



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, October 11, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Call to Order

Roll Call

Mary Benton__ Lloyd Colston__ Brandon Jellings__ Ian Kuhn__ Kyle Lewis__ Cody Richardson__
Tom Wheatley__

PRESENT: Mary Benton, Ian Kuhn, Kyle Lewis, Cody Richardson, Tom Wheatley

ABSENT: Lloyd Colston, Brandon Jellings

Public Comments

Persons who wish to address the Planning Commission regarding items not on the agenda. Speakers will be limited to three (3) minutes. Any presentation is for information purposes only. No action will be taken.

Cody Richardson made the motion to close the public comments and Tom Wheatley made the second. Voice vote carried the motion.

Consent Agenda

1. Meeting Minutes, **September 13, 2022 meeting.**

Cody Richardson moved to approve the September 13, 2022 meeting minutes and Tom Wheatley made the second motion. Voice vote carried the motion.

Comprehensive Plan

2. **Comprehensive Plan discussion**

Chair Ian Kuhn asked Josh White to discuss the Comprehensive Plan. Josh approached the board explaining that the board had asked him to make a synopsis of the current draft plan. Josh explained that he did do that and went on to explain the beginnings of the chapters. Josh asked the board if they had any questions about the executive summary that was submitted in the packet. Josh would like to be able to present the executive summary at the public meeting for the Comprehensive Plan. Ian Kuhn made the suggestion that for the Planning Commission to take the binders of the chapter's home to really look through the Comprehensive Plan. Josh would like to be able to go through two chapters this evening instead of one, then Josh went on to explain the timeline he would like to implement to get the Comprehensive Plan adopted in January 2023. Chair Ian Kuhn clarified with Josh that the intent of a public hearing is to get public input for the Comprehensive Plan.

Josh started to discuss Chapter Six explaining that it was one of the most important chapters of the Comprehensive Plan. Josh stated that the accomplishments had been updated such as the WTP, WWTP, Summit Street Project. The City has had other small projects with Mill and Overlay with Kansas/Summit and Madison and Summit and since then KDOT has resurfaced the bridge along the bypass. Josh stated that he also put in the plan about the Public Services department and Environmental Services have been working together to repair street cuts due to main breaks.

Josh explained that most of what the goals and actions were copied from the old plan and the priority that was listed on there is what was listed on the sheet.

Josh asked for comments on Public Transportation, Ian stated that he would like to be able to take notes on the topic and discuss deeper with the next couple meetings coming up.

Josh discussed Capital Improvement Plan and that it was discussed at the Budget Retreat with the Commissioners. Josh stated that there are a number of projects discussed that are already in the CIP.

Josh stated that the city had been working on an inventory of streets and sidewalks. Josh stated that the Equal Opportunity Board were working on that. Mayor Gingher asked if that assessment involved building a sidewalk on Radio Lane, Josh stated that was a separate project that FFA was looking at for a civic project.

Josh discussed the Action that was carried from 2013 was trying to find the funding. Josh stated that federal funds were used for Summit Street. He stated that we use federal funds as they come in, but they don't go very far. The sales tax used in 2008 was used on Kansas Ave, 15th Street, some of Radio Lane, Goff Industrial Park by Creekstone, Skyline. KDOT matched some of the funds for economic development. Sales Tax is the only true good way to help fund street repair. Tom asked about low interest loans/bonds.

Cody asked about the list of projects. Josh stated that he wasn't super familiar with the plan but a lot of projects have been pushed back. 1st street to Madison, Kansas to 3rd street, some smaller bridges. Cody stated that he was just trying to understand the funding.

Josh stated that most of Sales Tax has a sunset period. Cody asked if that was still a goal that we wanted. Ian felt that those details could be worked out later. Ian asked if once this document was adopted, would this be a fluid document. Josh stated that yes that was the plan and should be adjusted as we come to it. Cody felt that it should be moved to medium goal instead of short term.

For the 2013 plan, there was an action that was sort of measurable, but the idea was that by 2030 there would not be any water lines that were less than 75 years old. Replacing Cast Iron piping to newer technology. Josh explained that the Brad Meek area had been replaced, the Crestwood area water pipes had been replaced, but other problems had not been fixed. Josh explained the Water Model prepared by PEC. That plan showed that the problem in Crestwood was water storage. Josh will get that document to the Planning Commission. Tom stated that the Crestwood area has 200 plus houses without proper water pressure, so a simple kitchen fire could lose the entire house.

There was a goal to upgrade the WWTP, Josh felt that goal could be almost be taken off, but the construction was completely done yet. Ian Kuhn asked if the new build was going to comply with regulations and he felt that changing the wording to verify. Josh stated that the goal of the improvements was to meet the regulations.

Josh discussed Storm water issues such as public education and that there was a storm water fee study. Public Education consisted of grass clippings in the street, leaves in the street, etc.

Josh asked if there was anything the board felt wasn't addressed. Cody asked if the trash service should be in the plan. After discussion, it was decided that nothing was needed for sanitation.

Josh moved to Chapter 7, Community Health. There is an action to work alongside Winfield for healthcare. Josh mentioned about childcare being a problem in the community, because there is a need for more childcare. He also mentioned it was important to make sure that when a rezone, plat etc., make sure that Public Health is taken into account.

We have Four County Mental Health clinic, Josh felt that majority of the community doesn't know about Four County Mental Health. Ian stated that mental health has become a bigger issue than it once was, more so than physical health. Ian felt that mental health should be the top priority.

Josh stated that the final topic is Land Use that would be discussed at the next meeting.

Adjournment

Motion __ 2nd __ Result: __

Motion made by Wheatley, Seconded by Kuhn.

Voting Yea: Benton, Kuhn, Lewis, Richardson, Wheatley