAIL SALES TAXES

The percentage of retail purchases the citizens of a community make in their home community is a commonly-used indicator of economic strength. The State of Kansas produces a report titled, "City Trade Pull Factor" that provides different measures of retail market data for larger cities in the state, including Arkansas City.

The report most recently available, covering the period of July 2011-June 2012, measured (1) Trade Pull Factor, (2) Trade Area Capture, and (3) Percent of County Trade. Those measures, and how Arkansas City rated, are explained below.

- (1) **City Trade Pull Factor.** This measure is computed by dividing the per capita sales tax of a city by the statewide per capita sales tax. A factor of 1.0 shows that for every dollar a city resident spends outside that city, a nonresident spends a dollar at a local retail business. A score higher than 1.0 shows that the balance of trade is favorable for a city, a score lower than 1.0 shows otherwise. The most recent Trade Pull Factor for Arkansas City was 0.90.
- (2) **Trade Area Capture.** This measure of the customer base served by a city is calculated by multiplying the city's population by the Trade Pull Factor. Arkansas City's Trade Area Capture is 11,126.
- (3) **Percent of County Trade** is a factor that shows the percent capture of countywide retail trade the city has. Arkansas City captured 42.4% of the Cowley County retail trade over the July 2011-June 2012 period.

OCCUPATIONS OF PERSONS EMPLOYED, 16 YEARS AND OLDER, 1990-2010

OCCUPATION:	1990		2000		2010	
	Number	%	Number	%	Number	%
Management, business, science & arts occupations	1,125		1,238	24.7	1,026	19.4
Service occupations	1,043		909	18.1	1,136	21.5
Sales & office occupations	1,381		980	19.5	1,253	23.7
Natural resources, construction & maintenance occupations	62		620	12.4	626	11.8
Production, transportation & material moving occupations	1,811		1,234	24.6	1,248	23.6
INDUSTRY:						
Agriculture, forestry, fishing & hunting, & mining	115		80	1.6	61	1.2
Construction	158		338	6.7	337	6.4
Manufacturing	1,422		1,124	22.4	1,257	23.8
Wholesale trade	115		89	1.8	128	2.4
Retail trade	834		488	9.7	572	10.8
Transportation & warehousing, & utilities	446		376	7.5	257	4.9
Information			63	1.3	38	0.7
Finance & insurance, & real estate & rental and leasing	213		168	3.3	200	3.8



Professional, scientific, & management, & administrative & waste management services	---		191	3.8	233	4.4
Educational services, & health care & social assistance	---		1,327	26.5	1,201	22.7
Arts, entertainment, & recreation, & accommodation & food services	---		440	8.8	660	12.5
Other services, except public administration	1,901		187	3.7	147	2.8
Public administration	218		144	2.9	198	3.7
Population 16 years and older			9,309		9,397	
In labor force			5,498	59.1	5,785	61.6
Employed	5,422		5,015	53.9	5,289	56.3
Unemployed			483	5.2	489	5.2
Armed Forces			---	---	7	0.1
Not in labor force			3,811	40.9	3,612	38.4
Civilian labor force			5,498	59.1	5,778	

NOTE: Due to variations in classifications among census reports, totals listed above for 2000 and 1990 may not match individual listings.

**SELECTED MEDIAN HOUSEHOLD AND FAMILY INCOMES FOR THE
ARKANSAS CITY REGION, 1990-2010**

Income Range for Households	1990		2000		2010	
	Households	% of Total	Households	% of Total	Households	% of Total
Less than \$10,000	1,073	20.8%	651	13.3%	470	10.3%
\$10,000-\$14,999	610	11.8%	601	12.3%	280	6.1%
\$15,000-\$24,999	1,167	22.6%	904	18.5%	848	18.6%
\$25,000-\$34,999	863	16.7%	651	13.3%	623	13.7%
\$35,000-\$49,999	892	17.3%	913	18.6%	782	17.2%
\$50,000-\$74,999	375	7.3%	750	15.3%	827	18.2%
\$75,000-\$99,999	108	2.1%	252	5.1%	389	8.5%
\$100,000-\$149,000	27	0.5%	118	2.4%	261	5.7%
\$150,000-\$199,999	45	0.9%	16	0.3%	54	1.2%
\$200,000 or more	--	--	40	0.8%	20	0.4%
Totals	5,160		4,896		4,554	

Income Range for Families	1990		2000		2010	
	Families	% of Total	Families	% of Total	Families	% of Total
Less than \$10,000	345	9.8%	244	7.8%	160	5.6%
\$10,000-\$14,999	344	9.8%	252	8.0%	134	4.7%
\$15,000-\$24,999	817	23.2%	469	14.9%	402	14.0%
\$25,000-\$34,999	718	20.4%	377	12.0%	340	11.9%
\$35,000-\$49,999	761	21.6%	726	23.1	531	18.5%
\$50,000-\$74,999	363	10.3%	693	22.1%	656	22.9%
\$75,000-\$99,999	115	3.3%	228	7.3%	346	12.1%
\$100,000-\$149,000	20	0.6%	102	3.2%	225	7.8%
\$150,000-\$199,999	45	1.28%	16	0.5%	54	1.9%
\$200,000 or more	--	--	33	1.1%	20	0.7%
Totals	3,528		3,140		2,868	

	1990	2000	2010
Median Household Income	\$22,536	\$29,158	\$35,782
Mean Household Income	\$27,482	\$39,178	\$44,739
Median Family Income	\$28,883	\$39,962	\$46,619
Mean Family Income	\$33,206	---	\$53,844
Per Capita Income	\$11,374	\$15,933	\$17,565

POVERTY IN ARKANSAS CITY 1990-2010

	1990	2000	2010
Percentage of all persons in poverty	11.8%	16.4%	22.7%
Persons age 18+ in poverty	10.2%	14.5%	19.3%
Persons over age 65 in poverty	11.9%	14.5%	13.5%
Percentage of all families in poverty	8.1%	12.4%	18.3%
Female-headed households with children in poverty	36.2%	49.0%	44.0%

Source: U.S. Census

4.4 FINDINGS AND RECOMMENDATIONS OF THE 2003 UPDATE TO THE 1996 COMPREHENSIVE PLAN RELATING TO ECONOMIC DEVELOPMENT

The 2003 update to the 1996 Comprehensive Plan made findings and recommendations relating to economic development objectives, excerpts from which follow:

General Overview

Economies, like populations, are not static. The characteristics of labor, the flow of goods, and community wealth change considerably over time - change is a normal and expected economic process. Arkansas City is the product of this change. Since the late 1960s there has been a fundamental, probably irreversible, structural change that resulted in an uncoupling of the primary products economy from the industrial economy. During this period the twin foundations of the local economy - petroleum and production agriculture (including livestock) - steadily decreased as supplies dwindled and demand fell. This fundamental change shaped, and still continues to shape, the production and service sectors of the community.

Key Findings

- Median family and median household incomes in Arkansas City are both below the State's mean. In all probability this is due to a shift of higher incomes to the rural townships surrounding the city limits. Over time this can have a negative future

impact on total personal income and the real value of property. This can be offset by new residential, commercial and industrial development within the city limits.

- The strong labor shift to professional specialties and technical support in the Arkansas City area clearly signals a very positive move to higher technologies in the local economic base.
- Wichita and Ponca City areas have become a major source of quality employment for persons living in Arkansas City and Cowley County.
- The total economy of Arkansas City performs at or near the mean for the entire State of Kansas. The presence of skilled and professional labor in value-added manufacturing, increasing technological achievements, educational opportunities, and proximity to strategic metropolitan markets may all serve to offset the problems of labor mobility and the prevalence of lower incomes within municipal boundaries.
- **Summary** - Arkansas City's future income and wealth potential, in terms of real dollars, must be described as average to poor. The shrinkage of agricultural and natural resources related income continues to impact the local economy. Although there is real growth in technological and related professional incomes, this is apparently being offset by the shift to service sector jobs.

Recommendations

- The key to successful economic development lies in regional and area wide public/private partnerships.
- Vertical integration of existing manufacturers and their suppliers and focusing on development of clusters of related manufacturing, educational, and research should be a key strategy for increased economic development in the Arkansas City area.
- Data gathered in the mid 1990s for this comprehensive plan tended to indicate that a number of new or replacement jobs in the community are at or near the minimum wage level. Future job creation efforts should focus on higher paying quality jobs.

4.5 COWLEY FIRST VISION 20/20 COMMUNITY PLAN

The 2010 Vision 20/20 Community Plan prepared by Cowley First gave considerable attention to the economic state of Cowley County. Excerpts from the Community Plan are found at Appendix F.

The Plan identified strategies to sustain and expand the County's economic base, identifying the following concerns and strategies:

Community Concerns:

- Support home-grown business and industry
- Attract new business and industry
- Overcome barriers to successful workforce recruiting
- Stimulate and support entrepreneurship
- Provide incentives to develop more retail businesses

- Promote county tourism attractions and agri-tourism
- Strengthen regional economic partnerships
- Retain local wealth and direct it to future needs
- Continue to provide property tax exemptions for new and expanding industry

Strategy Statements:

- Secure adequate, long-term funding for the Cowley First Economic Development Partnership
- Retain and expand existing industry
- Overcome barriers to successful workforce recruiting and development, especially in housing, child services and perceptions of quality of life
- Promote entrepreneurship development through a network of services to stimulate and support startup business ventures
- Promote rural development through expansion of tourism activities and initiatives in agri-tourism
- Target and recruit new businesses and industries that will create jobs
- Expand the number and variety of retail businesses in the county
- Grow endowments for the purpose of retaining wealth in the community and directing its use to future community needs

In a survey conducted by Cowley First countywide in 2010 and having 338 responses from Arkansas City, questions were asked of people's perception of the economy, and the business climate. Among the questions and responses were:

	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
There is a shortage of good jobs	63%	30%	6%	1%	0%
Home-grown business and industry should be supported	53%	40%	6%	0%	1%
There is a need for more retail	47%	31%	17%	4%	1%
There is a shortage of quality restaurants	55%	27%	13%	4%	1%
Cowley County has good employment opportunities	1%	13%	--	52%	35%

These survey responses indicate a widespread recognition of the need for more and better jobs in the community.

The 2010 survey also measured opinions on the level of support for certain economic development strategies to be pursued by the City. The Arkansas City responses:

Economic Development Strategies	Strongly Support	Support	Neutral	Oppose	Strongly Oppose
Incentives to attract new business & industry to Cowley County	30%	56%	8%	3%	2%
Incentives to develop additional retail stores/restaurants	30%	46%	17%	5%	2%
Incentives to encourage local industry to expand	18%	63%	12%	5%	2%
Funding for adult education and job skill training	21%	50%	23%	5%	1%
Additional funding for elementary and secondary education	30%	37%	22%	9%	3%
Funding for micro-loan programs to support locally-owned businesses	14%	46%	31%	6%	2%
Additional funding for post-secondary education	23%	36%	26%	13%	3%
Funding to support an entrepreneurship (small business) center to provide technical assistance to locally-owned businesses	15%	44%	31%	8%	3%
Funding to promote tourism attraction in the county	10%	39%	36%	12%	3%
Property tax exemption for new or expanding industry	12%	39%	24%	19%	6%

4.6 THE 2007 CITIZEN SURVEY

The City undertook a survey in 2007 based upon the National Citizen Survey developed by the National Research Center, Inc. and the International City/County Management Association.

A fuller description of this survey, and a summary of the responses, is located at Appendix H.

Among the results of the 2007 survey relating to jobs, shopping, the local economy and economic development strategies, are the following:

	Excellent	Good	Fair	Poor	Don't Know
How do you rate Arkansas City as a place to work?	3%	17%	39%	37%	3%
Shopping opportunities	2%	15%	32%	51%	0%
Job opportunities	0%	7%	37%	53%	2%
Access to affordable quality food	4%	36%	37%	22%	1%

Responses given to a survey question about the "speed of growth" in Arkansas City were:

	Much Too Slow	Somewhat Too Slow	Right Amount	Somewhat Too Fast	Much Too Fast	Don't Know
Population growth	17%	26%	29%	8%	3%	18%
Retail growth	41%	34%	19%	2%	0%	3%
Job growth	47%	34%	10%	0%	0%	8%

Responses to a request to rate how the City was performing certain functions included the following:

	Excellent	Good	Fair	Poor
Economic Development	1%	19%	31%	49%

4.7 2013 SURVEY RESPONSES AND COMMENTS RELATING TO ECONOMIC DEVELOPMENT

The 2013 community survey asked a number of questions to reveal how citizens viewed the present local economy – and what actions they would support the City taking in the future.

While many other survey questions relate at least indirectly to Arkansas City's present and future economic condition (e.g., satisfaction with Arkansas City as a place to work, safety and law enforcement, access to good schools, health care services and shopping), the responses noted below are from questions asking how important a community's economy was in deciding where to live, and where Arkansas City should invest in its economic future.

One survey question asked citizens to select from a list of 14 factors those which most influenced their decision to live in Arkansas City. The top three responses were:

Location near family and friends	279
Friendly, small-town, atmosphere	244
Cost of living is stable and affordable	210

The principal set of survey questions on the topic of economic development asked citizens to identify which of 12 categories of business and industries should receive "significant" or "some" promotion by the City government, and which ones should receive no such efforts. The results showed, in part:

What effort, if any, should the City make to promote:	No Effort	Some Effort	Significant Effort
A. Manufacturing	6%	38%	56%
B. Retail business and services throughout the City	6%	44%	50%
C. Business and services downtown	8%	44%	48%
D. Business/services along Highway US 77/Summit St., north of downtown	19%	54%	27%
E. Business/services along Highway US 77/Summit St., south of downtown	23%	47%	31%
F. Tourism and historic preservation	17%	57%	26%
G. Health care	12%	47%	41%
H. Entertainment and the arts	24%	54%	22%
I. Transportation	18%	56%	25%
J. Warehousing/distribution	30%	55%	15%
K. Recruitment of workers to Arkansas City	23%	47%	30%
L. Partnerships with Cowley College	11%	44%	45%

It is significant that 7 out of 10 respondents approved of at least some City-initiated promotion for all of the listed categories. Clearly among those responding to the survey, there is support for investment by the City government in promoting the retention and/or expansion of employment opportunities.

Citizens were asked what was the appropriate level of City efforts with respect to encouraging job creation and economic development:

The City should use public funds:		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
A.	To operate job training programs	11%	23%	30%	25%	10%
B.	To encourage job creation through local business expansion	3%	8%	23%	50%	16%
C.	To encourage job creation through new businesses	3%	6%	16%	51%	23%
D.	To encourage job creation through business relocation	4%	11%	33%	38%	14%
E.	By preparing business sites (water, sewer, streets, etc.) that are ready for immediate development	5%	18%	35%	34%	7%
F.	To encourage Cowley College to train and educate the local workforce	6%	7%	21%	46%	21%
G.	Only when it is demonstrated that community benefits exceed public dollars invested	2%	8%	34%	37%	18%
H.	To encourage investment in construction of housing	6%	17%	40%	31%	7%
I.	To encourage the construction of low-income housing.	12%	19%	34%	28%	7%
J.	To pursue more retail development	3%	8%	28%	40%	21%
K.	The City should not be involved in economic development	27%	29%	28%	11%	5%

These responses indicate strong public support for City efforts to attract new employees to Arkansas City, and to help in their training.

The 2013 Survey also asked:

	Not Willing	Somewhat Willing	Very Willing
How willing would you be to pay increased taxes or fees for: Improved employment opportunities	29%	40%	32%

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
What is your level of agreement with: The City should encourage development within the City by offering incentives to redevelopment of properties.	5%	7%	30%	42%	16%

Survey Comments

The 2013 survey invited citizens to offer any comment they had about the condition of the City or its future. Some of those comments are noted below and others appear at Appendix B.

- *We need more manufacturing. We need more jobs to keep our people working close to home. Probably have 65% of the people working out-of-town. If you want more taxes for your City, get some good jobs here. Keep your kids here where they can make a good living and your town will grow on its own.*
- *If the City is doing a good job maintaining services, economic development will happen.*
- *What we need is a greater opportunity for jobs that pay higher wages and full-time employment. Many people work two jobs just to make ends meet.*
- *By protecting our local retailers from competition from national retailers we have lost our position as a retail center to places like Ponca City and Derby. City and Chamber of Commerce need to work together. City officials could actively support Chamber efforts personally.*
- *When I saw fourth generations of people moving away from this community that is steeped in its old traditions and its pride from the past due to lack of jobs, lack of income, increasing stressors of more costs for less fulfillment you really have to wonder, how much longer a town of this size, with so little to offer the up and coming businesses or the children born and raised here will last. I know it is partially the signs of the times, however without attracting new blood that wants to stay here through aggressively seeking new quality job opportunities, I am very concerned for the livelihood of those of us that aren't being hired by the schools, or college or meat packing plant as these seem to be the "diamond" jobs in our fair city.*
- *We need to encourage new business with no taxation for 10 years. Provide water, garbage, etc. free of charge for large manufacturing.*
- *Our biggest challenge is creating and sustaining jobs that will give people a wage that they can live on -- more than minimum wage.*
- *Our city has a culture. Let's take pride in it. Where are our programs to support local businesses? Many small cities have strong "shop local" movements to support local, independent businesses, but I don't see anything here. Many of our historic businesses are dying out.*

4.8 GOALS & ACTIONS

Goals represent overall vision and desired outcomes. They describe the kind of community we hope to develop in the future. The following goals are offered in an attempt to implement the overall vision for economic development and to focus community resources on identified economic development issues and opportunities. The goals also provide the basis and direction for action.

Economic growth should not be a goal for its own sake, but should reflect the desires of the community as a whole, to better provide for the common good. For instance, population growth, coupled with more employment opportunities, will result in an expanded tax base. In addition, targeted growth can result in raised incomes, increasing the standard of living. Growth can also result in a more diversified economy, minimizing the negative effects of cyclical economic trends. It is important that a dedicated, stable source of funding exist for economic development purposes. Without funding for economic development initiatives, without the ability to actively recruit businesses to Arkansas City, and without the means to extend the infrastructure necessary to accommodate new business growth, the community is vulnerable to economic stagnation and decline.

The economic development strategies for Arkansas City set forth the process by which goals can be accomplished. The following statement of goals and actions is based upon an evaluation of local economy strengths, weaknesses, and opportunities, and the development assets and actions most conducive to job creation and achieving economic prosperity for all citizens.

Goal	Consider establishing a dedicated source of funding for economic development, enabling multi-year budgeting and programming by the City and its economic development partners.
Goal	Maintain close and productive coordination among Cowley First, the Chamber of Commerce and other local and regional entities, and the Kansas Department of Commerce, to promote the economic development goals of the community.
Goal	Attract new industries and retail facilities that complement Arkansas City's economy and utilize its labor force.
Goal	Retain existing businesses and support their expansion.
Goal	Ensure adequate infrastructure exists to support existing and new workplaces.
Goal	Enhance the quality and availability of the local workforce to meet the employment needs of a variety of businesses.

GOAL **CONSIDER ESTABLISHING A DEDICATED SOURCE OF FUNDING FOR ECONOMIC DEVELOPMENT, ENABLING MULTI-YEAR BUDGETING AND PROGRAMMING BY THE CITY AND ITS ECONOMIC DEVELOPMENT PARTNERS.**

Action: The City should examine the pros and cons of committing additional financial resources to the ongoing efforts to increase employment opportunities in the community. Specifically establishing a dedicated revenue source, e.g., a local sales tax, for economic development purposes would enable the City's partners to undertake more aggressive and longer term efforts to assist local employers to expand employment, and to promote new employers to locate in Arkansas City.

GOAL **MAINTAIN CLOSE AND PRODUCTIVE COORDINATION AMONG COWLEY FIRST, THE CHAMBER OF COMMERCE AND OTHER LOCAL AND REGIONAL ENTITIES, AND THE KANSAS DEPARTMENT OF COMMERCE, TO PROMOTE THE ECONOMIC DEVELOPMENT GOALS OF THE COMMUNITY.**

ACTION: The City should coordinate its economic development-related efforts and investments with those of its partners in order to achieve the most efficient and cost-effective outcomes for the community. The City should facilitate communication among and between its economic development partners to help ensure the level of coordination that best serves the people of the community.

GOAL **ATTRACT NEW INDUSTRIES THAT COMPLEMENT ARKANSAS CITY'S ECONOMY AND UTILIZE ITS LABOR FORCE.**

The City should identify industries and retail enterprises that prosper in this region because of geographic, market and/or labor force characteristics. The City should target industries and retail enterprises that are most likely to benefit from Arkansas City's labor force, geography and market characteristics.

Action: Recruit targeted key industries and retail enterprises.

1. Conduct a market analysis to identify strengths, weaknesses, and opportunities for targeted industry and retail growth.
2. Conduct regional and national marketing and recruiting campaign to induce targeted industries and retail enterprises to locate in the region.
3. Work with the Kansas Department of Commerce to utilize state economic development resources.
4. Maintain current economic and demographic data, including available industrial buildings and sites.
5. Maintain contact with companies which advise employers on business location decisions.

Action: Develop and fund competitive financial incentive programs and inducements for targeted businesses, including:

1. Property discounts.
2. Loan guarantees for new construction, equipment and land.

3. Relocation costs.
4. Street and other infrastructure construction.
5. Industrial revenue bonds.
6. Property tax incentives.
7. Tax increment financing projects.

Action: Create new jobs by recruiting new business and industry.

1. Increase employment base with emphasis on jobs which pay wages adequate to sustain a household.
2. Broaden and diversify the City's economic base.
3. Identify regional, state and federal resources to further economic development goals.

GOAL RETAIN EXISTING BUSINESSES AND SUPPORT THEIR EXPANSION.

Existing businesses and industries are the foundation of our economy and are the source of the greatest percentage of job growth in the community. Any economic development strategy must recognize the importance of these businesses within the community and target programs and resources aimed toward enhancing and protecting the well-being of these employment generators.

Action: Develop the means to identify when a local company may be considering relocating or closing, and provide services to address the firm's business needs and keep it in Arkansas City.

1. In cooperation with Cowley First, conduct a biennial business retention and expansion survey addressing local business needs, including: business climate (advantages and disadvantages of doing business in Arkansas City); labor and training needs, financing needs, regulatory issues, barriers to growth, and satisfaction with public services and facilities.
2. Analyze responses and identify businesses at-risk of closing or relocating.
3. Update businesses on efforts the City is making to improve the business climate.

Action: Build local capacity for business retention and expansion services.

1. Organize periodic meetings of local businesses with regional, federal, state and private economic development organizations that aid with business retention.
2. Arrange for training for local economic development agencies on effective business retention strategies such as survey evaluation, negotiation skills and financing.

Action: Enhance business expansion opportunities through land-use plans and zoning regulations that designate ample land for business growth and protect the quality of new commercial investments.

1. Aid companies in finding suitable land for expansion.
2. With consultation from Cowley First, designate an appropriate amount of land for commercial and industrial use in the Comprehensive Plan.

3. Ensure that the City's zoning and related regulations promote good site design and protect businesses and commercial development from inappropriate development on neighboring properties.
4. Provide appropriate incentives to developers of industrial properties.
5. Develop an on-line database of vacant commercial and industrial properties.

Action: Expand and refine business retention incentives, including property tax exemptions and programs for technical assistance, loan guarantees, job training and direct financial incentives to stay and grow in Arkansas City.

1. Periodically review the Neighborhood Revitalization Program to maximize its promotion of economic development.
2. Consider the feasibility of creating Community Improvement Districts pursuant to K.S.A. 12-6a26 *et seq.* to fund development and redevelopment projects. The CID law authorizes cities to create a CID upon petition brought by owners of land within a proposed district. Public funding for projects permitted by the CID law can take the form of a sales tax levied within the district or special assessments on such property. Funding can take the form of either pay-as-you-go reimbursement for project costs, or debt financing via special or general obligation bonds issued to finance projects within the CID.
3. Provide educational opportunities for local businesses about Federal Small Business Administration Programs, including business expansion loan guarantees for new construction, financing, and operating capital.
4. Consider the use of Industrial Development Bonds for acquisition, construction and renovation of major employment facilities.
5. Consider the viability of an incentive fund program to provide grants and loans for qualified businesses.

Action: Create new jobs by assisting expansion of local businesses.

1. Increase employment base with emphasis on jobs which pay wages adequate to sustain a household.
2. Broaden and diversify Arkansas City's economic base.
3. Secure state and federal resources to further economic development goals.

GOAL ENSURE ADEQUATE INFRASTRUCTURE EXISTS TO SUPPORT EXISTING AND NEW WORKPLACES

Action: Consider utilization of the 2008 Community Improvement District Act (K.S.A. 12-6a26 *et seq.*). The Act authorizes creation of a CID that levies a sales tax to finance both sales tax and general obligation bonds for a broad range of projects. Besides acquisition of property, funds can be used for streets, sidewalks, drainage systems, sewers, parking lots, landscaping, utilities, lighting and other site improvements. CID moneys can also be used for certain expenses associated with promotion of tourism, business activity/economic development and economic development studies.

GOAL ENHANCE THE QUALITY AND AVAILABILITY OF THE LOCAL WORKFORCE TO MEET THE EMPLOYMENT NEEDS OF A VARIETY OF BUSINESSES.

Helping local businesses meet their workforce needs is a critically important business retention and expansion goal. A well-trained workforce, combined with effective training programs, will allow Arkansas City to better compete with other communities for jobs.

Action: Work with Cowley First, Cowley College, the Kansas Department of Commerce, and other entities to develop cooperative programs with local employers to provide flexible vocational/technical training opportunities to meet the changing needs of area businesses.

1. Support area vocational training institutions in the provision of expanded job training programs in critical local job categories, including manufacturing/distribution, information and communication, health care and computer technologies.
2. Work with Arkansas City High School career path planning to identify employment opportunities in Arkansas City.

Action: Increase the number of high school graduates who live and work in Arkansas City.

1. Facilitate communication of employment opportunities with local businesses to graduating students, *e.g.*, conduct local job fairs and publish informational brochures about local companies looking to hire new graduates.
2. Develop partnerships with area employment agencies, area educational institutions, and local businesses to determine and address skill training needs for new, unemployed and under-employed workers.



respond “no opinion.” Over 88% of respondents agreed that changes brought by economic development should be balanced with actions to preserve community character, with 43.3% in strong agreement. Meanwhile, 70% of respondents agreed that the City should offer incentives to attract industry and 21.4% disagreed. Over 85% of respondents agreed that the community should do more to promote the redevelopment of historic downtown El Dorado, with 45.3% in strong agreement.

Question 21: What types of businesses/industries do you believe are the most important for El Dorado to attract? (Check all that apply)

This question provided 14 types of industries to choose from, plus “other” and “none” categories. Individualized responses were entered for the “other” category. The top ranked response was “industry/manufacturing (light)” with 54.8%, which was followed closely by “tourism/outdoor recreation” with 54%. There was a tie for the third ranking between “expansion of existing business” and “technology based” each with a 46.7% response frequency.

Question 25: Indicate your level of agreement with the following statements.

Respondents were asked to mark how strongly they agreed or disagreed with several statements and could respond “no opinion.” There was one statement indirectly related to economic development. Almost 72% of respondents were satisfied with the quality of life in El Dorado.

Question 26: What attracts you to El Dorado?

This question provided 15 specific response categories and one “other” category, which allowed for individualized responses. The question is indirectly related to economic development. “Proximity to Wichita” was the highest ranked response with a 61% frequency rate. This was followed in order by “proximity to employment” (56.6%), “proximity to family/friends” (52.8%) and “affordable cost of living” (40.3%).

Question 27: Written Comments

A complete listing of all written comments is included as Appendix C. For summary purposes, written comments were separated into broad categories. There were several response categories related to economic development or tourism. Twenty-seven negative comments about economic development policies were submitted. There were 17 comments regarding the need for more tourism/recreation/entertainment businesses. Negative comments about downtown development constituted 13 responses. Nine responses were received citing the need for more development in USD 490, instead of USD 375 and seven comments spoke to the need to better utilize and promote El Dorado Lake.

Plan For It

Goal 3: Economic Development

Responsibly grow the local economy by continuing successful current economic development policies and developing new initiatives that will enhance long-term economic growth.

Objective 3.1: Encourage active coordination between the City of El Dorado and local economic development organizations.



EL DORADO

THE FINE ART OF LIVING WELL

Strategy 3.1.1: Conduct regular periodic economic development summits that include, at a minimum, representatives from the City, El Dorado, Inc., Convention and Visitors Bureau, Chamber of Commerce and Main Street.

Objective 3.2: Attract high paying jobs that will provide opportunities to current and future El Dorado citizens.

Strategy 3.2.1: Ensure all economic development policies and incentives that are implemented support the stated long-term economic development goals of the City.

Objective 3.3: Attract retail and service businesses that fill market gaps and provide an improved mix of services to El Dorado.

Strategy 3.3.1: Implement the recommendations of recent and future studies that support this objective.

Strategy 3.3.2: Identify target retail and service businesses and aggressively market El Dorado as a good place to do business.

Objective 3.4: Leverage El Dorado's proximity to El Dorado Lake as a residential and tourism development tool.

Strategy 3.4.1: Develop lake amenities that are attractive to both tourists and potential new residents.

Strategy 3.4.2: Work with the Convention and Visitors Bureau to determine methods to more effectively market El Dorado Lake as a tourist destination.

Strategy 3.4.3: Facilitate opportunities to develop new full-time residences and vacation homes in close proximity to El Dorado Lake.

Objective 3.5: Develop a wireless technology infrastructure that meets both community-wide and public service needs.

Strategy 3.5.1: Create a local wireless technology task force.

Strategy 3.5.2: Conduct a wireless feasibility study that includes, at a minimum, the following elements:



- 1) Potential community impacts and return on investment;
- 2) Analysis of other communities with similar services to determine the optimal system configuration;
- 3) Needs Assessment for services and equipment;
- 4) Security issues, and;
- 5) Potential funding methods such as franchise agreements and public/private partnerships.

Additional Recommendations

1. Developable vacant properties should be identified. The City could proactively pursue zoning those properties to be consistent with the Future Land Use element of this plan. This may involve close coordination with land owners. However, such an action removes a step from the development process and demonstrates the City's desire to grow responsibly.
2. Develop a marketing strategy to more effectively grow the tourist market, while emphasizing the community's current assets. Many of the events and destinations mentioned earlier in this section appeal to potential visitors. Enhancing and marketing existing assets typically requires less investment than developing new attractions. This may be a strategy to "jump start" the attraction of additional visitors to the area.
3. Local economic development organizations should more effectively market their services to the El Dorado community.
4. There is a relatively strong local art community with several art galleries and Coutts Memorial Museum of Art. Positioning El Dorado as an "arts" community may be an opportunity for additional economic growth. This has been effective in some communities as a downtown development tool.

Do It

The implementation plan outlines how the strategies, which are the 2030 Comprehensive Plan's action items, can be accomplished by the City. The following items are included in the implementation of each strategy:

1. Prioritization of the strategy
 - ◆ Timeframe each strategy should occur within
 - ◆ Short range - within 10 years
 - ◆ Long range - 10 - 20 years
 - ◆ Continuous - ongoing activity
2. Priority of the strategy within the timeframe
 - ◆ High to medium priority
 - ◆ Medium to low priority
3. Primary actors - The organizations and/or City departments that will likely accomplish the strategy
4. Cost considerations - The actions or items that will incur costs in order to accomplish the strategy
5. Potential funding sources - Possible sources of funding for accomplishing the strategy



Strategy 3.1.1

Conduct regular periodic economic development summits that include, at a minimum, representatives from the City, El Dorado, Inc., Convention and Visitors Bureau, Chamber of Commerce and Main Street.

Priority: Continuous /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.2.1

Ensure all economic development policies and incentives that are implemented support the stated long-term economic development goals of the City.

Priority: Continuous /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.3.1

Implement the recommendations of recent and future studies that support this objective.

Priority: Short Range /High to Medium

Primary Actors: City management, economic development organizations

Cost Considerations: staff resources, facilitation, coordination

Potential Funding Sources: City revenues, economic development funding, private revenue sources

Strategy 3.3.2

Identify target retail and service businesses and aggressively market El Dorado as a good place to do business.

Priority: Short Range /Medium to Low

Primary Actors: economic development organizations

Cost Considerations: staff resources, staff training, program development, program implementation

Potential Funding Sources: economic development funding, private revenue sources

Strategy 3.4.1

Develop lake amenities that are attractive to both tourists and potential new residents.

Priority: Long Range /Medium to Low

Primary Actors: City management, local development community, local entrepreneurs

Cost Considerations: staff resources, community coordination

Potential Funding Sources: City capital funding, private revenue sources



Strategy 3.4.2

Facilitate opportunities to develop new full-time residences and vacation homes in close proximity to El Dorado Lake.

Priority: Long Range /Medium to Low

Primary Actors: City management, City Planning staff, Planning Commission, local development community

Cost Considerations: staff resources, program development, program implementation, community coordination

Potential Funding Sources: City revenues, private revenue sources

Strategy 3.5.1

Create a local wireless technology task force.

Priority: Short Range /Medium to Low

Primary Actors: City management, local community, local technology experts

Cost Considerations: staff resources, community coordination, facilitation

Potential Funding Sources: City revenues

Strategy 3.5.2

Conduct a wireless feasibility study.

Priority: Short Range /Medium to Low

Primary Actors: City management, local community, local technology experts, economic development organizations

Cost Considerations: staff resources, consultation services, community coordination

Potential Funding Sources: City revenues, economic development funding, grant programs

Appendix 1 – Consolidated Tables of Goals

Winfield's planning decisions should be shaped by three fundamental guiding principles: strive to enhance **quality of life**, improve **community health**, and maintain both economic and environmental **sustainability**. When choices must be made among the many goals mentioned in this Plan, the available options should each be assessed based on how well they contribute to these overarching goals.

Resources of time, energy, and funding are never ample enough to allow every goal to be achieved immediately. In addition, some goals must necessarily be accomplished in a specific sequence. Therefore, **goals are prioritized** as intended to be achieved within a short-term, mid-term, or long-term time frame relative to the 20-year Planning Period. Other goals are ongoing, and will need to be addressed on a continuing basis.

O = Ongoing goal

S = Short-term: Within 5 years

M = Mid-term: Within 5 to 10 years

L = Long-term: Within 10 to 20 years

The following tables contain a consolidated list of all the goals mentioned in other parts of this Comprehensive Plan, repeated here as a convenient aid for City leaders. Tables are categorized by planning topic as follows:

- Policies & Regulations
- City-wide
- Downtown
- Transportation
- Housing
- Stormwater Management
- Public Utilities
- Community Facilities

Goals related to **parks and recreation**—including goals for sidewalks and pathways—are detailed in the [Winfield Master Plan for Parks, Trails & Recreation 2020-2040](#), produced at the same time as this Comprehensive Plan. They should be **reviewed annually by the Planning Commission**, along with all the other goals which are included in this Comprehensive Plan.

GOALS – Policies & Regulations	Priority			
	O	S	M	L
Annexation				
Consider annexation of developed land outside of the City that is adjacent to or quite near the city limits.	○			
Municipal Land Bank				
Establish a municipal Land Bank , which would provide a mechanism for the City to acquire and maintain vacant, abandoned, or foreclosed properties and convert them to productive use.		○		
Extraterritorial Jurisdiction				
Revise City Zoning Regulations to implement extraterritorial jurisdiction.		○		
Revise City Subdivision Regulations to clarify the extent of the City's defined extraterritorial jurisdiction .		○		
Consider extraterritorial zoning along existing and future development corridors.	○			
Regulations				
Consider the option of establishing Site Plan Review standards , particularly for highway commercial and industrial development and for interchange-oriented commercial development. Site Plan Review can serve all the businesses that benefit from being part of a high-quality commercial locale.		○		
Revise City Subdivision Regulations to require a complete transportation plan, including provisions for bicycle and pedestrian networks .		○		
Incorporate a zero runoff policy in the City's new Subdivision Regulations. Require a proper stormwater drainage plan for all new subdivision development . Consider incorporating the concept of a four-corner lot drainage plan , which establishes the finished grade of the property corners of each lot in the subdivision at the time of platting to ensure drainage.		○		
Adopt a policy that encourages new development in Winfield to have utility lines buried underground .		○		

KEY

- O = Ongoing Goal
- S = Short-term Goal (within 5 years)
- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – City-wide	Priority			
	O	S	M	L
Signs				
Develop and install a wayfinding signage system for Winfield destinations.		○		

GOALS – Downtown	Priority			
	O	S	M	L
Signs				
Replace all sign posts with breakaway posts.			○	
Paint all downtown sign posts.		○		
Street Trees				
Complete transition from problematic tree species to recommended species & varieties of urban street trees for south central Kansas.		○		
Utilities				
Evaluate the downtown underground sidewalk electrical circuit.		○		

KEY

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- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – Transportation	Priority			
	O	S	M	L
Streets				
Continue to fund and implement a pavement maintenance program for Winfield's streets.	○			
Implement complete streets principles to make Winfield more walkable and bikeable, particularly downtown and in the vicinity of Baden Square, the Hospital, and the University.	○			
Pursue development of a southwest bypass , including acquisition of a right-of-way , and annexation of land in its vicinity.	○	○		
Parking				
At some appropriate location in Winfield, implement at least one demonstration project of on-street back-in angle parking , to introduce the concept to the community.			○	
Add parking where needed, including ADA compliant spaces, at many of Winfield's parks , as suggested in the Winfield Master Plan for Parks, Trails & Recreation 2020–2040		○		
Railroad Service				
Retain railroad access to Winfield's industrial areas.	○			

GOALS – Housing	Priority			
	O	S	M	L
Grants & Foundations				
Dedicate either a City staff member or a consultant to the pursuit of housing grants .		○		
Pursue relationships with nonprofits willing to partner with the City on housing, particularly any dedicated to renovating heritage housing.	○			
Marketing				
Actively market Winfield to developers of new housing , particularly those doing accessible, low maintenance townhomes or patio homes suitable for empty nesters and retirees.		○		
Actively market Winfield's quality of life, cultural amenities, and local medical resources to developers of large-scale retirement communities , which are often religious nonprofit foundations. Such communities typically require at least a quarter-section of land, and include a nursing home, assisted living and independent living apartments, and single-household homes, as well as on-site amenities such as a cafe, theater, chapel, hair salon, fitness center with pool, and walking paths.			○	
Programs & Development				
Identify one neighborhood in which to test a pilot program for residential revitalization of older houses , aiming to increase property values enough to make additional renovations profitable for high quality flips.		○		
Provide incentives for local contractors to renovate older homes, preferably to sell rather than to rent. Options might include reduced dump fees for debris, reduced tap fees for utilities, or some sort of tax relief for houses being renovated.	○	○		
Use similar incentives to encourage infill housing on lots where houses have been demolished.			○	
Seek to develop new high-quality apartments in Winfield, with the amenities (especially high-speed internet) to attract and retain young adults after they graduate.			○	

KEY

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- S = Short-term Goal (within 5 years)
- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – Stormwater Management	Priority			
	O	S	M	L
Plans				
Develop an overall Stormwater Drainage Management Plan , compliant with EPA rules. Incorporate a map of Winfield's drainage system; show directions of flow, and highlight areas with recurring drainage problems. Include a review of maintenance policies, and prioritize potential improvements to drainage infrastructure.			○	
Green Infrastructure				
Whenever substantial construction work is done on a Winfield street, consider incorporating green infrastructure stormwater management strategies into the street design . Not only would such a program help protect local waterways from the damage and pollution caused by street runoff, but it could reduce the need for expensive "gray infrastructure" drainage facilities.	○			

KEY

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- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – Public Utilities	Priority			
	O	S	M	L
Standards & Procedures				
Regularly review and update standards and procedures for installation and maintenance of utilities, to reflect changes in technology and in environmental expectations.	○			
Water Supply & Distribution				
Establish a capital improvement line item to budget for replacing a certain percentage of outworn water lines each year.		○		
Replace ozone equipment at the Water Treatment Plant.		○		
Repaint the ground storage tank at the Water Treatment Plant, and refurbish/repaint the elevated storage tank.		○		
Consider adding a second elevated water storage tank at the Water Treatment Plant.			○	
Wastewater Treatment				
Replace ozone equipment at the Water Treatment Plant.		○		
Repaint the ground storage tank at the Water Treatment Plant, and refurbish/repaint the elevated storage tank.			○	
Consider adding a second elevated water storage tank at the Water Treatment Plant.				○
Continue the maintenance and upgrade program to replace or reline sewer pipes and rehabilitate manholes.	○			
Continue the sewer cleaning program.	○			
Work to mitigate stormwater infiltration to the wastewater collection and treatment system.	○			
Electrical System				
Continue to pursue options to transition to renewable and renewable-supporting energy sources for the City's electrical power.	○			
Establish a program to encourage property owners to have their individual service lines buried.		○		
Natural Gas Distribution				
Continue replacing steel gas pipes with polyethylene pipes.	○			
Solid Waste Disposal & Recycling				
Pursue appropriate municipal recycling options , as economic conditions change over the Planning Period.	○			

KEY

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- S = Short-term Goal (within 5 years)
- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – Community Facilities (Part 1 of 2)	Priority			
	O	S	M	L
City Hall				
Incorporate access control to improve security , reconfiguring the facility as necessary.		○		
Update and remodel interior spaces , to increase flexibility of uses and improve the customer experience.			○	
Police Department				
Complete design and construction of the new Public Safety Center .		○		
Evaluate the existing Police Department building for possible new uses after police operations move to the new facilities.		○		
Increase staff as necessary, as the community grows.	○			
Continue regularly replacing patrol vehicles and upgrading computers.	○			
Fire Department / Emergency Medical Services				
Acquire and install GIS locators on all firefighting apparatus.		○		
Replace oldest fire fighting apparatus.	○			
Complete and implement current plans to build a new Winfield Fire/EMS Station. Include more apparatus storage space and more staff parking.		○		
Evaluate the existing Fire Department building for possible new uses after operations move to the new facilities.		○		
Municipal Operations Center				
Overlay the parking lot .		○		
Replace the HVAC system .			○	
Replace the roof .			○	
Parks Office & Shop				
Connect the building to the City's fiber optic network .		○		
Construct an equipment shelter (a lean-to or similar enclosure) to provide weather protection.			○	
Winfield Cemeteries				
Design and build a columbarium at St. Mary's Cemetery.		○		
Plan for additional columbaria at Highland Cemetery.			○	
Consider designating a Green Burial area at Highland Cemetery.			○	
Consider adding a columbaria at Union-Graham Cemetery.				○

KEY

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- M = Mid-term Goal (5 to 10 years)
- L = Long-term Goal (10 to 20 years)

GOALS – Community Facilities <i>(Part 2 of 2)</i>	Priority			
	O	S	M	L
Health Care Facilities				
Continue implementation of the William Newton Hospital Master Facility Plan .		○		
Continue to recruit and retain family physicians .	○			
City Goals for Schools				
Coordinate upgrades to utilities infrastructure and stormwater management systems with school facility improvements.	○			
City Goals for Southwestern College				
Coordinate upgrades to utilities infrastructure and stormwater management systems with College facility improvements.	○			
Consider closing Houston Road at Warren Avenue as a through street, to facilitate development of a new SWC Residence Hall at the southeast corner of Warren Avenue and Houston Road.		○		
Coordinate with SWC planners as they continue work on updating the Campus Master Plan, bringing municipal support to bear where appropriate.	○			

KEY

- O = Ongoing Goal
- S = Short-term Goal *(within 5 years)*
- M = Mid-term Goal *(5 to 10 years)*
- L = Long-term Goal *(10 to 20 years)*

Action Item 4

Title:

Comprehensive Plan-Chapter 5 Parks and Recreation

Description:

Chapter 5 has several topics including Parks, Recreation, Natural Resources and Historical Resources. Staff feels that we need to divide this Chapter up in the new plan. This meeting will focus on Parks and Recreation. We have invited the Beautification Board as well as the Recreation Board to participate in the discussion.

Action:

Hold the discussion, no formal action will be required.

Chapter Five: Parks, Recreation and Natural and Historical Resources

- 5.1 Introduction**
- 5.2 Vision**
- 5.3 Background**
- 5.4 Community Survey Responses and Comments**
- 5.5 Parks and Outdoor Spaces**
- 5.6 Recreational Activities**
- 5.7 Natural Resources**
- 5.8 Historical Resources**
- 5.9 Goals and Actions**

5.1 INTRODUCTION

Park areas and recreational programs serve the citizens of Arkansas City in multiple ways. For the individual, parks, open space and recreation programs provide the opportunity to improve physical and mental health, and the opportunity for relationships with others that enhance social well-being. Parks and recreation facilities and programs should be central to a community's pride in itself, serve citizens of all ages, give choice to citizens for leisure activities, enhance the environment, and promote tourism and economic development.

The City owns a number of parks providing open space and recreational opportunities. The parks have baseball and softball fields, soccer fields, tennis courts, basketball courts, and a variety of playground equipment. Walking, running, hiking and biking takes place over the trails and in the parks. Recreational programming is also available, particularly for youth sports, which is important for team activity, skill building, and confidence.

5.2 VISION

The City, working alongside the Recreation Commission, Cowley College and USD 470, will establish, preserve and manage public parks, open space and recreational facilities, and will provide a range of recreational and cultural opportunities to benefit and enrich the quality of life of current and future residents of all ages.

5.3 BACKGROUND

A. 2003 Plan Recommendations Relating to Parks, Recreation and Natural and Historic Resources

Key Findings for Parks & Natural Resources

- Arkansas City has approximately 320 acres of parks, or 30 acres per 1000 population. This compares favorably with national park standards. Much of the park acreage is in riverside open space areas.
- Development from a natural resources standpoint should occur in the Osage Prairies, including areas north of the City, east of the Walnut River, and south of the Arkansas River.
- Because of the difficulty of extending city services across the Arkansas River, the two most environmentally sound areas for urban expansion are the areas north and northwest of Arkansas City, and the areas between the Walnut River floodplain and C-4 school.
- Development should be avoided in the floodplains where there is insufficient levee protection. Levee system expansion beyond that now being constructed by the Corp of Engineers to enhance existing levees should be avoided for the protection of wetland and riparian areas that serve as wildlife habitats and natural flood absorbers.

Recommendations

- Develop and maintain a park and open space system to serve the needs of all the citizens of Arkansas City, in particular enhancing park and public places.
- Develop a long range plan for development of the Walnut River and Arkansas River Greenway around the City which would include development of a system of connecting hike/bike trails.
- Encourage the preservation of the Walnut River floodplain for agricultural or natural areas to enhance the character of the Highway 77 bypass.

5.4 SURVEY RESPONSES AND COMMENTS

When asked for their input in 2013 in the community survey conducted for this comprehensive plan, citizens responded they are generally satisfied with the public park and recreation facilities and programs. The complete survey, and responses, are found at Appendix A.

A large majority of respondents were satisfied with the maintenance of (71%) and the number of (72%) city parks, walking and biking trails (64%), and with the

swimming pool (53%). They were somewhat less satisfied with the tennis courts, soccer fields, and softball fields, as shown below.

		Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	TOTAL RESPONSES
A.	Maintenance of City parks	2%	4%	23%	51%	20%	682
B.	The number of City parks	2%	3%	23%	51%	21%	685
C.	Walking and biking trails in the City	2%	6%	29%	39%	25%	704
D.	City swimming pool	3%	5%	40%	38%	15%	706
E.	Tennis courts	2%	3%	47%	33%	15%	706
F.	Number of soccer fields	2%	4%	58%	24%	11%	657
G.	Number of softball fields	2%	1%	48%	33%	16%	697
H.	Youth athletic programs	3%	5%	35%	40%	17%	700
I.	Adult athletic programs	3%	8%	50%	31%	9%	703
J.	Other recreation programs, such as classes & special events	4%	10%	40%	35%	12%	704
K.	Cultural programs	4%	11%	43%	31%	10%	646
L.	City community centers	3%	8%	43%	35%	11%	699
M.	Arkalalah Fall Festival	3%	5%	15%	41%	36%	719

Satisfaction with some of the recreational programs was less clear, though youth programs had a higher satisfaction rate at 57% satisfied or very satisfied, than adult at 40%, and 50% taking a neutral position. It is likely that many respondents who do not participate in or utilize those particular programs and facilities responded as "neutral".

When asked if they supported extension of the hike and bike trail on the west side of the City, 54% said that they do support that extension:

Hiking and Biking Trails. Would you support an extension of the hike and bike trail on the west side of the City, south of Chestnut, to improve safety for travel to the Cowley College Sports Complex?

Yes	54%
No	46%
TOTAL RESPONSES	658

As development of wetlands has been an issue of discussion in recent years, there were several questions in the 2013 survey posed about possible City action relating to wetlands. The responses to those survey questions are as follows:

Wetlands.

A. If it were likely to result in savings for taxpayers, would you support the City, in partnership with others, developing a wetland area near

the Arkansas River to provide wildlife habitat and destination point on the hike and bike trail?

Yes	76%
No	24%
TOTAL RESPONSES	672

B. Would you support such a wetland area becoming a City park?

Yes	65%
No	35%
TOTAL RESPONSES	654

C. Would you like to see the City's historic canal carry water supplied by a wetland?

Yes	62%
No	38%
TOTAL RESPONSES	654

Survey Comments

The 2013 community survey asked for citizen comments on the present condition of the City, and for concerns and hopes for the future. Many of those comments are set out in Appendix B. Some of the comments relating to parks and recreation are as follows:

- *We love Arkalalah, its local culture, people love it, and it brings the downtown to life. We need to work out how to bring that kind of life and energy to our city in smaller ways year round.*
- *I think that we have enough sports fields of any kind. They are an eye sore. We have more than enough trails. What a waste of money. There are miles of streets that people can walk.*
- *During these tough economic times it is important to have a very conservative approach. It is necessary to take care of city services, police, fire, water, streets, sanitation and similar necessary items. Parks, hike & bike trails, arts and other cultural expenditures should be cut back until times improve.*
- *City also needs to invest in social and human capital -- Big Brothers, Habitat, arts, historic preservation. A major recreational project, like a river walk, redevelopment of park at bridge on south end of town.*
- *The city has a huge perception problem. Ark City looks less favorable to visitors and residents alike due to the condition of some of the parks.*

Boarded up structures, play equipment in poor repair (the park north of the river on Lincoln Ave.), parks with almost nothing there (downtown), and continually dirty restrooms (almost all of them) are a big problem.

- *We do appreciate the walking trail. The city does a good job maintaining it and we enjoy it greatly!*
- *Enjoy walking at Veterans Lake walking path. Good asset.*
- *Suggest city have an arborist to help maintain the health and beauty of the trees in this town. Nice to have racquetball courts for adults in this community.*



5.5 PARKS AND OUTDOOR SPACES



Some parks serve as neighborhood areas, some are destination locations or community parks due to their amenities, and then there are regional recreation areas that serve a region and its population. Arkansas City has a wide range of neighborhood parks and community parks. In addition, other public spaces exist, for recreation or team sports, that are owned or operated

by USD 490 and Cowley College. There are also nearby reservoirs. The City's breadth of parks is highlighted here, but a complete listing of parks is found later in this chapter along with Map 5-1.

The community is fortunate to have a large number of **neighborhood parks**. They include the downtown seating area at Ben Givens City Center Park at 0.2 acres and go up in size to Mills Park at 4.7 acres, located on Highland Drive. Many of the neighborhood parks have picnic areas, benches, playgrounds, backstops, basketball courts, and some have areas for football, horseshoe or tennis. Catalpa hosts the community vegetable garden. Water features are found at both river access areas as well as several local lakes, including Veteran's Lake, which also has a trail.

Paris Park, Arkansas City's central park complex, is almost 9 acres with three playground areas, an aquatic center (second largest in the State of Kansas), tennis courts, a baseball backstop, football fields, shelters and



an adjacent skateboard park. This park is home to an annual car show.

Wilson Park hosts many events in the community, including National Day of Prayer, Farmers Market and Art in the Park. The rotunda is an icon for Arkansas City and is over 100 years old. Two playgrounds, picnic areas, tennis courts and other facilities make Wilson an important park for the community, at about 4.7 acres. Serving as a gateway to the downtown is the locomotive that abuts Summit Street. It reflects the importance of railroads to Arkansas City's history, and also evokes memories of childhood play and adventure. The newest amenity to the park is a swing which can be utilized by those in wheelchairs.

The largest regional open space maintained by the City is the **Prairie Passage Recreation Area**, which is 165 acres. The natural trail system (not improved with rock or asphalt) is maintained by the Parks Division, and the ponds on the grounds and tree cover make it a very enjoyable way to spend an afternoon. Other regional parks include Cherokee Park and Walnut Park.

The **USD 470 Sports Complex**, approximately 33 acres in size, is adjacent to the Arkansas City High School, on North 15th Street. The complex has fields for baseball and



softball, including one that is used for college level play. Soccer is also played on the fields, both by the high school and the recreation program.

The City operates a nine-hole golf course located at 3202 N. Summit called **Spring Hill Golf Course**. The course was built in 1928 and is very challenging with a hilly terrain; one hole has a 70 foot elevation from tee to green. In addition, an eighteen-hole course is located at 8731 US Highway 166. That course is operated privately by Great Life Golf & Fitness as a private club with additional amenities including 24-hour/7 day a week fitness facilities, swimming pool and driving range.

Other community amenities include the skate park, ponds and lakes for fishing or camping, and several community building facilities. The Middle School track area is also used by the community a great deal for exercise outdoors. The Cleo Graves Hogan recreational building is located in Ranney Park and used for parties and other gatherings. The Agri-Business building (pink palace) at Paris Park is also frequently used for community meetings and events.

Trails, Pedestrian and Bicycle Paths

Trails provide healthy and recreational alternatives to vehicular transportation. Trails are often established in urban areas to connect major public services, parks and sporting areas, and schools. Arkansas City has developed several trails including the Poplar Walking Trail, Hike/Bike Trail and the Kneebler Pond Walking Trail. The Poplar Walking Trail, a



1¼ mile-long asphalt path, will have a spectacular view of the native prairie area being developed within the boundary of the trail. The concept was the creation of the City's Beautification and Tree Advisory Board with installation scheduled for 2013.

The Hike/Bike Trail was opened in 2011 and financed with Kansas Department of Transportation enhancement funding. The 2.5 mile trail begins adjacent to Paris Park, travels west in a former railroad corridor, then south on the levee system for the Arkansas River, which is the southwestern edge of the community, and back east to U.S. Highway 77. The total Hike/Bike Trail is anticipated to be nearly seven miles when remaining lengths are constructed. Those lengths go northeast again, often along a levee, but this time the Walnut River levee, with termination at the Poplar Walking Trail area. An additional possible pedestrian and bicycle connection would be through the middle of the community, through a combination of sidewalks, bike lanes, and/or trail from Cowley College to its new sports complex in southern Arkansas City. This was the project that 2013 survey respondents indicated support for and could be the next addition to the trail system. Lastly, for hiking and biking enthusiasts who enjoy a less improved amenity, the Prairie Passage Recreation Area is home to the Kneebler Pond Walking trail, five miles of natural surface in a wooded area with a large pond, on the eastern edge of the community.

Future Needs

Some possible recreation improvements for the future include improvements to the tennis courts and additional soccer fields. In addition, the community does not have a disc golf course, an activity especially popular among eighteen to mid-twenty year olds. Another feature that could be considered is a dog park, an enclosed area for dogs and dog owners to train, exercise and socialize. Lastly, increasing playground amenities, or a dedicated area in a central park, for toddler play is desired.

As the community plans for the future, attention should continue to be given to ensure good connections to parks and recreation, social and education institutions as well as shopping and major employment areas. In addition, when building roads or bridges, non-motorized needs must be considered.

	Acreage	Shelter	Restrooms	Tables & Picnic	Playground	Basketball	Baseball	Softball	Football	Tennis	Pool	Boat Ramp	Camping	Fishing
Neighborhood Parks														
Ben Givens City Center Park	0.2													
Brock Park	0.8	X		X										
Carver Park	5.0						X		X					
Catalpa Park	0.5			X	X									
Lovie Watson Park	1.3	X		X	X	X								
Mills Park	4.7													
Pershing Park	1.7	X		X	X	X	X							
Ranney Park	1.0			X	X	X	X							
Robert Cox Memorial Park	1.7			X	X									
Winton Park	0.9	X		X	X	X	X			X				
Community Parks														
Cherokee Park	3.1			X										
Paris Park	6.0	X			X(3)						X			
Prairie Passage Recreation Area	165.0													
Walnut Park	12.6		X	X	X							X	X	X
Wilson Park	4.7	X	X	X	X					X				
Other Community Recreation														
Skate Park	0.2													
Paris Park Pool	2.9			X	X					X				
Veterans Memorial Lake	80.0	X										X		
High School Sports Fields	33.0						X	X						
Middle School Sports Complex	18.0							X		X				
CCCC Softball Fields	2.2							X						
CCCC Track/Field/City Ballpark	28.0						X							
Newman Park (RV Sites)	5.0	X	X	X	X								X	
Spring Hill Golf Course	10.0													
Lincoln Street Practice Field	4.0								X					
Cleo Graves Hogan - Rec Bldg		X	X											
Regional Parks														
Chaplin Nature Center														
Cowley County State Lake	198													
Kaw Wildlife Area	4,341													
Lions Park	10.0		X	X			X							
Winfield Lk/Timber Creek Reservoir	19,876													
Walking Trails														
	Length													
Hike-Bike Trail	2.5 mi.													
Kneebler Pond Trail	5 mi.													X
Poplar Hike-Bike Trail	1 mi.													
Veterans Memorial Lake Trail	7/8 mi.			X										X

5.6 RECREATIONAL ACTIVITIES

The city's recreational program, overseen by the Arkansas City Recreation Commission Board, serves residents of all ages and provides many types of activities. The Recreation Commission is a joint city/school entity, with two members appointed by the City, two by the School Board, and one at-large. The Recreation Center is located downtown at 225 E. 5th Avenue where it has its offices as well as a fitness center. The fitness center is a membership center and offers weight/strength building, cardiovascular equipment and sauna.

The Recreation Commission manages the Aquatic Center at the high school and the outdoor pool in Paris Park, providing lap swimming, water aerobics, recreational swimming and swim lessons.

Sports programs for local youth include baseball, softball, gymnastics, basketball, football, wrestling, soccer, tennis, swimming, volleyball, and golf. Other youth offerings include zumba, martial arts, cheerleading, fishing, dances and gaming.

Adult offerings include classes, activities and fitness. Included in these are bingo, weight loss and exercise, zumba, martial arts and horseshoes. Sports include softball, volleyball, golf and tennis.

Fitness equipment is also available at Cowley College to the public as a membership program at the Ben Cleveland Wellness Center. In addition, there are local private fitness centers, providing opportunities for aerobic and strength training. Private groups and individuals also provide dance, cheerleading, and club sports.

Water-related recreation opportunities within thirty minutes of Arkansas City include Winfield Lake, Cowley County State Lake, and Kaw Reservoir (Oklahoma). Among the activities available at these lakes and reservoirs are camping, fishing and boating.

Located east of Arkansas City is Camp Horizon, which is open to the public for camping, outdoor challenge course and mountain bike trails. Another favorite for leisure time is hunting which is also available in the area.

5.7 NATURAL RESOURCES

Kaw Wildlife Area is one of two areas near Arkansas City preserving wildlife habitats. It is owned by the U.S. Corp of Engineers and managed by the Kansas Department of Wildlife and Parks. The area is 4,341 acres of land and river, with about one quarter of it cultivated, and the balance in grasslands and riparian timber. A portion of the cultivated area is left standing for wildlife food and cover. Some hunting is allowed.

The Chaplin Nature Center is the second wildlife area located several miles west of the City. It is owned by the Wichita Audubon Society. There are a number of hiking trails, stretching over five miles and providing multiple opportunities for exploration. There is a visitor center, with programs including a naturalist. This is a valuable means for exploring the bottomland timber and prairies, upland prairies, and the Arkansas River, allowing view of the many species of birds as well as the wide range of trees. The Center is an amenity to the local area as well as a tourist attraction for south central Kansas and north central Oklahoma.

Features that have long defined the community are the Arkansas and Walnut Rivers. They make possible activities that people enjoy, such as fishing, kayaking, boating, floating and hiking. However, they are also critical habitat for animal and plant life and essential to natural cleaning of stormwater and the air. Two wildlife habitat terms of note are wetlands and riparian areas, both found abundantly in the Arkansas City area. Riparian areas comprise the areas along the river banks and streams that feed them. Wetlands include marshes, ponds or other particularly moist areas that also are filled with animal and plant life.

The City's 2003 Comprehensive Plan covers in great detail natural habitats that should be protected. Those include the Arkansas River Corridor (essentially the floodplains associated with the river), the Walnut River Corridor (also floodplain), the Bolton Uplands (south of the confluence of the rivers), the Creswell Uplands (near C-4 school and land near Walnut River), and the Osage Prairies. The Prairie has the greatest potential for development that would have the least impact to the environment. A map showing these areas is included in this chapter as Map 1.

According to the 2004 USGS Lower Ark Model Report #5204, one key natural feature that serves Arkansas City is the Arkansas River Alluvial Aquifer, enabling a ready source of water resources, even in drought conditions. According to this report,

“Hydraulic properties of an aquifer provide important information in the evaluation of ground-water problems by giving an indication of well yield in a particular aquifer and by providing the necessary data for ground-water modeling. Hydraulic properties include estimates of hydraulic conductivity, transmissivity, storage coefficient, and specific yield. Under unconfined conditions, as is the case in the alluvial aquifer in the modeled area, the storage coefficient and the specific yield are virtually equal.”

In simple terms, the large alluvial aquifer provides a steady baseflow of water to the stream. While this provides security to the community for its future water needs, it also means the community must do what it can to ensure no harm occurs to the aquifer, a large area reaching north to Wichita, so water demands do not put too much strain on the aquifer. As the Wichita area has seen strong

growth over the years, with greater demand on water resources, this will be an area of concern, particularly in low precipitation years.

Floodplains have been regulated by the City since the early 1980s, with the most recent version adopted in August 2010. Flood areas are important to maintain, not only for protection of life and property, but also for animal habitat. There will be more discussion on the floodplains in Chapter Six.

5.8 HISTORICAL RESOURCES

The following is an excerpt from a 1983 National Register of Historic Places Nomination Form, describing the downtown area of Arkansas City:

The architectural expression of the buildings in the commercial area reflects the mood of the community at the time they were built. Three of the most prominent buildings in the district, the Gladstone Hotel (individually nominated to the National Register of Historic Places), the Syndicate Block and the First National Bank (now the Union State Bank) were designed along with some other buildings in the town by W.A. Ritchie and Co., a prominent architectural firm in southern Kansas. Brothers W.A. and W.J. Ritchie were the principals of this firm which for a time was headquartered in Winfield, Arkansas City and Wichita. The Ritchie buildings stand out as not only stylish but the most flamboyant in Arkansas City. The Gladstone had galleries of delicate cast iron work at each of its four stories; the First National Bank building has an unusual round corner tower with a bell shaped roof; the Syndicate Block has creative repeated arches of round, elliptical and horseshoe forms in walls embellished with corbels and red and black bricks.

The district consists of five main commercial blocks along Summit Street and two and a half blocks of Fifth Avenue in the vicinity of Summit Street. The boundaries were chosen to include the main commercial core of Arkansas City with their limits defined by the location of key or particularly significant buildings. Generally, the boundaries follow the property lines of the buildings facing onto Summit Street and Fifth Avenue with the exception of the west side of the 100 block of North Summit which has been eliminated from the district since most of the structures there do not contribute to the district. At the south end of the district, the west side of the 400 block of South Summit, except for the Syndicate Block, a key building, has been eliminated from the district.

There are many historic buildings and areas in Arkansas City. The most well-known are the following:

Burford Building, 116-118 S. Summit, was built in 1923 and was one of the homes of Mr. Newman before he built a store in 1917. In 1923, the building underwent major renovations to house a theatre that would occupy most of the block. The Burford company decided to “build the largest theater of any city of this size in the south west, only two downtown theaters in Kansas City and one in Wichita being larger”. The theater proper was built on the alley running north and south, back of Highland Hall and the buildings then on the two lots south of Highland Hall. The lobby and shops had a fifty foot frontage on Summit Street, with an auditorium measuring 62x125 feet. The stage was built at thirty feet to the curtain and fifty feet high. The seating capacity was 1200, with 800 on the first level and 400 in the balcony. The front of the theater was constructed in tapestry brick trimmed in terra cotta. The Burford Theatre started off as a vaudeville theater. It boasted that Ginger Rogers appeared there prior to becoming a movie actor. Not too long after the theater opened, the “talkies” arrived and the theater was altered to house movies as opposed to plays.



Ireland Hall/Old Arkansas City High School is located at 300 W. Central and was constructed in 1890. It is three stories, a rectangular Romanesque structure with basement. It was constructed of white Silverdale limestone set in red mortar. Because the mortar was not waterproofed pink streaks appeared due to moisture and the stone absorbed the color, resulting over time in a pink color. It was constructed at a cost of \$38,000 and designed for 450 students. Used as a school until 1922, it was purchased and renamed by Cowley College in 1968. It was added to the National Register of Historic Places in 1974.

Pilgrim Congregational Church is located at 101 N. 3rd Street. As described in the nomination form:

Constructed from 1891 to 1893, the Pilgrim Congregational Church is a Richardsonian Romanesque style, sandstone-and-limestone church located on the northwest corner of 3rd Street and Central Avenue in Arkansas City. The church is built upon an above grade, rock-faced limestone foundation laid in regular courses. The rock-faced sandstone walls are also laid in regular courses with contrasting limestone utilized for the door and window arches, sills, belt course, and sculpted stone. The multiple-gable roof is covered with asphalt shingles. The five gable ends have parapets with metal caps and limestone cornices and scrolled returns. At the southeast corner of the church, a prominent bell tower extends seventy-eight feet in height. There are two limestone chimneys. The Pilgrim

Congregational Church is being nominated to the National Register for its architectural significance as a Richardsonian Romanesque-style church.

The structure was completed in 1893 at a cost of \$15,000.00. In 2001, the Church of the Nazarene, which had occupied the building since 1949, relocated to a new building and sold the structure to the City. The City undertook some cleaning and other repairs including the exterior sandstone and limestone walls, a new asphalt-shingled roof, metal parapet caps, and painted the interior. The building was added in 2005 to the National Register.

HISTORIC STRUCTURES IN ARKANSAS CITY

Security National Bank	227 S. Summit	1889
Cornish Studio	125 W. 5th Ave.	1924
City Building	118 W. Central	1888/1918-20
Eagle Block	312-14 S. Summit	1886
Isabella Building	116-18 S. Summit	1894
Newman's Dry Good Store	400 S. Summit	1917
Matlack Building	201 S. Summit	1880 & 1887
Summit Block	300 Block S. Summit	1886
Union State Bank	127 S. Summit	1883
Home National Bank	126 S. Summit	1917
AC Office Building	116-18 W. 5th Ave.	1886
Bittle Building	101 S. Summit	1885
Beard Building	303 S. Summit	1905
Bishop Block	103-5 N. Summit	1885
Commercial Block	212-214-216 S. Summit	1884
Conrad Block	125 S. Summit	1894
Colorado Building(Holmes)	200 S. Summit	1905
Carder Lock Building	N. Side 100 Block W. 5th Ave.	1887
Central Block	103-5 S. Summit	1885
Crescent Building	301 S. Summit	1905
Commercial House	112 E. Central	1926
Chicago Store	105 N. Summit	1890
Fifth Avenue Block	117-19 E. 5th Ave.	1889
Hasia Block	218-20 S. Summit	1884
Herman Godehards Block	200 Block S. Summit	1885
Highland Hall	110-112-114 S. Summit	1883
Howard Building	117--119-121 W. 5th Ave.	1912
Illinois Building	123 S. Summit	1905
K.P. Block	226 S. Summit	1902
Louisiana Building	125 N. Summit	1906
Miller Hardware Building	119 S. Summit	1885

McCowan Block	225 S. Summit	1905
Parker Block	219-221 S. Summit	1893
Pearson Block	212 S. Summit	1893
Puritan Billiard Parlor Building	121 S. Summit	1911
Ranney-Alton Mercantile Wholesale Grocer	208 W. 5th Ave.	1889-90
Sheridan Block	308-310 S. Summit	1888
Sipes Hardware	102 S. Summit	1870
Syndicate Buildings 2nd Location	122 N. Summit	1886
Union Block	107-109 S. Summit	1885
Walpex building (Woolworth)	215 S. Summit	1921

5.9 GOALS AND ACTIONS

Goals represent overall vision and desired outcomes. They describe the kind of community Arkansas City leaders hope to offer to citizens to meet their expectations and needs for active living. The following goals provide the outline of recreational amenities, programs and the preservation of natural and historical resources.

Goal	Evaluate Whether the Community Would Benefit from Closure and Disposition of Certain Parks and Other City-Owned Properties, with Resulting Savings Made Available for Other Park Improvements.
Goal	Make Improvements to Parks and Playgrounds to Meet the Needs of Persons of All Ages.
Goal	Protect and Preserve the Natural Resources, Particularly Along the Rivers, Both for Natural Features and Flood Protection.
Goal	Promote the Maintenance and Preservation of Historical Resources Such as Burford Theater, the Downtown District, Ireland Hall, Pilgrim Congregational Church, and Historic Structures.

GOAL EVALUATE WHETHER THE COMMUNITY WOULD BENEFIT FROM CLOSURE AND DISPOSITION OF CERTAIN PARKS AND OTHER CITY-OWNED PROPERTIES, WITH RESULTING SAVINGS MADE AVAILABLE FOR OTHER PARK IMPROVEMENTS

Action:

1. Analyze the benefits of each park, looking at factors such as size, location, existing facilities and improvements, and public use to identify any parks which are underutilized to the point that public costs outweigh public benefits.
2. If there are cost savings attributable to the closure of underutilized parks, increased funding for maintenance and improvement of remaining parks should be given priority for such cost savings.
3. Perform a similar study of all vacant and/or unused City-owned property to identify surplus property to be returned to the tax rolls.

GOAL MAKE IMPROVEMENTS TO PARKS AND PLAYGROUNDS TO MEET THE NEEDS OF PERSONS OF ALL AGES

Action:

1. Update playground equipment, particularly additions to equipment for young children, seeking grant or charitable funds to augment city funds.
2. Consider new features such as disc golf, dog parks, and nature exploration kiosks.
3. Add fitness stations to areas along trails.
4. Consider converting certain of the City's smaller parks to "specialized" uses, such as community gardens and pet exercise areas.

GOAL PROTECT AND PRESERVE THE NATURAL RESOURCES, PARTICULARLY ALONG THE RIVERS, BOTH FOR NATURAL FEATURES AND FLOOD PROTECTION

Action: Develop McFarland Pond (North Pond) and access for public use.

GOAL PROMOTE THE MAINTENANCE AND PRESERVATION OF HISTORICAL RESOURCES SUCH AS BURFORD THEATER, THE DOWNTOWN DISTRICT, IRELAND HALL, PILGRIM CONGREGATIONAL CHURCH, AND OTHER HISTORIC STRUCTURES

Action:

1. Assist the owners of historic properties in identifying and accessing public and private resources for historic preservation.
2. Encourage the owners of historic properties to maintain their properties and preserve their place in the community.
3. Give careful consideration to the possible impacts of development nearby historic and cultural properties when taking action on zoning applications, demolition permits and other necessary City approvals.

Action Item 5

Title:

Other Items

Description:

This is a chance for Planning Commissioners or staff to bring up miscellaneous items not on the agenda and to make announcements.

Action:

No further action is necessary.

Action Item 6

Title:

Adjournment of Planning Commission

Action:

Make a motion to adjourn the Planning Commission.