

# City Commission of Arkansas City - Regular Meeting Minutes

The Arkansas City Board of City Commissioners met in regular session at **5:30 p.m. Tuesday, March 15, 2022**, in the Commission Room at City Hall, located at 118 W. Central Ave. in Ark City.

Mayor **Kanyon Ginger** called the meeting to order. Commissioners also present at roll call were Commissioners **Charles Jennings**, **Diana Spielman** and **Jay Warren**. Commissioner **Scott Rogers** was absent.

City employees present were City Manager **Randy Frazer**, City Attorney **Larry Schwartz**, City Clerk **Lesley Shook**, Deputy City Clerk **Tiffany Parsons**, Public Information Officer **Andrew Lawson**, Finance Director/Treasurer **Jennifer Waggoner**, Environmental Services Superintendent **Rod Philo**, Building Official **Mike Bellis** and Police Officer **Madison Pickett**.

The **Arkalalah Executive Committee** was represented by **Tasha Bucher**. **Larry Kleeman** represented **Ranson Financial Consultants**.

Citizens observing in person or via GoToMeeting included **Makenzie Hirst**, **Silas Hirst**, **Chari Jenkins**, **Anita Judd-Jenkins**, **Karen Welch** and **Tom Wheatley**.

Citizen **Makenzie Hirst** offered the opening prayer. Citizen **Silas Hirst** led the Pledge of Allegiance.

## Approval of the Agenda

At City Manager Frazer's request, Commissioner Spielman made a motion to approve the agenda with the addition of an **Outstanding Student Award Committee** appointment under **Item 2** of the **Consent Agenda**, as well as the additions of **Resolution No. 2022-03-3465** as **Item 4** and appointing Frazer to work with Ark City Industries on accepting property as **Item 5** of the **Consent Agenda**. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Ginger declared the agenda **amended**. Commissioner Warren then made a motion to approve the agenda as amended. Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Ginger declared the agenda **approved** as amended.

## Recognition of Visitors

**Tom Wheatley**, 711 S. Forewood Drive, asked the commission what can be done about the abandoned Town House Motel at **426 S. Summit St.** He would like to see it torn down or repurposed, but City Attorney Schwartz and Building Official Bellis said the City had limited power.

## Consent Agenda

Commissioner Warren made a motion to approve the consent agenda, consisting of the following:

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1. Approving the **March 1, 2022**, regular meeting minutes as written.
2. Ratifying Mayor Gingher's appointments of **Richard Brown** to the **Building Trades Board**, **Tom Wheatley** to the **Historic Preservation Board** and **Kevyn Ternes** to the **Outstanding Student Award Committee**.
3. Ratifying Mayor Gingher's reappointments of **John Bahruth**, **Mark Bartlett**, **Michael Hunt** and **Mike Kuhn** to the **Building Trades Board**; **Tammy Lanman-Henderson** and **Iris Turner** to the **Outstanding Student Award Committee**; **Joni Spicer** to the **Planning Commission**; and **Mary Benton** and **Cody Richardson** to the **Planning Commission** and **Board of Zoning Appeals**.
4. Approving **Resolution No. 2022-03-3465**, authorizing the Governing Body to agree to the consent and subordination of the City's **Taxable Industrial Revenue Bond Series 2018-A**, on behalf of KanPak LLC, and authorizing execution of summary of documents related thereto.
5. Appoint City Manager Frazer to work with **Ark City Industries, Inc.** in accepting property.

Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the consent agenda **approved** as amended.

### New Business

#### T Hangar Improvements Ordinance No. 2022-03-4549

City Clerk Shook presented for discussion a first reading of an ordinance approving the form of and authorizing the execution of an **Interlocal Cooperation Agreement** respecting certain **T Hangar Improvements** at Strother Field Airport/Industrial Park.

**Larry Kleeman** said the agreement will allow for the construction, furnishing and equipping of the project, and govern the repayment of bonds to be issued by the City of Winfield to pay for it.

Commissioner Warren made a motion to approve the ordinance as presented.

Commissioner Spielman seconded the motion. A roll call vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Ordinance No. 2022-03-4549**.

#### Tacolalah Margarita Garden Ordinance No. 2022-03-4550

City Clerk Shook presented for discussion a first reading of an ordinance exempting the application of **K.S.A. 41-719(d)** to allow the sale and consumption of alcoholic liquor at a designated area of Wilson Park during the **2022 Tacolalah Festival** from **4 to 10 p.m. May 7, 2022**.

Public Information Officer Lawson previously said the **2022 Tacolalah Committee**, comprising representatives of five City boards and the Cowley Outdoor Market — has asked to sponsor a beer and margarita garden to sell and serve alcohol at Wilson Park during Tacolalah on **May 7**.

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Proceeds from the beer garden will go to support the ongoing mission of the **Arkalalah Festival, Inc.**, which will be responsible for all sales and legal arrangements.

Staff said the organizers have provided reasonable assurances that they will take all necessary precautions to ensure the property is used in full compliance with applicable state and local laws.

Commissioner Warren asked **Tasha Bucher**, executive secretary of the Arkalalah Executive Committee, if those younger than 21 would be allowed inside the perimeter. Bucher asked that this be allowed and explained all of the precautions Arkalalah will take to prevent underage drinking.

Police Chief Burr has said he did not see any issues with Bucher's proposal, nor were there any problems with a similar area at last year's Tacolalah event, and said officers would be there in force.

Commissioner Warren made a motion to approve the ordinance as presented. Commissioner Spielman seconded the motion. A roll call vote resulted in **three yea votes** and **one nay vote**, with Commissioner Jennings casting the lone dissenting vote.

Mayor Gingher declared the motion **approved** and given **Ordinance No. 2022-03-4550**.

### **Lovie Watson Park StoryWalk** **Resolution No. 2022-03-3466**

City Clerk Shook presented for discussion a resolution approving a recommendation of the **Beautification and Tree Advisory Board** to initiate an adoption contract for one year with the **Arkansas City Public Library** for a StoryWalk in **Lovie Watson Park**, located at 614 W. Birch Ave.

The public library (ACPL) and **Robin Henderson**, a Beautification and Tree Advisory Board member who abstained from voting because she is the lead organizer of an annual Juneteenth event in Lovie Watson Park, applied to adopt a new StoryWalk facility in Lovie Watson Park.

As with the previous StoryWalk at the Poplar Walking Trail, which staff reported has been a huge success since its installation, grant funds will provide for the installation of the StoryWalk signs.

ACPL will be responsible for maintaining the signs and changing out the storybooks, as it already does at the Poplar Trail. Henderson has pledged to help to raise maintenance funds through her Juneteenth fundraiser event.

Both parties requested that the City install the signs and provide the concrete for doing so, as it did at Poplar Trail. The Parks and Facilities Division estimates this cost will be approximately **\$80.00**.

The Beautification Board voted unanimously during its regular meeting on **February 24** to recommend that the City Commission approve initiating this adoption by ACPL for one year.

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Commissioner Spielman made a motion to approve the resolution as presented. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Resolution No. 2022-03-3466**.

### **Docking Garden Adoption Proposal**

City Clerk Shook presented for discussion a resolution approving a recommendation of the **Beautification and Tree Advisory Board** to initiate an adoption contract for one year with the **Friends of Wilson Park** for the old fountain in the **Docking Memorial Garden** at **Wilson Park**, located at 701 N. Summit St.

Seven volunteer members of various City advisory boards, operating under the collective organizational name of "Friends of Wilson Park," have applied to adopt the old fountain in the Docking Memorial Garden at Wilson Park.

They propose to turn the nonfunctional fountain into a series of raised planting beds. They will plant and help to maintain various species of pollinator-friendly plants. The proposed list of species does not include any milkweed plants. These volunteers propose to purchase the plants themselves, with the assistance of community donations, and water them, as well, staff reported.

The Parks and Facilities Division has already added brand-new topsoil to the proposed planting area and will provide volunteers with access to water, but otherwise would not be responsible for maintain the planting area.

The Beautification Board voted unanimously during its regular meeting on **June 24, 2021**, to recommend that the City Commission approve initiating this adoption by the Friends of Wilson Park for one year, and reaffirmed this vote during its regular meeting on **October 28, 2021**.

Commissioner Spielman made a motion to table further discussion of the resolution until **April 5**. Commissioner Warren seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and the resolution **tabled**.

### **Ravo Sweeper Lease-Purchase** **Resolution No. 2022-03-3467**

City Clerk Shook presented for discussion a resolution authorizing City Manager Frazer to execute a lease-purchase agreement to finance the purchase of a **2021 Ravo 5I Series Street Sweeper** from RED Equipment, of Independence, Missouri, for an amount not to exceed **\$255,000.00**.

Finance Director Waggoner said the City will make a down payment in the amount of **\$127,500.00**, while the amount to be financed also will be **\$127,500.00**. The City already has taken possession.

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Commissioner Jennings made a motion to approve the resolution as presented. Commissioner Spielman seconded the motion. A voice vote was **unanimous** in favor of the motion.

Mayor Gingher declared the motion **approved** and given **Resolution No. 2022-03-3467**.

### **Strother Field Interlocal Agreement** **Ordinance No. 2022-03-4551**

City Clerk Shook presented for discussion a first reading of an ordinance approving the form of and authorizing the execution of an **Interlocal Cooperation Agreement** respecting certain **Warehouse Facility Improvements** at Strother Field Airport/Industrial Park.

**Larry Kleeman** said the agreement will allow for the construction, furnishing and equipping of the project, and govern the repayment of bonds to be issued by the City of Arkansas City to pay for it.

Commissioner Warren made a motion to approve the ordinance as presented. Commissioner Jennings seconded the motion. A roll call vote was **unanimous** in favor of the motion.

Mayor Gingher declared the motion **approved** and given **Ordinance No. 2022-03-4551**.

### **Strother Field Warehouse Facility** **Resolution No. 2022-03-3468**

City Clerk Shook presented for discussion a resolution authorizing and providing for the construction of a **new public building** and providing for the payment of the costs thereof.

Commissioner Warren made a motion to approve the resolution as presented. Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Resolution No. 2022-03-3468**.

### **Strother Field Taxable IRBs** **Resolution No. 2022-03-3469**

City Clerk Shook presented for discussion a resolution authorizing the offering for sale of taxable **General Obligation Bonds, Series 2022**, of the City of Arkansas City, to finance the construction of a new warehouse facility at Strother Field Airport/Industrial Park.

Commissioner Warren made a motion to approve the resolution as presented. Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the motion **approved** and given **Resolution No. 2022-03-3469**.

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## City Manager's Report on Upcoming Activities

City Manager Frazer provided the commissioners with the following reminders and updates:

- The annual **Arkansas City Area Chamber of Commerce banquet** has been rescheduled for **5 to 10 p.m. March 19** at the historic Burford Theatre, located at 118 S. Summit St.
- The next **City Commission** study session is at **noon April 1** in Frazer's office at City Hall.
- There is a **Cowley County Legislative Forum**, sponsored by the Cowley County Legislative Committee, starting at **6 p.m. April 5** at Baden Square, located at 700 Gary St. in Winfield.

## Adjournment

Commissioner Warren made a motion to adjourn the meeting. Commissioner Jennings seconded the motion. A voice vote was **unanimous** in favor of the motion. Mayor Gingher declared the meeting adjourned at **6:01 p.m.**

**THE CITY OF ARKANSAS CITY  
BOARD OF CITY COMMISSIONERS**

\_\_\_\_\_  
Kanyon Gingher, Mayor

**ATTEST:**

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Lesley Shook, City Clerk

**Prepared by:**

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Andrew Lawson, Public Information Officer