



City of Arkansas City

PLANNING COMMISSION MEETING

AGENDA

Tuesday, April 12, 2022 at 5:30 PM – 400 W Madison Ave, Arkansas City, KS

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/791321541>

You can also dial in using your phone.

United States: +1 (408) 650-3123

Access Code: 791-321-541

Call to Order

Roll Call

Declaration

At this time, Planning Commission members are asked to make a declaration of any conflict of interest or of any Ex parte or outside communication that might influence their ability to hear all sides on any item on the agenda so they might come to a fair decision.

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.

Consent Agenda

- 1. Meeting Minutes, March 8, 2022 meeting.**

Public Hearings

- 2. Hold a public hearing to consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).**
- 3. Hold a public hearing to consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.**

Comprehensive Plan

- 4. Comprehensive Plan discussion**

Other Items

Adjournment



City of Arkansas City

PLANNING COMMISSION MEETING

MINUTES

Tuesday, March 08, 2022 at 5:30 PM — 400 W. Madison Ave., Arkansas City, KS

Call to Order

Roll Call

PRESENT: Mary Benton, Lloyd Colston, Brandon Jellings, Ian Kuhn, Kyle Lewis, Cody Richardson, Joni Spicer, Tom Wheatley

ABSENT: Paisley Howerton

Staff present at roll call were Principal Planner Josh White and Public Information Officer Andrew Lawson.

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.

No such comments from the public were made.

Consent Agenda

1. Meeting Minutes, **February 8, 2022 meeting.**

Motion made by Colston, Seconded by Wheatley to approve the minutes as written.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Comprehensive Plan

2. **Comprehensive Plan discussion**

White discussed the changes made to the draft Housing chapter. He noted that a section on accomplishments were added. After discussion, White agreed to add several additional items to this section. Discussion then shifted to goals and actions. Planning Commissioners discussed goals and there proposed actions based on the content of the draft chapter. White agreed to make the suggested changes from the meeting and to draft up some actions and goals and report back at the next meeting. He then noted that the main topic of discussion at the April meeting would be Economic Development.

Other Items

White reported that this was Lawson's last meeting as he was leaving employment with the City. He then noted that Arkansas City Main Street Association had invited Planning Commissioners to be a part of a combined meeting at the Thirsty Thursday event at the Burford Theatre on March 31. Additional details will be coming soon.

Adjournment

Motion made by Wheatley, Seconded by Kuhn to adjourn the meeting.

Voting Yea: Benton, Colston, Jellings, Kuhn, Lewis, Richardson, Spicer, Wheatley

Kuhn declared the meeting adjourned at 6:45 p.m.



Planning Commission Agenda Item

Meeting Date: 4/12/22
From: Josh White, Principal Planner
Item: 401 W Madison Rezone

Purpose: Hold a public hearing to consider the advisability of rezoning 401 W Madison Avenue from an R-2 (Medium Density Residential District) to a C-2 (Restricted Commercial District).

Background:

The subject property is located at 401 W Madison Avenue. The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. The property consists of approximately 1.34 acres. The project will be to develop a retail store. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. There is also an area that was formerly railroad right of way and unzoned that would also be zoned C-2. A portion of the subject property is already zoned C-2. A sale of the property to Rupe Helmer Group LLC dba Arkansas City 23987 LLC is contingent upon approval of this request. It is the recommendation of staff that the requested rezoning R-2/Unzoned to C-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained vacant since 2017.
- The use is similar to the previous use in intensity
- The project should not adversely affect the neighboring properties.
- The project brings retail services to the south end of town that is lacking in this area
- The public health, safety and general welfare should not be negatively impacted by this rezoning.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to 401 West Madison Ave from a R-2 Medium Density Residential District to a C-2 Restricted Commercial District.

Attachments:

Staff report, Area maps, Preliminary site plan

Presentation Link: <https://arcg.is/PeS0z0>



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
RZ-2022-110

APPLICANT/PROPERTY OWNER
AAB Engineering/MKT Investments/City of Arkansas City

PUBLIC HEARING DATE
April 12, 2022

PROPERTY ADDRESS/LOCATION
401 W Madison Ave

SUMMARY OF REQUEST

The subject property is located at 401 W Madison Avenue. The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. The property consists of approximately 1.34 acres. The project will be to develop a retail store. The applicants are requesting a rezone from R-2, Medium Density Residential District to a C-2, Restricted Commercial District. There is also an area that was formerly railroad right of way and unzoned that would also be zoned C-2. A portion of the subject property is already zoned C-2. A sale of the property to Rupe Helmer Group LLC is contingent upon approval of this request. Staff recommends approval of the rezone request.



Map data ©2022 Esri World Topographic map

EXISTING ZONING R-2-Medium Density Residential Unzoned former Railroad Right of Way	EXISTING LAND USE Vacant	SURROUNDING ZONING & LAND USE North-P/I-1; Public East-Unzoned/I-2; Vacant/Industrial South-R-2; Residential West-R-2/C-2; Residential/Commercial	SITE IMPROVEMENTS None	SIZE OF PROPERTY 1.34 acres
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STAFF RECOMMENDATION

☒ **APPROVE**

☐ **APPROVE WITH CONDITIONS**

☐ **DENY**

COMPATIBILITY with the COMPREHENSIVE PLAN

The Future Land Use portion of the Comprehensive Plan designates the subject property as commercial use. The proposed use is commercial. This will also help to meet the goal from Chapter 4 to "target industries and retail enterprises that more most likely to benefit from Arkansas City's labor force, geography and market characteristics" The market for this type of business should be fairly good on the south side of town where there are not many such businesses.

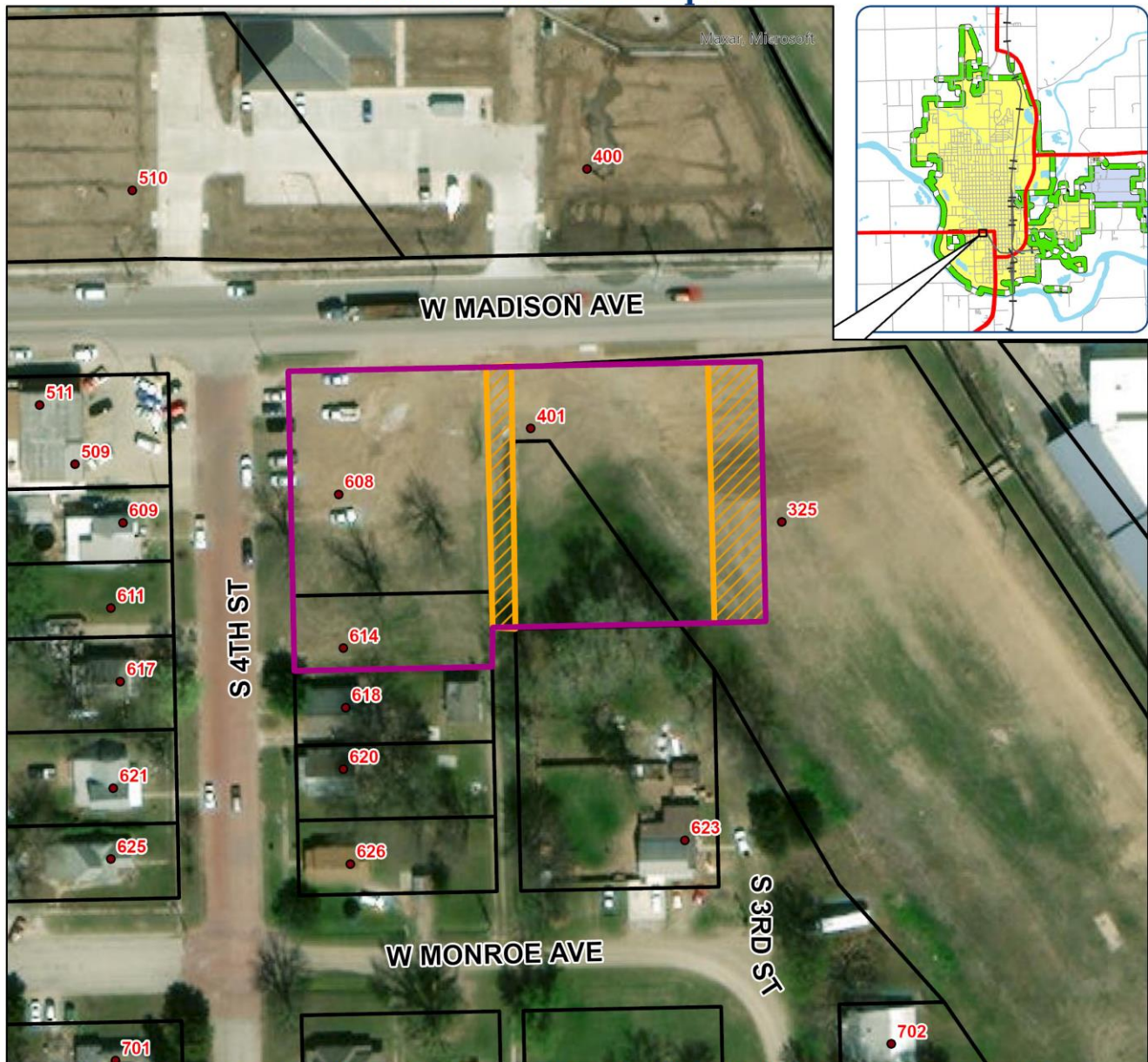
PROPERTY HISTORY

The property was developed as a service station originally. Nearby was a lumber yard and railroad depot. There was also a small retail business to the east of the service station which most recently offered massages. All the buildings had been demolished by 2017 when the City purchased the property. In 2019, a portion of the property was deeded to the land bank which is under contract for purchase and the subject of a contingency related to this case. The east portion of the property was formerly Railroad right of way which in recent years was vacated to the City. The city will maintain much of the former right of way, part of which will serve as the route for the soon to be developed hike-bike trail. No other land use cases were found for the properties.

COMPATIBILITY with the ZONING ORDINANCE

The surrounding area is comprised of public, industrial, commercial and residential uses. It is the intent of the commercial zoning districts to provide for areas of compatible commercial and service businesses. The change in classification would be consistent with the intent and purpose of these regulations.

Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

- ▬ City Limits
- ▬ Rezone
- ▬ Vacation Request
- ▬ Property Lines

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Created: March 14, 2022



Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

City Limits

Rezone

Vacation Request

Property Lines

Future Land Use

Residential

Commercial

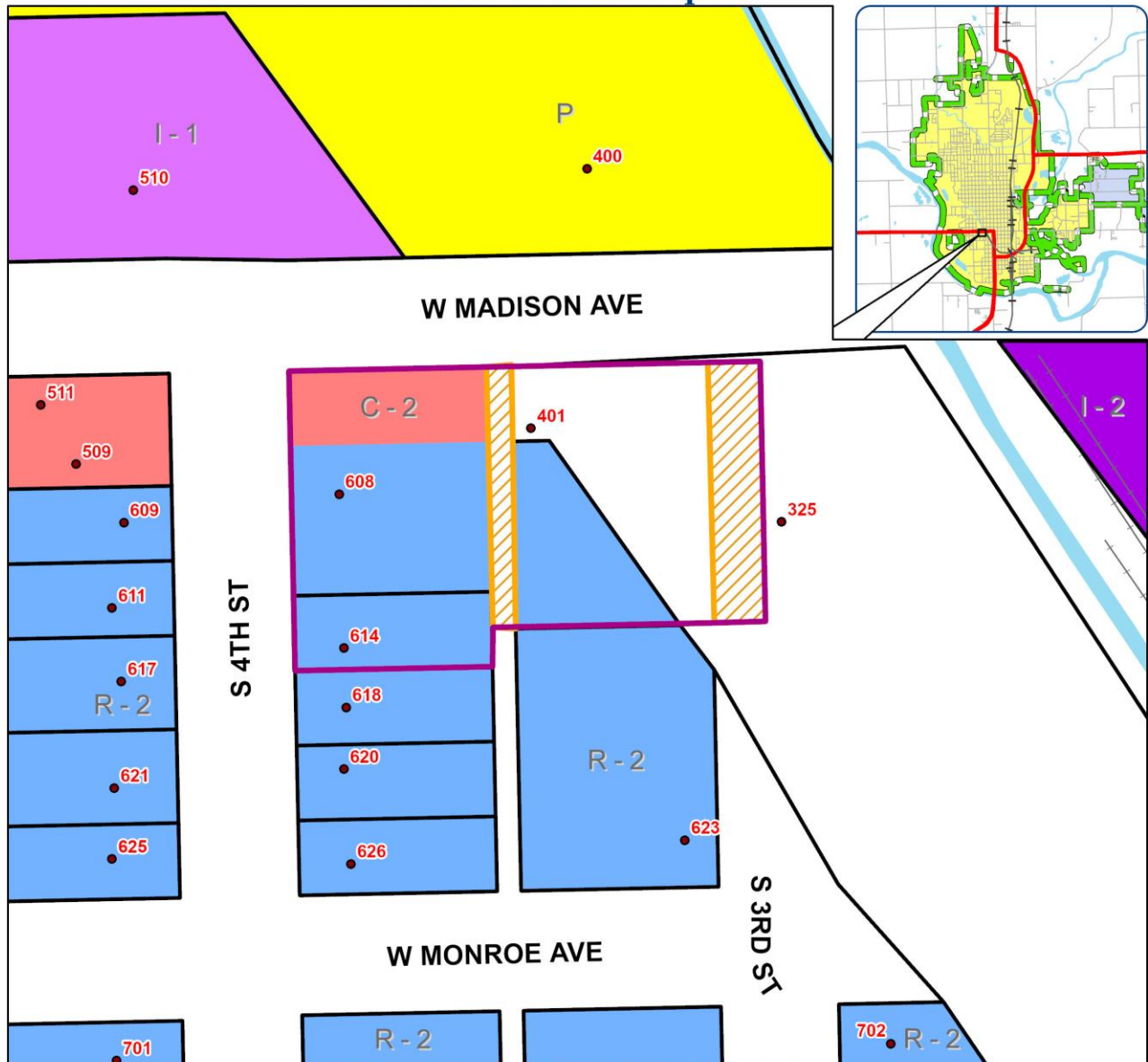
Industrial

Public

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Rezone/Vacation Request



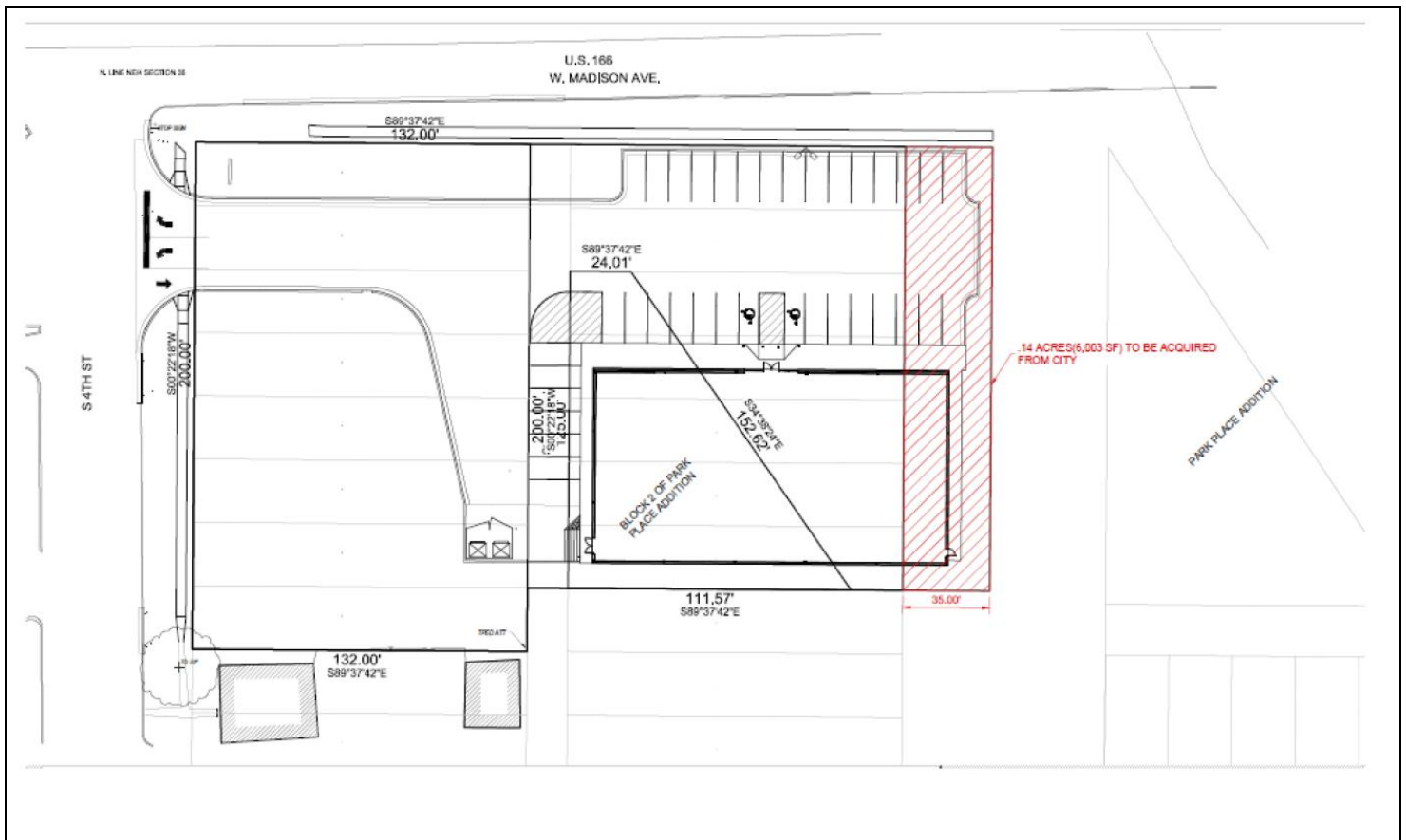
A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

- A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request
- Zoning**
- City Limits
 - Rezone
 - Vacation Request
 - Property Lines
 - R-2, Medium Density Residential District
 - C-2, Restricted Commercial District
 - I-1, Light Industrial District
 - I-2, Heavy Industrial District
 - P, Public Use District

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Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

1. Whether the change in classification would be consistent with the intent and purpose of these regulations;

The surrounding area is comprised of public, industrial, commercial and residential uses. It is the intent of the commercial zoning districts to provide for areas of compatible commercial and service businesses. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change;

The surrounding area is comprised of public, industrial, commercial and residential uses. The City Water Treatment Facility is to the north, Former Railroad Right of way and the ADM Mill are east of the site. A restaurant is the west of the site and residential uses are south of the site. Commercial development in this area should not negatively affect the neighborhood as there was formerly commercial uses on this site as well as adjacent to it. Commercial uses are to the west while industrial type uses are east and north of the site.

Neighborhood Photos



The subject property



Looking to the south along 4th Street



Looking to the north along 4th Street



Looking to the east along Madison Ave/US 166



Looking to the west along Madison Ave/US 166



Google StreetView from Sep 2021 looking south at drainage ditch and eastern portion of property.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions;

The current Residential Zoning District does not allow the proposed use. Some of the area does not currently have a zoning district designation due to its former status as railroad right of way that has since been abandoned. This action would also eliminate that issue. The area, due to its proximity to Madison Avenue/US 166 is trending commercial.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification;

North of the site is public. This area is zoned industrial and public. To the west is commercial and residential and the zoning is also residential and zoning to match the uses. To the east is the former railroad right of way that is unzoned and farther east is industrial which is also zoned industrial. The area is trending commercial due to its proximity to Madison Avenue/US 166

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity;

The proposed use of retail would be permitted under the C-2, Restricted Commercial District. The area along Madison Ave is a mix of commercial and residential. The proposed use is in line with the former commercial uses on a portion of this site. The C-2 district does allow other medium density commercial uses and due to the restricted list of uses, any other uses should remain compatible with the area.

6. The suitability of the applicants property for the uses to which it has been restricted;

The property is currently zoned for residential use; the property is vacant. The proposed use is not a commercial use and part of the site is already zoned commercial. The 2013 Comprehensive Plan called for this area to be commercial but had some housing on it at the time of the plan and so was zoned residential in these areas.

7. The length of time the subject property has remained vacant or undeveloped as zoned;

The buildings were all removed by the City around 2017. In 2019, a portion of the property was transferred to the land bank. On the eastern portion of the property a railroad depot was torn down in 2015. A former lumber yard (likely south of this development) was torn down in 2009. The entire property has remained vacant ever since these demolitions were carried out.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified;

All sewer, water and other utilities are readily available at or near the site. Police and Fire should be able to serve the building without any changes to services.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development;

There is other land that could be used for such a use but not necessarily in a place conducive to business for this particular company. The south part of town does not have much in the way of retail sales or grocery services so this could be a benefit to the area.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan;

The Future Land Use portion of the Comprehensive Plan designates the subject property as commercial use. The proposed use is commercial. This will also help to meet the goal from Chapter 4 to "target industries and retail enterprises that more most likely to benefit from Arkansas City's labor force, geography and market characteristics" The market for this type of business should be fairly good

on the south side of town where there are not many such businesses.

- 11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,**

The public health, safety and general welfare should not be negatively impacted by this rezoning.

- 12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application**

- 13. The recommendations of professional staff;**

It is the recommendation of staff that the requested rezoning R-2/Unzoned to C-2 be approved based on the following conclusions:

- The development appears compatible with the area.
- The property has remained vacant since 2017.
- The use is similar to the previous use in intensity
- The project should not adversely affect the neighboring properties.
- The project brings retail services to the south end of town that is lacking in this area
- The public health, safety and general welfare should not be negatively impacted by this rezoning.



Planning Commission Agenda Item

Meeting Date: 4/12/21
From: Josh White, Principal Planner
Item: 401 W Madison Vacation

Purpose: Hold a public hearing to consider the advisability of vacating a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City.

Background:

AAB Engineering, LLC has filed a request to vacate a portion of the alley and a portion of 3rd Street (originally platted as 10th Street) adjacent to Block 2, Park Place Addition. The applicant/City owns or controls all of the land surrounding the proposed vacations. All adjacent property owners were notified. The Technical Advisory Committee noted that there are a number of utilities present in the area and that a utility easement would be needed for the area as the various utilities will need to continue to have access to the area. Staff recommends approval of the request to vacate the area subject to retaining a utility easement over the alley.

- No private rights will be injured or endangered as the applicant owns (or will own) all property adjacent and the public should suffer no loss
- The proposed vacation with retention of the utility easement leaves access to any current and proposed future utilities as well as access for emergency vehicles and sanitation vehicles. It also retains access to any future improvements south of the addition.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to vacate a portion of alley and a portion of 3rd Street adjacent to Block 2, Park Place Addition to Arkansas City subject to the reservation of easements over the alley.

Attachments:

Staff Report

Presentation Link: <https://arcg.is/1WXzeT>



STAFF REPORT

City of Arkansas City Neighborhood Services Division

Josh White, Principal Planner

118 W Central Ave, Arkansas City, KS 67005

Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

Item 3.

CASE NUMBER

VR-2022-043

PUBLIC HEARING DATE

April 12, 2022

APPLICANT/PROPERTY OWNER

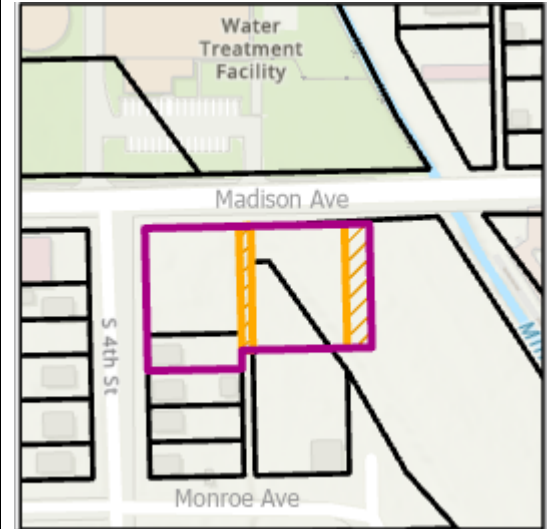
AAB Engineering LLC/City of Arkansas City

PROPERTY ADDRESS/LOCATION

A portion of alley and street adjacent to Block 2 Park Place Addition

SUMMARY OF REQUEST

AAB Engineering, LLC has filed a request to vacate a portion of the alley and a portion of 3rd Street (originally platted as 10th Street) adjacent to Block 2, Park Place Addition. The applicant/City owns or controls all of the land surrounding the proposed vacations. All adjacent property owners were notified. The Technical Advisory Committee noted that there are a number of utilities present in the area and that a utility easement would be needed for the area as the various utilities will need to continue to have access to the area. Staff recommends approval of the request to vacate the area.



Map data ©2022 Esri World Topographic Map

EXISTING ZONING
Not applicable

EXISTING LAND USE
Mostly vacant but platted
alley and street

SURROUNDING ZONING &
LAND USE
North-P/I-1; Public
East-Unzoned/I-2;
Vacant/Industrial
South-R-2; Residential
West-R-2/C-2;
Residential/Commercial

SITE IMPROVEMENTS
Utilities/drainage ditch

SIZE OF PROPERTY
Approx 0.2 acres

STAFF RECOMMENDATION

Staff recommends **approval** subject to retaining a utility easement over the vacated alley.

TECHNICAL ADVISORY COMMITTEE COMMENTS

The committee reported no issues as long as the utility easements are retained and emergency and utility vehicle and equipment access is maintained. Also access to future development to the south should be maintained.

PROPERTY HISTORY

This area was platted in 1886. At some point the railroad right of way took over 10th Street (3rd Street) in this area. The railroad right of way has since been vacated and returned to the City but the street itself was never opened. The alley in this block was only partially completed due to the open canal running its length. Other than the concurrent rezone request for this area there are no other land use cases associated with the area.

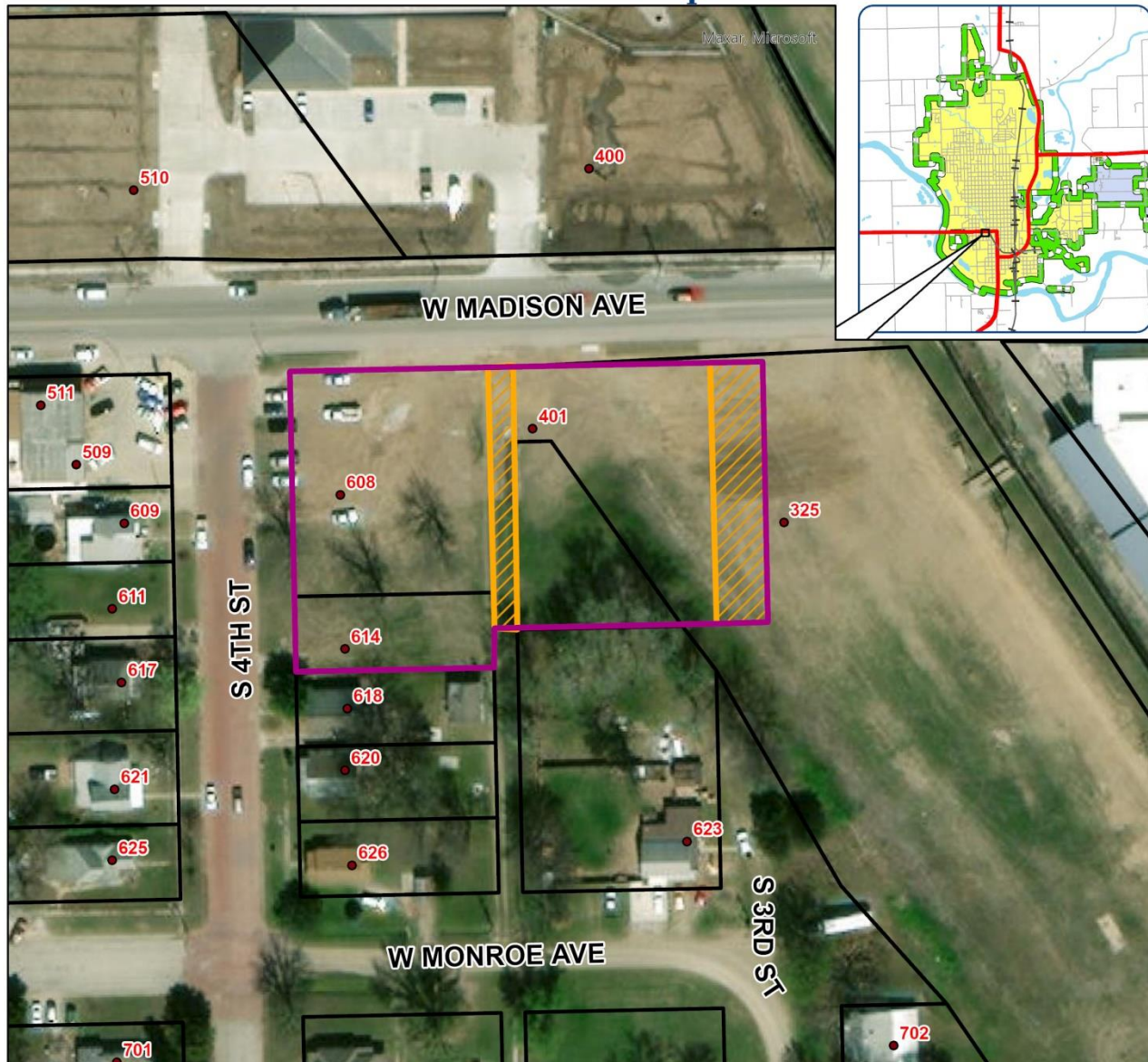
NOTICE GIVEN

Proper notice was published in the newspaper. Notices were sent to the adjacent property owners.

PRIVATE RIGHTS /PUBLIC GAIN/LOSS

No private rights will be injured or endangered as the applicant owns (or will own) all of the property adjacent to the proposed vacations. A utility easement will be retained over the vacated alley

Rezone/Vacation Request



A request for a rezone at 401 W Madison Ave from a R-2 Medium Density Residential District and Unzoned Area to a C-2 Restricted Commercial District

AND

A request for a vacation of the alley and a portion of 3rd Street (as platted) adjacent to the rezone request

-  City Limits
-  Rezone
-  Vacation Request
-  Property Lines

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Created: March 14, 2022



Park Place Addition to Arkansas City Kan

city

1st Avenue 75 feet wide

26X182 1	25X182 1	26X182 1	25X182 1	26X182 1	25X182 1
26X182 2	26X182 2	26X182 2	26X182 2	26X182 2	26X182 2
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26X182 14	26X182 14	26X182 14	26X182 14	26X182 14	26X182 14

Howard Avenue 30 feet wide.

25X182 1	25X182 1	25X182 1	25X182 1	25X182 1	25X182 1
25X182 2	25X182 2	25X182 2	25X182 2	25X182 2	25X182 2
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25X182 9	25X182 9	25X182 9	25X182 9	25X182 9	25X182 9
25X182 10	25X182 10	25X182 10	25X182 10	25X182 10	25X182 10

This is a portion of the Park Place Addition plat filed in 1886. Block 2 is located in the upper right. The highlighted areas show the approximate location of the vacation request. Note that the name of the partial street to be vacated is 10th Street on this plat and was later renamed to 3rd Street though it is not likely that this portion of the street was ever built. Also in this image, 1st Avenue is now Madison Avenue and Howard Avenue is now Monroe Avenue. 11th, 12th & 13th Streets are now 4th, 5th & 6th Streets respectively.

Neighborhood Photos



The subject property



Google StreetView from Sep 2021 looking south at drainage ditch and eastern portion of property.



Planning Commission Agenda Item

Meeting Date: 4/12/22
From: Josh White, Principal Planner
Item: Comprehensive Plan discussion

Purpose: Comprehensive Plan discussion

Background:

We will review the housing goals from last month in the most recent draft of the Housing Chapter. Once that is completed we will move on to working on goals for Economic Development. Next month the plan will be to finalize Economic Development and move on to Parks & Recreation and Natural and Historic Resources.

Action:

Hold discussion.

Attachments:

Draft Housing Chapter; Draft Economic Development Chapter

Chapter Three: Housing and Neighborhoods

- 3.1 Introduction**
- 3.2 Vision**
- 3.3 Background**
- 3.4 Recommendations from the Cowley County Five-year Housing Action Plan (2014-2019)**
- 3.5 Housing Findings, Recommendations and Strategies from the 2021 Housing Assessment Tool**
- 3.6 2021 Housing Needs Survey**
- 3.7 Accomplishments**
- 3.8 Goals and Actions**

3.1 INTRODUCTION

Housing is an essential part of any community. The citizens of Arkansas City, and housing and community development experts as well, recognize that the availability of housing that is safe, affordable and suitable is critical to an acceptable quality of life. The City must plan for housing that meets the need for both the existing diverse population, and a slow-growing and diversified future population. This is not just a matter of planning for additional housing units, but of planning for a needed mix of housing types and costs. While the population is not forecasted to grow significantly, the recently completed 2021 Housing Assessment Tool (HAT) identified a housing shortage in Arkansas City, particularly in moderate and low income, single family housing, senior housing, and apartments. Top priorities identified in the HAT include improving the quality and supply of housing of all types. Other priorities not directly related to housing include maintaining and improving infrastructure, including the streets, water and wastewater systems. The City also needs to work on attracting retail and industrial businesses, development of parks master plans and development of a transportation plan.

The current Arkansas City household size of 2.41 per unit, as reported in the U.S. Census American Community Survey 2019 5-year estimate the total estimated population is 11,868. There are an estimated 5,776 housing units of which 4,641 are occupied. The Wichita State University Center for Economic Development and Business Research predicts that the Cowley County population will experience a slight increase through 2030 before declining slightly each 5 year period through 2070.

3.2 VISION

Arkansas City will maintain, and improve upon, its neighborhoods of well-maintained houses and yards, historic homes, tree-lined streets and parks. The

community recognizes that these neighborhoods are, and will continue to be, some of its greatest assets. The continuation of these neighborhoods as quality places to live is integral to the City's future growth and vitality. Arkansas City will have a supply of housing that provides single-family as well as multi-family dwellings, both owner-occupied and renter-occupied, and housing which is safe, of good quality and affordable regardless of a resident's level of income.

3.3 BACKGROUND

The availability of good quality new housing, and well-maintained existing stock, is critical to the ability of the community to maintain and build upon the diversified economic base envisioned in this Plan. For example, a businessperson considering Arkansas City as a site will want to know that good quality housing exists nearby for both executives and employees. Likewise, an existing business having trouble filling workplace vacancies because of an inadequate supply of affordable housing for its employees will factor that problem into its decisionmaking regarding expansion or relocation. If the community has housing stock which serves to retain young people in the community, as well as provides for senior citizens, it will require attention to very different housing needs.

Simply put – in order to achieve the goal of an expanded and diversified economic base, the housing stock must cover a wide range of prices. There are measures the City can take to promote not just quality and quantity of housing, but also selection across the price range.

While owner-occupied housing comprises the majority of residential units in Arkansas City, attention may need to increasingly turn to the supply and cost of rental units. If the cost of new housing rises at rates above that for family household incomes, rental property will be in greater demand. Further, for some segments of the population rental property has become the preferred choice for housing – regardless of income. In particular, young workers, as well as retirees, will frequently select rental housing over owner-occupied housing – especially where rental properties exist in quality and quantity and across a broad range of rental payments.

There are blighted residential areas in Arkansas City where intervention is necessary. The City government can take a number of initiatives in order to improve on current conditions, to maintain and preserve what is already attractive, and to promote good qualities in future housing development. These initiatives include both direct action by the City government, and also the City government encouraging certain actions of, and investments by, the private sector.

While Household data from 2020 wasn't immediately available, the 2019 American Community Survey 5-Year Estimates provide reasonable data that can

be used as a substitute. In 2019, there were 4,641 households and 2,782 families. The 2020 Census reported a total of 5,382 housing units of which 4,467 were occupied and 915 were vacant. The City's racial mix was 69.7% White alone, 3.1% Black or African-American alone, 3.1% American Indian and Alaska Native alone, 0.4% Asian alone, 0.7% Native Hawaiian or other Pacific Islander, and 8.4% from other races and 14.3% from two or more races. The Hispanic or Latino population, which has grown significantly in recent years, stood at 21.8%.

Also available in the 2019 American Community Survey 5 year Estimates are some of the characteristics of housing in Arkansas City with an average household size of 2.41 persons, and an average family size of 3.13. The 4,641 households included 40.6% married couples living together, 40.1% were non-families and 35.4% were households comprised of individuals living alone. At the ends of the population continuum, 33.8% of the households had children under age 18, and 15.3% had a person 65 years or older who was living alone.

HOUSING DATA

Housing Characteristics	2010		2015		2019	
American Community Survey 5 Year Estimates	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Occupied housing units	4,571	±250	4,674	±212	4,641	±211
HOUSEHOLD SIZE						
1-person household	28.6%	±3.5	30.2%	±3.4	35.5%	±3.6
2-person household	34.1%	±4.0	32.0%	±3.6	27.9%	±3.2
3-person household	16.7%	±3.3	15.0%	±2.9	15.9%	±2.9
4-or-more-person household	20.5%	±2.8	22.7%	±3.2	20.6%	±2.7
OCCUPANTS PER ROOM						
1.00 or less occupants per room	96.0%	±1.6	97.6%	±1.3	97.7%	±1.1
1.01 to 1.50 occupants per room	3.5%	±1.5	2.1%	±1.3	2.0%	±1.2
1.51 or more occupants per room	0.5%	±0.6	0.3%	±0.4	0.3%	±0.5
HOUSEHOLD TYPE (INCLUDING LIVING ALONE) AND AGE OF HOUSEHOLDER						
Family households	64.5%	±4.1	63.7%	±3.4	59.9%	±3.7
Married-couple family	45.8%	±4.0	42.7%	±3.7	40.6%	±3.6
Householder 15 to 34 years	8.9%	±2.8	10.9%	±2.4	10.4%	±2.2
Householder 35 to 64 years	29.2%	±3.4	22.3%	±2.9	21.8%	±2.8
Householder 65 years and over	7.7%	±1.8	9.5%	±1.7	8.4%	±1.6
Other family	18.7%	±3.5	21.0%	±3.1	19.3%	±3.4
Nonfamily households	35.5%	±4.1	36.3%	±3.4	40.1%	±3.7
Householder living alone	28.6%	±3.5	30.2%	±3.4	35.5%	±3.6
Householder not living alone	6.8%	±2.8	6.1%	±2.3	4.6%	±1.6
FAMILY TYPE AND PRESENCE OF OWN CHILDREN						
With related children of householder under 18 years	34.5%	±4.0	33.7%	±3.6	33.8%	±3.1
With own children of householder under 18 years	29.7%	±4.0	30.2%	±3.8	29.9%	±2.8
No own children of householder under 18 years	4.8%	±2.4	3.6%	±1.5	3.9%	±1.6
No related children of householder under 18 years	65.5%	±4.0	66.3%	±3.6	66.2%	±3.1
AVERAGE HOUSEHOLD SIZE	2.62	±0.13	2.49	±0.10	2.41	±0.10
AVERAGE FAMILY SIZE	3.19	±0.16	3.05	±0.13	3.13	±0.13

Housing Characteristics Continued	2010		2015		2019	
American Community Survey 5 Year Estimates	Estimate	Estimate Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY						
Total housing units	5,534	±243	5,532	±207	5,776	±214
Occupied housing units	4,571	±250	4,674	±212	4,641	±211
Vacant housing units	963	±195	858	±165	1,135	±189
Homeowner vacancy rate	2.4	±1.8	3.1	±2.5	1.3	±1.6
Rental vacancy rate	7.5	±5.5	3.7	±2.5	14.6	±5.6
UNITS IN STRUCTURE						
Total housing units	5,534	±243	5,532	±207	5,776	±214
1-unit, detached	4,381	±270	4,578	±223	4,607	±239
1-unit, attached	89	±36	28	±23	25	±21
2 units	188	±98	152	±65	145	±67
3 or 4 units	285	±129	216	±84	326	±99
5 to 9 units	85	±66	173	±77	194	±93
10 to 19 units	33	±49	10	±16	55	±53
20 or more units	232	±73	193	±73	187	±72
Mobile home	241	±107	182	±70	237	±107
Boat, RV, van, etc.	0	±109	0	±16	0	±16
HOUSING TENURE						
Occupied housing units	4,571	±250	4,674	±212	4,641	±211
Owner-occupied	2,934	±264	2,589	±200	2,807	±195
Renter-occupied	1,637	±214	2,085	±200	1,834	±241
Average household size of owner-occupied unit	2.60	±0.16	2.39	±0.14	2.37	±0.14
Average household size of renter-occupied unit	2.64	±0.26	2.61	±0.17	2.46	±0.21
VALUE						
Owner-occupied units	2,934	±264	2,589	±200	2,807	±195
Less than \$50,000	1,247	±198	901	±117	1,008	±157
\$50,000 to \$99,999	1,134	±167	1,080	±159	1,108	±157
\$100,000 to \$149,999	313	±100	363	±97	378	±113
\$150,000 to \$199,999	169	±65	149	±65	174	±67
\$200,000 to \$299,999	49	±33	71	±39	105	±46
\$300,000 to \$499,999	22	±26	15	±15	14	±17
\$500,000 to \$999,999	0	±109	0	±16	7	±13
\$1,000,000 or more	0	±109	10	±12	13	±20
Median (dollars)	58,000	±5,477	66,500	±3,642	64,100	±4,798

Group Quarters Population (Decennial Census)	2000	2010	2020
Total:	496	562	597
Institutionalized population	177	129	183
Correctional facilities	0	2	0
Nursing facilities/Skilled-nursing facilities	166	106	159
Other institutional facilities	11	21	24
Noninstitutionalized population	319	433	414
College/University student housing	231	401	402
Other non-institutional facilities	88	32	12

<u>Year of Construction</u>	<u>Number of Houses</u>
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1939 or before	2,905
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1940 to 1949	184
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1950 to 1959	795
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1960 to 1969	222
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1970 to 1979	278
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1980 to 1989	174
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1990 to 1999	71
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2000 to 2009	92
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2010 to present	65
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***Source:** City of Arkansas City Neighborhood Services Division, Cowley County Appraisers Office, 2020.

3.4 HOUSING RECOMMENDATIONS FROM THE COWLEY COUNTY FIVE-YEAR HOUSING ACTION PLAN (2014-2019)

The following points were extracted from the Housing Action Plan and present the priority housing programs proposed for Cowley County from 2014-2019. In the Plan the purposes were defined and an estimated cost for each program and any available cost subsidies. The entire Housing Action Plan and County Comprehensive Housing Study are available as an appendix to this Plan.

- Create a Cowley County Housing Partnership (CCHP), as the lead local group for Community housing capacity building, educational and promotional activities in Cowley County.
- Establish an Employer's Housing Assistance program, encouraging major employers in the County to become directly involved with assisting their employees in obtaining affordable housing
- Initiate a Continuum of (Housing) Residential Care Program in the County, directed at persons and families 62+ years of age
- Create a Cowley County Land Bank Program
- Organize a County-Wide Housing Investment Club
- Plan and implement an annual Cowley County Housing Summit
- Area-wide Housing Code Inspection and Rental Licensing Program, to provide year-round, on-going housing inspection and enforcement and licensing program.
- Single Family Owner Housing Rehabilitation Program, 145 units moderate rehabilitation at \$30,000 to \$38,000 per unit in Cowley County, by 2019, to meet the needs of low- to moderate-income households
- Purchase and Demolition of 45 substandard, dilapidated housing units in Cowley County, by 2019 and establish a Land Bank of property (lots) for redevelopment purposes
- Single Family Purchase-Rehab-Resale/Re-rent Program, 60 units, 3+ bedroom houses, standard amenities in Cowley County, by 2019, to meet the affordable homeowner/renter needs of low- to moderate-income households (51% to 80% AMI)
- Develop Elderly Rental Housing Programs, 46 units: Arkansas City: 24 Winfield: 22. Scattered Site, Mixed income, 2 bedroom Duplex or Triplex units, standards amenities, to meet the rental housing needs of low- to moderate-mixed income elderly households (51%+ AMI)
- Develop Cowley County Elderly Homeownership Initiative, 80 units: Arkansas City 34, Winfield 34, and Remaining

Communities 2 each. Scattered site, mixed income, 2 & 3 bedroom single family, patio home and duplex units, standard amenities, complete accessibility design, to meet the needs of moderate-income elderly households (65%+ AMI)

- Develop Housing Rehabilitation/Modification Program, 70 units: Arkansas City 26, Winfield 20, and Remaining Communities 4 each. Standard amenities, complete visitability, accessibility design, to meet the needs of very-low- to moderate-income (0 to 80% AMI) Elderly and Special Population Households, with a person with a disability.
- Develop, as needed, up to 72 units of affordable elderly rental housing in a licensed Assisted Living Facility with supportive/specialized services for near-independent and frail-elderly residents of the Cowley County Communities. Arkansas City and Winfield 28 units, Dexter 16 units.
- Single Family Rental, Credit- or Lease-To-Own Program, 31 units. Arkansas City 15, Winfield 16. Scattered Site, Mixed Income 3+ bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households (51 to 80% AMI)
- General Rental Housing Program, 90 units. Arkansas City 40, Winfield 38, Remaining Communities 2 each. Scattered Site, Mixed Income duplexes, town homes, patio homes and apartments, consisting of 2 & 3 bedroom units with standard amenities, to meet the affordable rental housing needs of moderate-income workforce households (51% to 125% AMI)
- Family Homeownership Initiative, 202 units. Arkansas City 54, Winfield 60, Remaining Communities 3 each, Rural County 70. Scattered site, Mixed Income, Single Family Units, 3+ bedroom units with standard amenities to meet the affordable housing needs of low- to upper-income family households (51%+ AMI)
- Single Room Occupancy Housing Program, 20 rooms, 10 each in Arkansas City and Winfield, to meet the needs of low- to moderate-income, single person workforce households (35% to 80% AMI).
- Owner/Rental Housing Initiative for Special Populations, 18 units: Arkansas City 8, Winfield 10. Scattered site, 2 & 3 bedroom units, standard amenities, complete visitability and accessibility design, to meet the affordable independent living housing needs of persons with special needs (0% to 80% AMI)
- Downtown Owner & Rental Units, 58 units: Arkansas City 26, Winfield 32. Mixed Income, Scattered site, 1 & 2 bedroom apartments, families and elderly households.

3.5 HOUSING FINDINGS, RECOMMENDATIONS AND STRATEGIES FROM THE 2021 HOUSING ASSESSMENT TOOL (HAT)

In 2021, the City applied for a Community Development Block Grant for Housing Rehabilitation. As part of the application process, the City completed a Housing Assessment Tool (HAT). The following is a brief excerpt from the HAT. The full document will be included with this Plan as an Appendix.

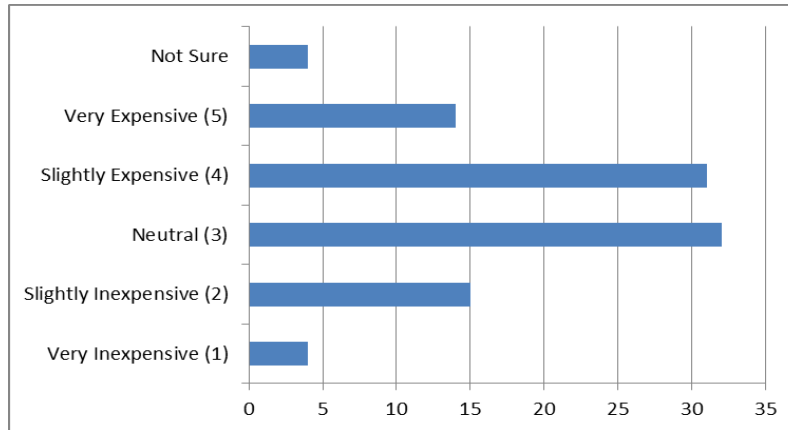
The specific housing needs identified are moderate- and low-income, single-family housing; senior housing; and apartments. Currently, due to a lack of available and suitable senior housing and complexes, many senior citizens are choosing to stay in their larger homes. This has a ripple effect by causing a shortage of low- and moderate-income homes for families desiring to move out of their apartments or rentals and into “starter homes”. In addition, the housing stock within the City is extremely old, with 62% of houses having been built before 1960, so there is a need to demolish and rebuild homes or at least significantly renovate them, to bring these homes up to modern and adequate living standards.

Apartments are also needed, partly because of local college students, but also due to the largest employer, Creekstone Farms, busing in numerous employees every day from outside of Arkansas City. During one meeting, a local builder indicated that enough demand existed for a new 100-unit complex (in addition to an additional manufactured housing subdivision). Adding more apartments also could have the added benefit of adding pressure to local landlords to fix up their own rentals, improving the overall quality of rental housing in the community.

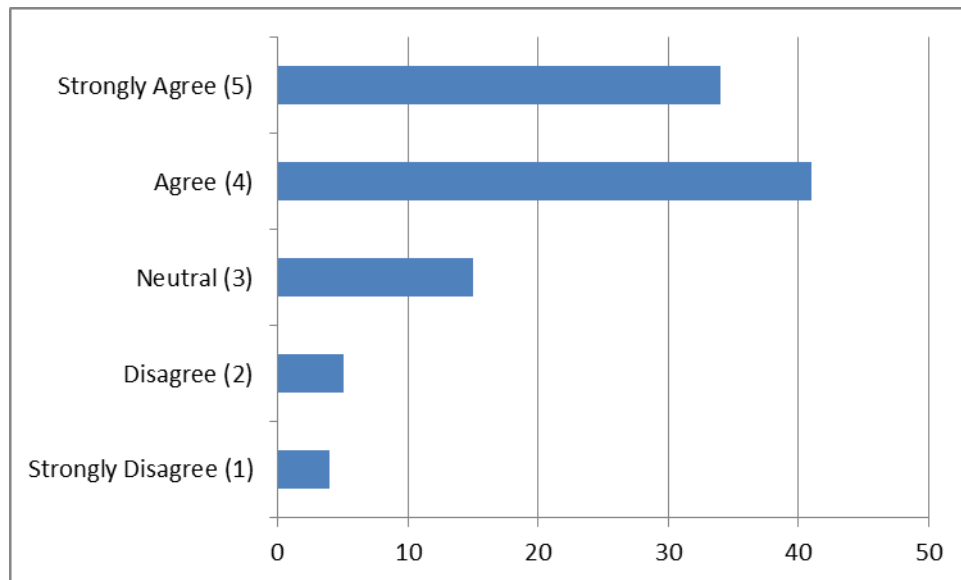
The biggest opportunity that exists within Arkansas City is a community that recognizes the need to improve upon the housing options and quality. The community seems willing to come together and collaborate to address this need.

3.6 HOUSING NEEDS SURVEY 2021

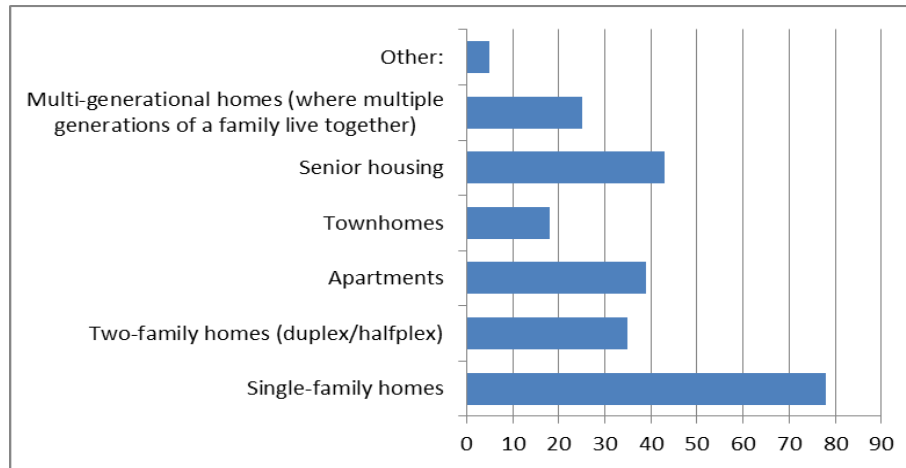
In 2021, a Housing Needs survey was conducted through the FlashVote platform. Respondents were asked how inexpensive or expensive housing is in Arkansas City. From these responses, it would appear that housing in Arkansas City is becoming more and more expensive compared to local wages. This was likely influenced by the COVID-19 pandemic which has caused housing prices to rise nationwide and in Cowley County as well according to the County Appraiser.



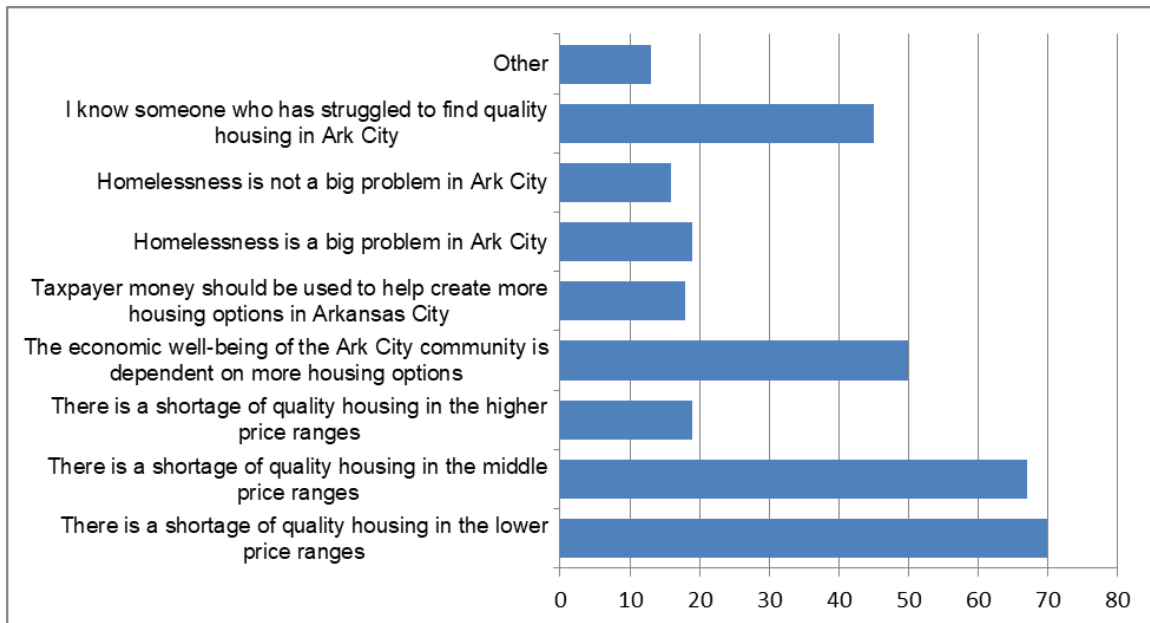
In another question, respondents were asked about their opinion that the range of housing costs should match people's incomes. This question is similar to the first. Unsurprisingly, the majority of respondents felt that housing costs need to match local wages.



Next, respondents were asked what they felt the greatest housing needs were. The majority of respondents felt that traditional housing offerings are the most important needs in Arkansas City. There also appears to be a desire to create additional senior housing. There doesn't appear to be as much support for townhomes. Other housing needs listed included: Income based housing, room shares, and community projects aimed at providing assistance to improve existing housing.



It appears from these responses that respondents felt that there are shortages of quality housing in the lower and middle price ranges but that the higher price range housing is sufficient. There was also a strong sense that the economic well-being of Arkansas City is dependent on more housing options. Respondents didn't feel that homelessness was an issue in Ark City but many did note that they knew someone who had struggled to find quality housing and some of the additional responses indicated there was some need for a homeless shelter. Additional responses to this question included:



- *There is a shortage of people who are able to pay rent and be quality renters in Arkansas City.*
- *Renter should make 3 times income compared to rent cost. So \$600 rent the tenant should make \$1800 mo [per month]*
- *Our City needs a women/children homeless shelter*
- *Prices of homes are where they should be; it's the exorbitant property taxes that price people out.*
- *Tax rates need to be way lower. We pay the same percentage as people in Nashville.*
- *Many homes & yards are poorly maintained.*
- *there are a lot of dilapidated homes, whether habitable or not, they need updated, torn down or [rebuilt]*
- *Revitalization of single family homes instead of demolition. Also need preexisting homes codes*
- *Many of the homes in town need painted, repaired, new wiring.*
- *Money should be used to repair existing homes and surrounding areas. Improve the face of our town.*
- *With our aging community we need more assisted living areas*
- *We should waive the fees for the contractor building the duplexes south of Creekstone. They're needed.*

From these additional comments we can also see that it is difficult to find rental properties in a range that residents can afford. There is also a need to improve the existing housing stock. One suggested that fees should be waived to encourage new development and another suggested that codes should be relaxed to encourage revitalization of existing homes.

Respondents were also given the opportunity to add any additional comments they had. Many of the same themes were found in these comments. A number of references are made to beautification and code enforcement. There seems to be support for both unless it hinders proper development. There was mixed opinions on whether tax dollars should be used to support housing projects.

There was some support for senior housing and affordable housing as well. The responses are printed here without editing except to remove names of individuals.

- *Majority of people take care of their property but a minority do not and it leads to the decay of properties to uninhabited state or demolition.*
- *Tax dollars should not be used to provide housing. I am not opposed to tax abatements for a period of time for new single family or duplex housing.*
- *There should be income-based housing options for teenagers who are not yet 18, but whose home lives are horrible. They have after-school and weekend jobs and some income, but fail at school, because of their home life. They cannot sign a regular lease due to their age and fall through the cracks.*
- *"A nice senior condominium community*
- *More 55+ housing needed*
- *It seems there is a shortage of people who can actually pay reasonable rent and take reasonable care of a rental house, i.e. pay on time, keep lawn mowed, etc. It has been my experience that many people move in, get behind rent, destroy the house, sneak in animals, and move out in the night leaving your house destroyed. Sadly, it is hard to find qualified tenants. This has NO racial bias, it has been the same across the board, regardless of race.*
- *The City should create a fund that will help citizens fix up their properties. Money could be loaned for qualifying projects with little or no interest charged.*
- *Beautification ordinance need to be enforced.*
- *Affordable housing close to shopping is highly needed.*
- *We need to invest in restoring what we currently have.*
- *We need to help owners to develop their vacant houses into decent properties for rentals. There are many vacant houses that can be used.*
- *I think we need to take a closer look at what we have and utilize it in a more constructive manner. We need to restore buildings and repurpose them. We should also make efforts to educate people about stewardship responsibilities related to the care and upkeep of our homes and*

community spaces. Then we need to help some accomplish this task by lending a helping hand until they can continue these tasks on their own, much like the "teaching man to fish" adage. Services such as these will not only project a better image to the world around us but also demonstrate a genuine commitment to each other as a community. Ultimately, we have everything we need, we just need to combine a little ingenuity, creativity, and care for what we have been provided; including each other.

- *Help the contractors out that are trying to solve the problem.*
- *We want people who get a job in Ark City to live in Ark City. How many people work in AC, but live in another town? Habitat for Humanity has met a need one house at a time.*
- *AC needs senior housing for middle income persons like Winfield. Duplex, apartments etc.*
- *I support removing or updating dilapidated housing and renovating/revitalizing neighborhoods. More incentives are needed to support this type of initiative to provide options for varying income levels.*

3.7 ACCOMPLISHMENTS

A number of housing studies have been completed since the 2013 Plan was adopted. Those plans have been implemented at various degrees. In 2014, a comprehensive study and plan was commissioned by Cowley County to identify housing needs of the entire county. The implementation of this plan was to be completed by 2019 as summarized in Section 3.4. This plan estimated that 199 new housing units would be needed in Arkansas City, with 94 being owned units and 105 being rentals. By the end of 2019, 75 new housing units had been built, but with no housing development happening in the downtown area. This study established a need for housing within the city prior to the current housing challenges resulting from the COVID-19 pandemic but unfortunately this goal was not fully met.

In 2018, a Moderate Income Housing grant was awarded to the City for infrastructure at Compass Point Addition. 54 total housing units are planned when this project is complete set for the end of 2022. This project requires that all renters have incomes in the moderate income range as defined by the Department of Commerce. Also in 2018, the City established a new Land Bank program to supplant the existing program. The new program provided new guidance and developed a Land Bank Board of Trustees to oversee the program. The Land Bank is used to take tax delinquent properties and put them back on the tax rolls.

In 2019, a 48-unit senior housing complex was built that was funded using Low-Income Housing Tax Credits. These two projects helped to bring housing from multiple income ranges and age groups. Several individual contractors have been taking advantage of the Neighborhood Revitalization Plan's tax rebate program to build in-fill housing.

In 2021, the City completed a Housing Assessment Tool as part of an application for a housing rehabilitation grant through the Community Development Block Grant (CDBG) program. The award would be for \$300,000 and would rehabilitate 12 houses in the Oklahoma and Colorado Avenue neighborhood in Northwest Arkansas City. As this plan was being finalized, it was learned that the City was awarded this grant amount. Also in 2021, the City established a Rural Housing Incentive District in the Downtown Historic District allowing tax incentives for property owners wishing to develop their upper floors into housing.

The City also has an active code enforcement program. The City enforces the 2015 International Property Maintenance Code to remove the accumulation of debris/junk, noxious weeds and abandoned vehicles, as well as demolishing dangerous structures. In 2018, the City passed an ordinance that modified Municipal Code to lessen standards for landlords. The provision allowed landlords to work on their rental properties without being licensed.

3.8 GOALS AND ACTIONS

Arkansas City should be filled with many different types of residential neighborhoods, featuring well-maintained and attractive housing, which will meet the needs of residents by providing safe, suitable and affordable places to live. Achieving this result can be sped up by greater engagement and proactive policies by the city government.

Housing and Neighborhoods – The City should contain a wide variety of housing and neighborhood types ranging from traditional and historic neighborhoods to modern subdivisions. The City should include a variety of neighborhoods consisting of single-family site built homes, and manufactured housing, townhouses, and multi-family housing structures, located consistent with the future land use map. Housing should be compatible with the general character of the surrounding neighborhood. The City should feature residential neighborhoods with public spaces where neighbors can meet and in some areas of the City those neighborhoods should allow limited and small-scale commercial sites that serve residents of the area.

Goals or actions are organized around priorities. Generally where specific actions build on a goal they will be listed immediately following the goal. Some goals may not have specific actions. Short term priority means it should be achieved within the next 5 years. Medium term priority means it should be achieved within

5-10 years. A long term priority means it should be achieved in 10 or more years.

Goal/Action	Priority		
	Short	Medium	Long
Encourage the Availability of Housing for All Ages and Income Groups	X		
Develop Senior Housing	X		
Encourage reinvestment in existing homes	X		
Encourage Rehabilitation/Removal where necessary through code enforcement	X		
Establish additional Rural Housing Incentive Districts	X		
Continue use of Neighborhood Revitalization Tax Rebate Program	X		
Encourage more builders to invest in housing by finding ways to reduce the cost to build	X		
Waive fees based on volume of housing units proposed	X		
Expand land bank and consider donating land from the land bank to housing developers	X		
Evaluate permit fees and other related development fees	X		
Encourage the removal or rehabilitation of dilapidated or deteriorated structures	X		
Apply for housing grants to remove dilapidated structures	X		
Use Land Bank to forgive demolition costs if owner agrees to donate land.	X		
Waive fees for demolition	X		
Evaluate permit fees and other related development fees	X		
Create a fund to help citizens fix up their properties	X		
Continue use of Neighborhood Revitalization Tax Rebate Program	X		

Chapter Four: Economic Development

- 4.1 Introduction
- 4.2 Vision
- 4.3 Background
- 4.4 Vision 20/20 Plan
- 4.5 2013 Survey Responses and Comments Relating to Economic Development
- 4.6 Accomplishments
- 4.7 Goals and Actions

4.1 INTRODUCTION

Comment [JW1]: No changes

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

Comment [JW2]: No changes

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

Comment [JW3]: Updated information about the industrial parks

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 employing over 1,200 people, 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, Four County Mental Health Center 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 has two runways, the North/South being 5500 feet in length and the crosswind being 3150 feet. The runways are lighted and pilot controlled. Both runways have been rehabilitated in recent years.

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 Farms Premium Beef, a processing facility employing more than 1,100. Kan-Pak also has developed a new 200,000 square foot warehouse and distribution facility in the industrial park.

The City of Arkansas City 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 and sewer are provided by the City of Arkansas City, gas is provided by Kansas Gas Service and electric is provided by Evergy.

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)

Comment [JW4]: Updated the major employers chart and showed trends over time

Employers in Arkansas City and Strother Field

Business	Product/Service	2003	2013	2016	2017	2018	2019	2020	2021
ADM Milling	Grain Milling	100	80	83					
B.V.I.S	Boilers/Equipment Manufacturing				6			4	4
City of Arkansas City	Municipal Government	158	150		117	117	119		120
Columbia Elevator (Wittur)	Metal Fabrication	165	50	60	69	59	59	57	55
Community National Bank	Bank						15		31
Cowley College	Education	257	185	193	195			199	213
Creekstone Farms Premium Beef	Beef Production	620	720	660		830	1080	1110	1118
Four County Mental Health	Healthcare				126	120	90		92
GE Aviation	Aircraft Engine Maintenance	920	801	700		687	853	750	646
Husky Liners (Winfield Consumer Products)	Auto Accessories Manufacturing	119	103	105	130	151	146	150	204
Jet AirWerks	Jet Engine Repair		24	23		36	41	47	30
Kan-Pak	Aseptic Beverage Processor	40	208	310		290	286	248	305
L.G. Pike	Metal Fabrication	39	51	59	55	50	45	46	47
Morton Buildings	Premanufactured Buildings	51	53	37		46	48		28
RCB Bank	Bank						100		97
Skyline Corp	Manufactured Homes	100	102	120		112	144	141	169
South Central Kansas Medical Center	Healthcare	150	216	205	218	203	205		259
Twin Rivers Developmental	Healthcare		104	104					
United School District No 470	Education	450	463	435	423	439	443		453
Union State Bank	Bank						81		114
Vector Technologies	Tool Manufacturing			31		65	70	75	60
WalMart Ark City	Retail						139		172
Western Industries	Blowmolding Manufacturing	110	207	203	195	230	230	350	363

RETAIL SALES TAXES

	City Sales Tax Rate	State Sales Tax Rate	City Sales Tax Collections	State Sales Tax Collections	Taxable Sales
2010	2.00%	5.3-6.3%	\$ 2,845,357.10	\$ 8,251,536	\$ 142,267,855
2011	2.00%	6.30%	\$ 2,904,013.40	\$ 9,147,642	\$ 145,200,670
2012	2.00%	6.30%	\$ 2,832,018.44	\$ 8,920,858	\$ 141,600,922
2013	2.00%	6.3-6.15%	\$ 2,960,698.08	\$ 9,215,173	\$ 148,034,904
2014	1.5-2%	6.15%	\$ 2,824,444.93	\$ 9,925,906	\$ 161,396,853
2015	1.50%	6.15-6.5%	\$ 2,365,752.61	\$ 9,975,590	\$ 157,716,841
2016	1.5-2.5%	6.50%	\$ 3,081,115.84	\$ 10,013,626	\$ 154,055,792
2017	2.50%	6.50%	\$ 3,708,240.65	\$ 9,641,426	\$ 148,329,626
2018	2.50%	6.50%	\$ 3,656,236.45	\$ 9,506,215	\$ 146,249,458
2019	2.00%	6.50%	\$ 3,276,556.48	\$ 10,648,809	\$ 163,827,824
2020	2.00%	6.50%	\$ 3,379,807.26	\$ 10,984,374	\$ 168,990,363
2021	2.00%	6.50%	\$ 3,421,693.32	\$ 11,120,503	\$ 171,084,666

Comment [JW5]: Updated the sales tax table and the pull factor stats

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. These numbers were all calculated based on taxable sales to standardize the data so minor discrepancies may be found in the data but this method was used to simplify the data as the intention is just to show the trends.

Retail Sales Taxes tell the story about how much money is being spent by consumers in the retail section of the economy. 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 Factors" 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 2020-June 2021, measured (1) City Trade Pull Factor, (2) Income-Adjusted City Trade Pull Factor, (3) Trade Area Capture, and (4) 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 0.93.
- (2) **Income-Adjusted City Trade Pull Factor.** The City Trade Pull Factor is not adjusted for differing income levels in each business community. The Department of Revenue also provides a variation of the Trade Pull Factor that takes income levels into consideration. The most recent Income-Adjusted City Trade Pull Factor for Arkansas City was 1.33.

- (3) **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 10,838.
- (4) **Percent of County Trade** is a factor that shows the percent capture of countywide retail trade the city has. Arkansas City captured 44.1% of the Cowley County retail trade over the July 2020-June 2021 period.

OCCUPATIONS OF PERSONS EMPLOYED, 16 YEARS AND OLDER,

Comment [JW6]: Updated table

OCCUPATION	2010	2015	2019
Total Civilian employed population 16 years and over	5,220	5,224	4,914
Management, business, science & arts occupations	1,066	1,226	1,345
Service occupations	1,081	1,230	1,214
Sales & office occupations	1,095	1,133	782
Natural resources, construction & maintenance occupations	675	665	482
Production, transportation & material moving occupations	1303	970	1,091
INDUSTRY:			
Agriculture, forestry, fishing & hunting, & mining	48	100	176
Construction	349	276	179
Manufacturing	1,349	1141	975
Wholesale trade	95	194	134
Retail trade	526	520	479
Transportation & warehousing, & utilities	283	165	249
Information	13	96	90
Finance & insurance, & real estate & rental and leasing	206	206	131
Professional, scientific, & management, & administrative & waste management services	250	241	212
Educational services, & health care & social assistance	1,097	1,250	1,239
Arts, entertainment, & recreation, & accommodation & food services	582	772	710
Other services, except public administration	177	137	195
Public administration	245	126	145
Population 16 years and older	9,307	9,362	9,034
In labor force	5,621*	5,831	5,254
Employed	5,221*	5,224	4,914
Unemployed	651*	603	315
Armed Forces	--	4	25
Not in labor force	3,686**	3,531	3,780

*Due to differences in tables, these numbers were calculated based on percentages.**This number was not in a table but was derived by simple subtraction.

Source: American Community Survey 5 Year Estimates 2010, 2015, 2019

HOUSEHOLD AND FAMILY INCOMES

Comment [JW7]: Updated table

	2010		2015		2019	
	Households	Families	Households	Families	Households	Families
Total	4,571	2,949	4,674	2,978	4,641	2,782
Less than \$10,000	9.4%	4.2%	9.4%	5.7%	7.2%	4.1%
\$10,000 to \$14,999	7.6%	5.9%	7.3%	4.2%	6.6%	2.9%
\$15,000 to \$24,999	19.0%	14.3%	14.8%	13.7%	12.7%	8.3%
\$25,000 to \$34,999	14.2%	13.1%	13.1%	11.8%	13.4%	12.2%
\$35,000 to \$49,999	16.1%	18.5%	18.4%	17.7%	16.4%	16.2%
\$50,000 to \$74,999	16.9%	20.5%	18.9%	25.5%	20.7%	25.8%
\$75,000 to \$99,999	9.7%	13.3%	7.3%	8.0%	9.3%	11.7%
\$100,000 to \$149,999	5.4%	7.5%	7.0%	8.6%	9.4%	11.8%
\$150,000 to \$199,999	1.2%	1.8%	3.4%	4.3%	2.7%	4.5%
\$200,000 or more	0.5%	0.7%	0.4%	0.4%	1.6%	2.3%
Median income (dollars)	\$34,844	\$44,897	\$38,757	\$47,978	\$42,576	\$54,051
Mean income (dollars)	\$44,231	\$53,154	\$49,195	\$56,332	\$54,857	\$65,940

Source: American Community Survey 5 Year Estimates 2010, 2015, 2019

POVERTY

Comment [JW8]: Updated table and added commentary

	2012	2015	2019
Percentage of all persons in poverty	23.2%	24.2%	17.4%
Persons under 18	34.8%	37.6%	23.5%
Persons age 18-64 in poverty	20.6%	22.1%	16.5%
Persons over age 65 in poverty	12.4%	9.2%	10.2%
Percentage of all families in poverty	15.3%	18.1%	12.2%
Female-headed households with children under 18 in poverty	55.9%	46.4%	29.6%

Source: American Community Survey 5 Year Estimates 2012, 2015, 2019

Income is the biggest driver of the local economy. It is important to monitor these trends to help us ensure we are focusing on enhancing the correct sectors of the local economy. Household and Family Incomes appear to be on a rising trend for Arkansas City. This has had a positive effect on the poverty rate as well. The exception to this appears to be in persons over age 65 that seem to be experiencing more poverty in 2019 than in 2015. This appears to be the same as nationwide trends as this population group rapidly grows and resources become scarcer. This is when senior housing can come into play to help stabilize discretionary spending among this group.

Comment [JW9]: The section regarding past plans was becoming dated. It seems odd to just carry forward recommendations from old plans. It would seem that we need new goals if the old ones are not being met after this long.

4.4 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%
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Comment [JW10]: The 2007 Survey is becoming dated so I chose to remove it.

4.5 2013 SURVEY RESPONSES AND COMMENTS RELATING TO ECONOMIC DEVELOPMENT

Comment [JW11]: I'd love to remove this in favor of a new survey but still working on this. We could also leave it and just add in the new one, thoughts?

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

Comment [JW12]: This is good information but I think we need a FlashVote survey to update these.

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.*

4.6 ACCOMPLISHMENTS

Comment [JW13]: This is not nearly as easy as the housing section. While these items are very important I feel that I am missing some things.

Since the 2013 Plan, the City has been actively working to recruit new business and industry. The City has been able to work with Cowley First to build new relationships with businesses. In recent years, the City has seen major expansions at Creekstone Farms Premium Beef and a new 200,000 square foot KanPak warehouse both at the Goff Industrial Park. Creekstone Farms continues to expand as this plan is being developed.

4.7 GOALS & ACTIONS

Comment [JW14]: The previous 4.8 GOALS & ACTIONS

Were deleted in favor of the new format and goals/actions

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.

Goals or actions are organized around priorities. Generally where specific actions build on a goal they will be listed immediately following the goal. Some goals may not have specific actions. Short term priority means it should be achieved within the next 5 years. Medium term priority means it should be achieved within 5-10 years. A long term priority means it should be achieved in 10 or more years.

Goal/Action	Priority		
	Short	Medium	Long
Maintain coordination among community partners to coordinate goals and establish a funding stream for Economic Development			
Apply or participate in at least 3 economic development grants.	X		
Work with Economic Development partners to secure funding and establish a local grant fund.	X		
Become a Main Street Community	X		

Attract new industries and businesses that complement our economy utilize our labor force			
Create an incubator program	X		
Bring in two new restaurants	X		
Goal/Action	Priority		
	Short	Medium	Long
Retain businesses and support their expansion			
Rehabilitate one historic building	X		
Develop/Utilize database of vacant commercial buildings	X		
Enhance the quality and availability of the local workforce to meet the employment needs of a variety of businesses			
Work with Cowley First and USD 470 to ensure the businesses are getting into schools	X		
Work with Cowley College to create and enhance vocational and technical training programs	X		
Conduct local job fairs to encourage high school graduates to remain in Arkansas City	X		