



City Commission Meeting

March 7, 2023 at 5:30 PM

118 W Central Ave, Arkansas City, KS

Please join our meeting <https://global.gotomeeting.com/join/235616885>
Or dial in using your phone: United States: +1 (571) 317-3112 Access Code: 235 616 885

I. Routine Business

1. Roll Call
2. Opening Prayer and Pledge of Allegiance
3. Additions or Deletions **(Voice Vote)**
4. Approval of the Agenda **(Voice Vote)**

II. Recognition of Visitors/Staff

1. Recognize the City of Arkansas City and Jennifer Waggoner/Finance Department as recipient of the GFOA's Distinguished Budget Presentation Award, Special Performance Measures Recognition, and Strategic Goals & Strategies Recognition.

III. Consent Agenda (Voice Vote)

Note: All matters listed below on the Consent Agenda are considered under one motion and enacted by one motion. There should be no separate discussion. If such discussion is desired, any item may be removed from the Consent Agenda and then considered separately under Section VI: New Business.

1. Approve the February 21, 2023, regular meeting minutes and the February 22, 2023 special meeting minutes as written.

IV. New Business

City Manager Department

1. The City of Arkansas City will hold a public hearing for the purpose of evaluating the performance of the Grant No. 21-PF-002 for the purpose of street improvements consisting of milling and overlay of Summit Street from Kansas Ave to Radio Lane.
2. Authorize the Mayor, or Mayor's designee, to sign the appropriate documentation to close out Community Development Block Grant (CDBG) No. 21-PF-002.
3. A Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, to install vinyl siding, a new roof, a new storm door (front & back), new guttering, build a new cellar door, new windows, install a new guardrail, install a radon mitigation system, and secure electrical at 1209 W. Oklahoma, for an amount not to exceed \$40,000. **(Voice Vote)**
4. A Resolution authorizing the City of Arkansas City to approve a bid submitted by Arambula Construction Company, to install vinyl siding, a new storm door (front & back), new guttering, new windows, and secure electrical at 1328 W. Oklahoma, for an amount not to exceed \$20,123. **(Voice Vote)**
5. Consider a Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, LLC to install vinyl siding, a new roof, new guttering, new windows, install a new guardrail, and secure electrical at 1417 N. 10th, for an amount not to exceed \$25,000. **(Voice Vote)**

- [6.](#) A Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, LLC to install vinyl siding, new storm door (front & back), new guttering, new windows, install a new guardrail, and secure electrical at 1422 W. Oklahoma, for an amount not to exceed \$26,050. **(Voice Vote)**
- [7.](#) A Resolution authorizing the City of Arkansas City to approve a bid submitted by Arambula Construction Company, to install vinyl siding, new storm door (front & back), new guttering, new window, and secure electrical at 1507 N. 10th, for an amount not to exceed \$21,276. **(Voice Vote)**
- [8.](#) An Ordinance adopting the 2022 Comprehensive Plan and Future land use maps for the City of Arkansas City, Kansas; incorporating such plan and maps by reference pursuant to K.S.A. 12-741 et seq., K.S.A. 12-3009:3012 and K.S.A. 12-3301:3302. **(Roll call vote)**

Fire/EMS Department

- [1.](#) More information will be available at the meeting regarding a Resolution to purchase a Tanker Fire Truck through a HGAC contract. Supporting documents enclosed.

Police Department

- [1.](#) Explain the Kansas Law Enforcement Accreditation Program (KLEAP) the police department is undertaking for the next 2 years.

Public Services Department

- [1.](#) A Resolution authorizing an annual Government Rental Agreement with PrairieLand Partners, LLC of Winfield, KS to rent a 6M/R John Deere Tractor, for an 8-month/300-hour term, for an amount not to exceed \$7,950 per year. **(Voice Vote)**
- [2.](#) A Resolution authorizing the purchase of a Land Pride RCM5715 Rotary Cutter - 1000 PTO from Wichita Tractor Company, for an amount not to exceed \$29,100.00. **(Voice Vote)**

V. Items for Discussion by City Commissioners

VI. Comments from the Audience for Items not on the Agenda

The public will be allowed to speak on issues or items that are not scheduled for discussion on the agenda. Individuals should address all comments and questions to the Commission. Comments should be limited to issues and items relevant to the business of the Governing Body. The Commission will not discuss or debate these items, nor will the Commission make decisions on items presented during this time. Each person will be limited to three (3) minutes.

VIII. Adjournment



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Randy Frazer, City Manager
Item: GFOA’s Distinguished Budget Presentation Award, Special Performance Measures Recognition, and Strategic Goals & Strategies Recognition

Purpose: Recognize the City of Arkansas City and Jennifer Waggoner/Finance Department as recipient of the GFOA’s Distinguished Budget Presentation Award, Special Performance Measures Recognition, and Strategic Goals & Strategies Recognition.

Background: On February 5, 2023, the Government Finance Officers Association (GFOA) announced the City of Arkansas City, Kansas as recipient of the GFOA’s Distinguished Budget Presentation Award for its budget. This award is the highest form of recognition in governmental budgeting. When a distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible achieving the award. This award has been presented to the Jennifer Waggoner and the Finance Department.

In addition to receiving the award, the city’s budget also received the Special Performance Measures Recognition, and the Strategic Goals & Strategies Recognition. This is the first time the City has received the two additional honors, which has been a long time goal of Jennifer Waggoner, Finance Director/Treasure.

To be awarded, the entity had to satisfy nationally recognized guidelines for effective budget presentation with documents being rated at “proficient” in all four categories and meet fourteen mandatory criteria within those categories. The rated four categories include: A policy document, a financial plan, an operations guide, and a communications device. There are over 1,7000 participants in the Budget Awards Program, which the city participates in annually.

We would like to congratulate Jennifer Waggoner and the Finance Department as recipients of these distinguished awards. A brass medallion will be added to the existing Distinguished Budget Predestination Award Plaque currently on display in Finance Office.

Approved for Agenda by:

Randy Frazer, City Manager

February 05, 2023

Jennifer Waggoner
Finance Division
City of Arkansas City
118 W. Central Ave.
Arkansas City, KS 67005

Dear Ms. Waggoner:

We are pleased to inform you, based on the examination of your budget document by a panel of independent reviewers, that your budget document has been awarded the Distinguished Budget Presentation Award from Government Finance Officers Association (GFOA) for the current fiscal period. This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization. In addition to receiving the award, your entity's budget received the following special recognition:

Special Performance Measures Recognition

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Information about how to submit an application for the Distinguished Budget Program application is posted on GFOA's website.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

Finance Department

Continuing participants will receive a brass medallion that will be mailed separately. First-time recipients will receive an award plaque within eight to ten weeks. Also enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready image in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria.

The following standardized text should be used:

Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Arkansas City, Kansas**, for its Annual Budget for the fiscal year beginning **January 01, 2023**. In order to receive this award, a

governmental unit must publish a budget document that meets program criteria as a policy document, as a financial plan, as an operations guide, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

Upon request, GFOA can provide a video from its Executive Director congratulating your specific entity for winning the Budget Award.

We appreciate your participation in this program, and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients can be found on GFOA's website at www.gfoa.org. If we can be of further assistance, please contact the Technical Services Center at (312) 977-9700.

Sincerely,



Michele Mark Levine
Director, Technical Services Center

Enclosure

FOR IMMEDIATE RELEASE

February 05, 2023

For more information, contact:**Technical Services Center****Phone: (312) 977-9700****Fax: (312) 977-4806****E-mail: budgetawards@gfoa.org**

(Chicago, Illinois)--Government Finance Officers Association is pleased to announce that **City of Arkansas City, Kansas**, has received GFOA's Distinguished Budget Presentation Award for its budget.

The award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff to meeting the highest principles of governmental budgeting. In order to receive the budget award, the entity had to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well an entity's budget serves as:

- a policy document
- a financial plan
- an operations guide
- a communications device

Budget documents must be rated "proficient" in all four categories, and in the fourteen mandatory criteria within those categories, to receive the award.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget Presentation is also presented to the individual(s) or department designated as being primarily responsible for having achieved the award. This has been presented to **Finance Department**.

There are over 1,700 participants in the Budget Awards Program. The most recent Budget Award recipients, along with their corresponding budget documents, are posted quarterly on GFOA's website. Award recipients have pioneered efforts to improve the quality of budgeting and provide an excellent example for other governments throughout North America.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources and practical research for more than 22,500 members and the communities they serve.



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Arkansas City
Kansas**

For the Fiscal Year Beginning

January 01, 2023

Christopher P. Morill

Executive Director



**The Government Finance Officers Association
of the United States and Canada**

presents this

CERTIFICATE OF RECOGNITION FOR BUDGET PREPARATION

to

**Finance Department
City of Arkansas City, Kansas**



The Certificate of Recognition for Budget Preparation is presented by the Government Finance Officers Association to those individuals who have been instrumental in their government unit achieving a Distinguished Budget Presentation Award. The Distinguished Budget Presentation Award, which is the highest award in governmental budgeting, is presented to those government units whose budgets are judged to adhere to program standards

Executive Director

Christopher P. Morrill

Date: **February 05, 2023**

BUDGET REVIEW COMPOSITE RATING FORM
GFOA Distinguished Budget Presentation Awards Program
For budgets beginning January 1, 2023 or later

Agency: **City of Arkansas, K**

Fiscal Year beginning: **1/1/23**

Document number: **B9947904**

At least 2 of the three reviewers must rate the document "proficient" or "outstanding" on all four overall categories and all mandatory criteria in order for the document to receive the award

Information Not Present (1)			Does Not Satisfy (2)			Proficient (3)			Outstanding (4)			
R1	R2	R3	R1	R2	R3	R1	R2	R3	R1	R2	R3	
							✓	✓	✓			Introduction and Overview
							✓	✓	✓	✓	✓	* C1 Table of contents (mandatory)
							✓	✓	✓	✓	✓	* P1 Strategic goals & strategies (mandatory)
						✓	✓	✓				* P2 Priorities and issues (mandatory)
						✓	✓	✓				* C2 Budget overview (mandatory)
												Financial Structure, Policy, and Process
						✓	✓	✓			✓	* O1 Organizational chart (mandatory)
						✓	✓	✓				F1 Fund descriptions and fund structure
						✓	✓	✓				O2 Department/fund relationship
						✓	✓	✓				F2 Basis of budgeting
						✓	✓	✓				* P3 Financial policies (mandatory)
						✓	✓	✓				* P4 Budget process (mandatory)
												Financial Summaries
						✓	✓	✓				* F3 Consolidated financial schedule (mandatory)
						✓	✓	✓				F4 Three (four) year consolidated & fund financial schedules
						✓	✓	✓				* F5 Fund balance (mandatory)
						✓	✓	✓				* F6 Revenues (mandatory)
						✓	✓	✓				F7 Long-range operating financial plans
												Capital & Debt
						✓		✓	✓	✓		* F8 Capital program (mandatory)
						✓		✓		✓		* F9 Debt (mandatory)
												Departmental Information
						✓	✓	✓				* O3 Position summary schedule (mandatory)
						✓		✓		✓	✓	* O4 Departmental/program descriptions (mandatory)
									✓	✓	✓	O5 Departmental/program goals and objectives
									✓	✓	✓	* O6 Performance measures (mandatory)
												Document-wide Criteria
						✓	✓	✓				C3 Statistical/supplemental section
						✓	✓	✓				C4 Glossary
						✓	✓	✓				C5 Charts and graphs
									✓			C6 Understandability and usability
												Overall
						✓	✓	✓				Overall as a policy document
						✓	✓	✓				Overall as a financial plan
									✓	✓		Overall as a operations guide
						✓	✓	✓				Overall as a communications device

- N Special Capital recognition (three "outstanding ratings on F8)
- Y Special Performance Measure recognition (three "outstanding" ratings on O6)
- Y Special Strategic Goals and Strategies recognition (three "outstanding" ratings on P1)
- N Special Financial Policies recognition (three "outstanding" ratings on P3)
- N Special Budget Process recognition (three "outstanding" ratings on P4)
- N Special Long Range Financial Plans recognition (three "outstanding" ratings on F7)

Name of Entity: City of Arkansas City
Reviewer ID R 203
Fiscal Year:

State/Province: KS
Document Number B9947904
Record Number 16252004

Introduction and Overview

- C1. **Mandatory:** Include a table of contents that makes it simple to locate information. **4 – outstanding – The budget document includes a good table of contents including links to relevant parts of the document.**
- P1. **Mandatory:** Provide a coherent statement of organization-wide, strategic goals and strategies that address long-term concerns and issues. **4 – outstanding – The budget includes a statement of organization wide policy goals for the city. The strategic plan is a strong policy framework.**
- P2. **Mandatory:** Provide a budget message that articulates priorities and issues for the upcoming year. **3 – proficient – The budget describes the challenges, and goals of the city for the budget period and beyond.**
- C2. **Mandatory:** The document should provide an overview of significant budgetary items and trends. **3 – proficient - The budget includes good summary information that compliments the message and leads into the rest of the document.**

Financial Structure, Policy, and Process

- O1. **Mandatory:** The document shall include an organization chart for the entire entity. **3 – proficient – The document includes an entity wide organization chart.**
- F1. The document should include and describe all funds that are subject to appropriation. **3 – proficient – The document describes the funds and fund structure clearly.**
- O2. The document should provide narrative, tables, schedules, or matrices to show the relationship between functional units, major funds, and non-major funds in the aggregate. **3 – proficient – The document includes information that makes the relationship between the financial structure and the organizational structure clear.**
- F2. The document shall explain the basis of budgeting for all funds, whether cash, modified accrual, or some other statutory basis. **3 – proficient – The budget describes the basis of budgeting and contrast it to the accounting / reporting basis.**
- P3. **Mandatory:** The document should include a coherent statement of entity-wide long-term financial policies. **3 – proficient – the budget includes summaries and descriptions of the financial policies.**
- P4. **Mandatory:** The document shall describe the process for preparing, reviewing, and adopting the budget for the coming fiscal year. It also should describe the procedures for amending the budget after adoption. **3 – proficient – the budget describes the process and includes charts and a schedule to visually illustrate the budget process.**

Financial Summaries

- F3. **Mandatory:** The document shall present a summary of major revenues and expenditures, as well as other financing sources and uses, to provide an overview of the total resources budgeted by the organization. **3 – proficient – the budget provides a good financial summary of revenues and expenditures by major revenues and major expenditures for the city as a whole. The financial plan for the city is clear.**

- F4. The document must include summaries of revenues and other financing sources, and of expenditures and other financing uses for the prior year actual, the current year budget and / or estimated current year actual, and the proposed budget year. **3 – proficient - the budget includes financial histories in the context of the financial schedules.**
- F5. **Mandatory:** The document shall include projected changes in fund balances for appropriated governmental funds included in the budget presentation. **3 – proficient - the budget includes clear illustrations of the fund balances including an analysis of the uses and expectations for fund balances.**
- F6. **Mandatory:** The document shall describe major revenue, explain the underlying assumptions for the revenue estimates, and discuss significant revenue trends. **3 – proficient – the budget includes descriptions, discussions and analysis of the major revenues.**
- F7. The document should explain long-range plans and its affect upon the budget and the budget process. **3 – proficient - The budget includes a good discussion about long-range financial plans for the operating budget including forecasts, trends or other data reflective of the city General Fund budget for at least three years beyond the budget period.**

Capital & Debt

- F8. **Mandatory:** The document should include budgeted capital expenditures, whether authorized in the operating budget or in a separate capital budget. **4 – outstanding – A discussion about the capital needs and plans for the city is provided, including very good descriptions of planned, major capital projects.**
- F9. **Mandatory:** The document shall include financial data on current debt obligations, describe the relationship between current debt levels and legal debt limits, and explain the effects of existing debt levels on current operations. **3 – proficient – The budget describes the debt management plan for the city.**

Departmental Information

- O3. **Mandatory:** A schedule or summary table of personnel or position counts for prior, current and budgeted years shall be provided. **3 – proficient – A personnel summary for the organization as a whole covering at least three years of comparison is included in the document along with descriptions of the personnel issues and changes contemplated.**
- O4. **Mandatory:** Include departmental/program descriptions. **3 – proficient – the budget includes descriptions for each of the major operating units in the budget.**
- O5. The document should include clearly stated goals and objectives of organizational units (*e.g., states, divisions, units or programs*). **4 – outstanding – The organizational unit goals are included in the budget. The connection to the strategic plan and performance measures is a good approach.**
- O6. **Mandatory:** Provide objective measures of progress toward accomplishing the government’s mission as well as goals and objectives for specific departments and programs. **4 – outstanding – The budget includes operational performance information and metrics. The connection to the strategic plan and performance measures is a good approach.**

Document-wide Criteria

- C3. The document should include statistical and supplemental data that describe the organization, its community, and population. **3 – proficient – good statistical and supplemental information about the community is included in the document.**
- C4. A glossary should be included for any terminology (including abbreviations and acronyms) that is not readily understandable to a reasonably informed lay reader. **3 – proficient – a glossary of terms unique to budgeting and to the city's budget is included.**
- C5. Charts and graphs should be used, where appropriate, to highlight financial and statistical information. Narrative interpretation should be provided when the messages conveyed by the graphs are not self-evident. **3 – proficient – The document includes good charts and graphs to help provide better understanding of the budget trends and allocations.**
- C6. The document should be produced and formatted in such a way as to enhance its understanding by the average reader. It should be attractive, consistent, and oriented to the reader's needs. **4 – outstanding – The budget document looks very good and was easy to follow.**

Nice job!

GOVERNMENT FINANCE OFFICERS ASSOCIATION
DISTINGUISHED BUDGET PRESENTATION AWARDS PROGRAM
BUDGET REVIEWER’S COMMENTS AND SUGGESTIONS

For: CITY OF ARKANSAS CITY, KANSAS Fiscal Year: 2023

The Budget as a Policy Document:

The Statement of Organizational Values, Commitments, Strategic Goals and Priorsities help to form the Budget Policies and Strategies for the City. This strategic management plan lays the groundwork for the Policy Plan for the City.

The Manager’s Message includes the policy goals and provides a policy overview of the City’s financial management and operational plan. It has short and long-term policy initiatives.

The Financial Policies include Operating Budget Policy, Debt Financing Fund Policy, Regunding of Debt Policy, Conduit Financing Policy, Arbitrage Liability Management Policy, Credit Rating Policy, Purchasing Policy, and Investment Policy.

The Budget Process Chart includes the budgeted fund structure, budget process, financial planning process, summary of the budgetary guidelines, and the budget calendar.

The Department/Office Summaries include important policy guidelines. For each Department/Office, the following information is provided: Organization Chart, Department/Division Description, Staffing Summary, Achievements, Priorities, Goals, Strategies, Performance Measurement Indicators, and Department Expenditure Summaries by Department.

Overall, this document is an Outstanding Policy Plan.

The Budget as a Financial Plan

The Budget Summary includes the following financial schedules: Short-Term Factors and Fund Overview, General Fund Revenue Summary, General Fund Expenditures Summary, Changes in Fund Balance Summary, Capital Improvements and Financial Planning Summary, and Budgeted Capital Improvements Defined.

The Major Revenue Sources Presentation includes the revenue analysis including a definition of each significant revenue source. Multi-year comparisons of revenues identify major changes and factors that have occurred in the past few years. Also, recent economic trend analysis and history are provided. This analysis contains important economic data that impact the fiscal conditions within the City.

The Capital Imprvments and Financial Planning Presentation lists all major infrastructure and capital projects proposed. The Operating Budget Impacts define operating costs associated with the capital purchases.

The Debt Service presentation includes all relevant principal and interest repayment schedules,

Overall, this document is a proficient financial plan

The Budget as an Operations Guide:

The Department/Office Summaries include important policy guidelines. For each Department/Office, the following information is provided: Organization Chart, Department/Division Description, Staffing Summary, Achievements, Priorities, Goals, Strategies, Performance Measurement Indicators, and Department Expenditure Summaries by Department.

The strategic planning process incorporates Performance Measurement Indicators. The Elected Officials and Management have a more significant opportunity to evaluate the success of each Department/Division’s productivity.

The short-and-long-range planning includes organization-wide policy priorities and goals.

Middle-level management has direction and guidance to proceed with the strategic planning process. The quantitative performance measures appropriately gauge program effectiveness.

The Operations Guide presentation identifies and helps to determine if the Department Directors are meeting the Strategic Plan defined by the Mayor and City Commissioners.

Overall, this is an Outstanding Operations Guide.

The Budget as a Communication Device:

Charts and graphs are located throughout the document. They convey the fiscal circumstances within the City government.

The indexing and Table of Content are easy to use, making the document user-friendly.

More importantly, the strategic management plan defined within the budget document is a real working plan designed to deliver results. Short- and long-range planning is incorporated into the Mayor and City Commissioner’s Strategic Plan.

The Elected Officials and Management should be commended for producing a program budget that incorporates goals at the organization-wide and organization-unit level.

Overall, the budget is a Proficient Communication Device.

General Comments and Suggestions for Improving the Budget Presentation:

Noted above are specific comments on the budget presentation. Short-and-long-term planning is emphasized throughout the planning process. The Budget Summary presents major budget highlights.

The Mayor and City Commissioners have developed a short and long-term management plan. The policy commitments are clearly defined in the Short-and Long-Term Policy Priorities, Goals, Strategies, and Commitments.

Policy initiatives are identified at the organization-wide level. The evolution of the policy plan enhances service delivery while managing the resources available.

The Elected Officials and Management have carefully evaluated the policy and financial priorities. This advancement will lead the City into the future with confidence and assurance of prudent financial management.

Name of Entity: **CITY OF ARKANSAS**
Reviewer ID: V691
Fiscal Year: FY 2023

State/Province: **KS**
Document Number **B9947904**
Record Number **16252004**

Introduction and Overview

- C1. **Mandatory:** Include a table of contents that makes it simple to locate information. **Proficient**
- P1. **Mandatory:** Provide a coherent statement of organization-wide, strategic goals and strategies that address long-term concerns and issues. **Outstanding, the narrative addresses the major goals for the city and plans to address.**
- P2.** **Mandatory:** Provide a budget message that articulates priorities and issues for the upcoming year. The message should describe significant changes in priorities from the current year and explain the factors that led to those changes. The message may take one of several forms (*e.g., transmittal letter, budget summary section*). **Proficient**
- C2. **Mandatory:** An overview of significant budgetary items and trends should be provided. The overview should be presented within the budget as a separate section (*e.g., budget-in brief*) or integrated within the transmittal letter. **Proficient. The use of charts, narratives and graphs provides the citizens with an overview of the operations.**

Financial Structure, Policy, and Process

- O1. **Mandatory:** Provide an organization chart(s) for the entire entity. **Proficient, the color coded chart provided will help citizens to understand the organization.**
- F1. Describe all funds that are subject to appropriation. **Proficient**
- O2. Provide narrative, tables, schedules, or matrices to show the relationship between functional units, major funds, and nonmajor funds in the aggregate. **Proficient**
- F2. Explain the basis of budgeting for all funds, whether cash, modified accrual, or some other statutory basis. **Proficient.**
- P3. **Mandatory:** Include a coherent statement of entity-wide long-term financial policies. **Proficient, it appears that the major policies are included.**
- P4. **Mandatory:** Describe the process for preparing, reviewing, and adopting the budget for the coming fiscal year. It also should describe the procedures for amending the budget after adoption. **Proficient**

Financial Summaries

- F3. **Mandatory:** Present a summary of major revenues and expenditures, as well as other financing sources and uses, to provide an overview of the total resources budgeted by the organization. **Proficient**
- F4. Include summaries of revenues and other financing sources, and of expenditures and other financing uses for the prior year actual, the current year budget and/or estimated current year actual, and the proposed budget year. **Proficient**
- F5. **Mandatory:** Include projected changes in fund balance/net position for appropriated funds included in the budget presentation. **Proficient, the city should consider have a consolidated summary of all funds in one place.**
- F6. **Mandatory:** Describe major revenue sources, explain the underlying assumptions for the revenue estimates, and discuss significant revenue trends. **Proficient, city chart, tables and graphs provide the required information.**
- F7. Explain long-range operating financial plans and its effect upon the budget and the budget process. **Proficient, city charts, tables and graphs provide the required information.**

Capital & Debt

- F8. **Mandatory:** Include budgeted capital expenditures, whether authorized in the operating budget or in a separate capital budget. **Outstanding, the city use of project progress summary, pictures, and narrative is well done.**
- F9. **Mandatory:** Include financial data on current debt obligations, describe the relationship between current debt levels and legal debt limits, and explain the effects of existing debt levels on current operations. **Outstanding, the required information is presented in detail, with amortization schedules for the obligations.**

Departmental/Program Information

- O3. **Mandatory:** A schedule or summary table of personnel or position counts for prior, current, and budgeted years shall be provided. **Proficient.**
- O4. **Mandatory:** Include departmental/program descriptions. **Outstanding, the city presented a comprehensive overview of the department, programs, mission statement, goals, and progress on goals.**
- O5. Include clearly stated goals and objectives of the department or program. **Outstanding, the city presented a comprehensive overview of the department, programs, mission statement, goals, and progress on goals.**
- O6. **Mandatory:** Provide objective measures of progress toward accomplishing the government’s mission as well as goals and objectives for specific departments and programs. **Outstanding, the city presented a comprehensive overview of the department, programs, mission statement, goals, and progress on goals.**

Document-wide Criteria

- C3. Include statistical and supplemental data that describe the organization, its community, and population. It should also furnish other pertinent background information related to the services provided. **Proficient,**
- C4. A glossary should be included for any terminology (including abbreviations and acronyms) that is not readily understandable to a reasonably informed lay reader. **Proficient.**
- C5. Charts and graphs should be used, where appropriate, to highlight financial and statistical information. Narrative interpretation should be provided when the messages conveyed by the graphs are not self-evident. **Proficient, clarity and consistency of the narrative, charts and tables are provided in the document. The city included a Reader’s Guide, which is a great summary as to why they prepare a budget and short definitions for each section of the budget.**
- C6. The budget information should be produced and formatted in such a way as to enhance its understanding by the average reader. It should be attractive, consistent, and oriented to the reader's needs. **Proficient.**



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Lesley Shook, City Clerk and Tiffany Parsons, Deputy City Clerk
Item: Approve the February 21, 2023 Regular and the February 22, 2023 Special Meeting Minutes

Purpose: Approve the February 21, 2023, regular meeting minutes and the February 22, 2023 special meeting minutes as written.

Background:

Each meeting, the City Commission reviews and approves the minutes of its prior meeting(s).

Commission Options:

- 1. Approve with consent agenda.
- 2. Remove item from consent agenda for further consideration.

Approved for Agenda by:

A handwritten signature in black ink, appearing to read "Randy Frazer", with a long horizontal line extending to the right.

Randy Frazer, City Manager



Tuesday, February 21, 2023
Regular Meeting Minutes
118 W Central Ave, Arkansas City, KS

Routine Business

- 1. Roll Call

PRESENT

Commissioner Kanyon Gingher
Commissioner Charles Jennings
Commissioner Scott Rogers
Commissioner Jay Warren
Mayor Diana Spielman

Also present from staff: City Manager Randy Frazer, City Attorney Larry Schwartz, Human Resources Director Marla McFarland, Environmental Services Superintendent Rod Philo, City Clerk Lesley Shook and Deputy City Clerk Tiffany Parsons.

- 2. Opening Prayer was led by Commissioner Warren and the Pledge of Allegiance was led by Mayor Spielman.
- 3. There were no additions or deletions to the agenda.
- 4. Approval of the Agenda

Motion made by Commissioner Gingher, Seconded by Commissioner Rogers to approve the agenda as presented.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared motion approved.

Awards and Proclamations

- 1. Proclamation read by Mayor Spielman, Proclaiming March 2023, as National Intellectual and Developmental Disabilities Awareness Month in Arkansas City.
- 2. Proclamation read by Mayor Spielman, Proclaiming March 6-10, 2023, as Severe Weather Awareness Week in Arkansas City.

Recognition of Visitors/Staff

- 1. Request from Russell Graves regarding a letter of support from the City Commission to apply for a grant.

Russell Graves requests a letter of support from the city commission to apply for a grant in the amount of \$3 million to aid in the addition of a memorial wall and statue in honor of the Cherokee Strip Rush Centennial. Mr. Graves intends on adding these items to his property located on the strip, in

celebration of the 130th year of the Cherokee Strip Land Rush Run Celebration happening September 16, 2023. Mr. Graves presented the preliminary plans of the sculptures to the commission. The City Commission is in favor of the support letter in consensus.

Consent Agenda

Note: All matters listed below on the Consent Agenda are considered under one motion and enacted by one motion. There should be no separate discussion. If such discussion is desired, any item may be removed from the Consent Agenda and then considered separately under Section VI: New Business.

Motion made by Commissioner Gingher, Seconded by Commissioner Warren to approve the consent agenda as written.

- 1. Ratify Mayor Diana Spielman’s appointments of:
 - Dotty Smith to the Planning Commission/Board of Zoning Appeals
 - Patrick Blatchford to the Planning Commission
- 2. Approve the February 7, 2023, regular meeting minutes as written.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared motion approved.

New Business

City Manager Department

- 1. City Clerk Shook presented for consideration first reading of an Ordinance adopting the budgeted pay plan to become effective March 11, 2023.

Human Resources Director Marla McFarland gave a further explanation. Staff feels the citizens will be better served by adding back in the position of court clerk, with the upcoming retirement of Shook.

Motion made by Commissioner Jennings, Seconded by Commissioner Warren to adopt the amended budgeted pay plan to include the addition of the Municipal Court Clerk, to become effective March 11, 2023.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared motion approved.

- 2. City Clerk Shook announced the progress update on the Wastewater Treatment Plant Upgrade Project agenda item, encompassing construction and budget.

A presentation was given by Joint Venture, Burns & Mac and CAS construction as part of the update. To date, this project is about 75 percent completed.

- 3. City Manager reminders and updates.
 - February 14th had CBDG housing walk-through
 - February 23rd CBDG Housing Bid Openings at 1:00 pm in City Hall
 - February 23rd CBDG Grant Monitoring on Summit Street Project
 - May 3rd Instant Command System overview for elected officials in Winfield
 - April 14th – 15th LKM Leadership Summit will be held in Hays, KS
 - Financial Summary located at back of the packet

Comments from the Audience for Items not on the Agenda

The public will be allowed to speak on issues or items that are not scheduled for discussion on the agenda. Individuals should address all comments and questions to the Commission. Comments should be limited to issues and items relevant to the business of the Governing Body. The Commission will not discuss or debate these items, nor will the Commission make decisions on items presented during this time. Each person will be limited to three (3) minutes.

Cliff Gottlob spoke before the commission about concerns for the homeless in community.

Financial Summary

- 1. January 2023 Financial Summary

Adjournment

Motion made by Commissioner Warren, Seconded by Commissioner Rogers to adjourn the meeting.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Gingher. Mayor Spielman declared the meeting adjourned.

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

Diana Spielman, Mayor

ATTEST:

Tiffany Parsons, Deputy City Clerk

Prepared by:

Tiffany Parsons, Deputy City Clerk



City of Arkansas City
Wednesday, February 22, 2023 at 2:00 p.m.
Special Meeting Minutes
118 W Central Ave, Arkansas City, KS

1. Roll Call

PRESENT

Commissioner Kanyon Gingher
Commissioner Charles Jennings
Commissioner Scott Rogers
Commissioner Jay Warren
Mayor Diana Spielman

ABSENT

None

Also Present: City Manager Randy Frazer, Human Resources Director Marla McFarland, Finance Director/Treasure Jennifer Waggoner, City Clerk Lesley Shook, and Deputy City Clerk Tiffany Parsons.

Commissioner Charles Jennings arrived at 2:02 p.m. and offered Prayer.

Business

- 1. Discuss the release of duties of Fire-EMS Chief, Chris Ledeker, from the Arkansas City Fire Department. Brandon Every addressed the commission. Brandon Jellings addressed the commission.

Mayor Spielman called for an executive session.

Motion made by Commissioner Gingher, Seconded by Mayor Spielman to recess into executive session to discuss Fire Chief, Chris Ledeker, pursuant to the 75-4319(b)(1) personnel matters of nonelected personnel exception, to Include the City Manager and Human Resources Director. The open meeting to resume in the commission chambers at 3:00 p.m.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

The Governing Body returned to the public meeting at 3:00 p.m.

Adjournment

Motion made by Commissioner Warren, Seconded by Commissioner Jennings to adjourn the meeting.

Voting Yea: Commissioner Gingher, Commissioner Jennings, Commissioner Rogers, Commissioner Warren, Mayor Spielman. Mayor Spielman declared the motion approved.

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

Diana L. Spielman, Mayor

ATTEST:

Lesley Shook, City Clerk

Prepared by:

Lesley Shook, City Clerk

DRAFT



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Randy Frazer, City Manager
Item: Project Performance Public Hearing CDBG Grant # 21-PF-002

Purpose: The City of Arkansas City will hold a public hearing for the purpose of evaluating the performance of the Grant No. 21-PF-002 for the purpose of street improvements consisting of milling and overlay of Summit Street from Kansas Ave to Radio Lane.

Background:

The final completed project consisted of the following items: 1 Lump Sum for mobilization, 1 Lump Sum for traffic control, 17,978 Square Yards milling, 17,978 Square Yards asphaltic concrete overlay, 921 Square Yards base repair, 5,016 Square Feet sidewalk, 377 Linear Feet concrete curb & gutter, 750 Square Yards reinforced concrete intersection, 3,323 Linear Feet pavement marking (Thermoplastic/white) (6"), 11,394 Linear Feet pavement marking (Thermoplastic/yellow) (4"), 282 Linear Feet pavement marking (Thermoplastic/yellow) (12"). 1,243 Linear Feet pavement marking (white)(12"), 309 LF pavement marking (white) (24"), 34 Each pavement marking (intersection grade).

The estimated final project cost is \$777,667.01 with the CDBG grant request for \$394,550.00 of the project costs. The remainder of the final cost was paid for with a KDOT cost share grant in the amount of \$227,500.00 and local funds.

Fiscal Impact:

Amount: \$0

Fund: Department: Expense Code:

- Included in budget Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

GRANTEE'S RELEASE FORM

1 Pursuant to the terms on Grant Agreement Number 21-PF_002 and in consideration of
 2 the sum of Three Hundred Ninety-Four Thousand Five Hundred Fifty & 00/100 (\$394,550.00) which
 has been
 3 or is to be paid under the said contract to City of Arkansas City, Kansas,
 4 grantee upon payment of the said sum by the State of Kansas, Department of Commerce, hereinafter
 5 called the grantor, does remise, release, and discharge the grantor, its officers, agents and employees
 6 of and from all liabilities, obligations, claims, and demands whatsoever under or arising from the
 7 said contract.

8 IN WITNESS WHEREOF, this release has been executed this 7th day of
 9 March, 2023.

10 Signature of Authorized Elected Official: _____

11 Typed Name and Title: Diana Spielman, Mayor

ATTEST AND SEAL

12 _____

13 _____

(Rev. 2-2018)

FINAL INDEPENDENT AUDITOR'S REPORT

If the grantee expends **\$750,000** or more from all Federal sources in any fiscal year in which the grant is open, a 2 CFR Part 200 audit is required from the grantee. If you expend or expect to expend this amount in the current fiscal year, please indicate below. If required, a copy of the entire audit report must be submitted to Commerce in the required time period.

- A. 2 CFR Part 200 audit is not required.
- B. Audit is complete and one copy is enclosed.
- C. Audit is in progress or not yet begun.

Auditor's Name: _____

Address: _____

Telephone: _____

Contact person with firm: _____

Date audit to begin: _____

How the audit will be paid for: _____

Date audit to be completed: _____

QUARTERLY PROGRESS REPORT - PAGE 1
KANSAS DEPARTMENT OF COMMERCE
SMALL CITIES COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Grantee: City of Arkansas City, Kansas Report #: 8-Final
 Grant #: 21-PF-002 Quarter Ending: 03-31-2023
 Address: 118 W. Central, Arkansas City, KS 67008 Contract Award End Date: 02-28-2023
 Company Name (ED Projects): n/a Date Prepared: 03-07-2023
 Current Chief Elected Official: Diana Spielman, Mayor
 Name and telephone number of person who prepared this report: Rose Mary Saunders 316-264-3400
 Name Telephone Number

Financial Status:

Total Grant:	<u>\$455,000.00</u>	Total Local Injection	<u>\$45,000.00</u>
Drawdowns received to date:	<u>\$394,550.00</u>	Local spent to date	<u>\$393,117.10</u>
Drawdowns requested and not yet received:	<u>\$0.00</u>	Initial Monitoring Conducted	<input checked="" type="checkbox"/>
Total Grant available	<u>\$60,450.00</u>	Final Monitoring Conducted	<input checked="" type="checkbox"/>

Contracts Awarded This Quarter With All Monies: *

Name & Address, DUNS#	Total Contract Amount	Local	CDBG	Activity		Contractor Data				
				No.	Title	Type of Procurement	Section 3	** MBE	** WBE	Davis-Bacon
None		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							
		<input type="checkbox"/>	<input type="checkbox"/>							

* Attach additional pages if needed.
 ** Categories are: 1-White, 2-Black/African American, 3-Asian, 4-American Indian/Alaskan Native, 5-Native Hawaiian/Other Pacific Islander, 6-American Indian/Alaskan Native & White, 7-Asian & White, 8-Black/African American & White, 9-American Indian/Alaskan Native & Black/African American, 10-Other Multi Racial, 11-Hispanic, 12-Non-Hispanic

Describe project accomplishments this quarter:
 Held monitoring visit on 2/23 with CDBG personnel. No deficiencies found. Prepared and sent Project Performance Hearing notice to newspaper for publication on 2/28/2023. Held project performance hearing on 3/7/2023 and commission passed motion for Mayor to execute close out documents and submit to CDBG.
Planned activities next quarter:
 n/a
Technical assistance needs:
 n/a

You must complete this page if you have a:

1. Community Improvement, Urgent Need or KAN STEP grant and this is your **first** or **final** report
2. Economic Development grant
3. Attach housing log for housing projects

Complete for all circumstances listed above:

		Number of Beneficiaries	Number of LMI Beneficiaries
1.	Target	11,625	5,630
2.	Total to Date	11,625	5,630

*		White	BAA	BAA/W	AI/AN	NH/PI	A	A/W	AI/AN/BAA	AI/AN/W	Other
1.	Total Beneficiaries	10,089	433	152	276	0	62	33	0	294	276
2.	Hispanic Beneficiaries	1,953	8	0	37	0	0	0	0	74	276

*BAA-Black African American; BAA/W-Black African American & White; AI/AN-American Indian or Alaskan Native; NH/PI-Native Hawaiian or Pacific Islander; A-Asian; A/W-Asian & White; AI/AN/BAA-American Indian or Alaskan Native & Black African American; AI/AN/W-American Indian or Alaskan Native & White

3. Total Number of Households Benefiting to Date 5,600
4. Total Number of Female Heads of Households Benefiting 3,229
5. Total Number of Disabled Persons Benefiting 2,209

NOTE: Beneficiaries are to be reported cumulatively as they occur

Economic Development Grants only:

Proposed (FTE - Jobs Count)

	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8
1. Total Jobs Retained								
2. Total LMI Jobs Retained								
3. Total Jobs Created								
4. Total LMI Jobs Created								
5. Total Jobs to be generated								

Accomplishments

	a. Planned this Quarter	b. Completed this Quarter	c. Completed to Date
6. Number of Jobs Retained			
7. Number of LMI Jobs Retained			
8. Number of Jobs Created			
9. Number of LMI Jobs Created			

10. Explain any variances from planned number of jobs:

CERTIFICATE OF COMPLETION

A. Name of Grant Recipient City of Arkansas City, Kansas	B. Grant Agreement Number 21-PF-002
--	---

Program Activity Categories	To Be Completed By The Recipient			To Be Completed By CDBG
	Paid Costs (a)	Local Unpaid Costs (b)	Total Costs (c)	Approved Total Costs
1. Street Construction	618,899.10	0.00	618,899.10	
2. Engineering	60,770.00	0.00	60,770.00	
3. Inspection	77,998.00	0.00	77,998.00	
4. Administration	20,000.00	0.00	20,000.00	
5.				
6.				
7.				
8.				
9. Total Program Costs	777,667.10	0.00	777,667.10	
10. Less Other Funds Applied	383,117.10	0.00	383,117.10	
11. CDBG Grant Amount Applied	394,550.00	0.00	394,550.00	

D. Computation of Grant Balance		To Be Completed By The Recipient	To Be Completed By CDBG
12. Total Amount Applied (Line 11a)		394,550.00	
13. Estimated for Unsettled Third-Party Claims		0.00	
14. Subtotal (Line 11c)		394,550.00	
15. Grant Amount Per Agreement (from contract)		455,000.00	
16. Unutilized Grant to be Canceled (Line 15 less Line 14)		60,450.00	
17. Grant Funds Received		394,550.00	
18. Balance of Grant Payable (Refundable) (Line 14 less Line 17)*		0.00	

* If Line 17 exceeds Line 14, enter excess as a negative amount. This amount shall be repaid to the Department by check.

CERTIFICATE OF COMPLETION - PAGE 2

E. Unpaid Costs and Unsettled Third-Party Claims (Local Only)

List amounts and describe circumstances

n/a

Check if continued on additional sheet and attach

F. Remarks

n/a

Check if continued on additional sheet and attach

G. Certification of Recipient

It is hereby certified that all activities undertaken by the recipient with funds provided under the Grant Agreement identified as Item B above have, to the best of my knowledge, been carried out in accordance with the Grant Agreement; that proper provision had been made by the recipient for payment of all unpaid costs and unsettled third-party claims identified in Item E above; that the Department, the State of Kansas, and the United States of America are under no obligation to make any further payment to the recipient under the Grant Agreement in excess of the amount identified on Line 18 above; and that every statement and amount set forth in this instrument is, to the best of my knowledge, true and correct as of this date.

		Diana Spielman, Mayor
Date	Signature of Chief Elected Official	Typed Name and Title

H. Department Approval

This Certificate of Completion is hereby approved. Therefore, I authorize cancellation of the unutilized contract agreement and related funds reservation and obligations _____ (line 16 above).

Date	Signature for CDBG Program	Typed Name

CERTIFICATE OF COMPLETION

A. Name of Grant Recipient City of Arkansas City, Kansas	B. Grant Agreement Number 21-PF-002
--	---

C. Final Statement of Cost

Program Activity Categories	To Be Completed By The Recipient			To Be Completed By CDBG
	Paid Costs (a)	Local Unpaid Costs (b)	Total Costs (c)	Approved Total Costs
1. Street Construction	618,899.10	0.00	618,899.10	
2. Engineering	60,770.00	0.00	60,770.00	
3. Inspection	77,998.00	0.00	77,998.00	
4. Administration	20,000.00	0.00	20,000.00	
5.				
6.				
7.				
8.				
9. Total Program Costs	777,667.10	0.00	777,667.10	
10. Less Other Funds Applied	383,117.10	0.00	383,117.10	
11. CDBG Grant Amount Applied	394,550.00	0.00	394,550.00	

D. Computation of Grant Balance

	To Be Completed By The Recipient	To Be Completed By CDBG
12. Total Amount Applied (Line 11a)	394,550.00	
13. Estimated for Unsettled Third-Party Claims	0.00	
14. Subtotal (Line 11c)	394,550.00	
15. Grant Amount Per Agreement (from contract)	455,000.00	
16. Unutilized Grant to be Canceled (Line 15 less Line 14)	60,450.00	
17. Grant Funds Received	394,550.00	
18. Balance of Grant Payable (Refundable) (Line 14 less Line 17)*	0.00	

* If Line 17 exceeds Line 14, enter excess as a negative amount. This amount shall be repaid to the Department by check.

CERTIFICATE OF COMPLETION - PAGE 2

E. Unpaid Costs and Unsettled Third-Party Claims (Local Only)

List amounts and describe circumstances

n/a

Check if continued on additional sheet and attach

F. Remarks

n/a

Check if continued on additional sheet and attach

G. Certification of Recipient

It is hereby certified that all activities undertaken by the recipient with funds provided under the Grant Agreement identified as Item B above have, to the best of my knowledge, been carried out in accordance with the Grant Agreement; that proper provision had been made by the recipient for payment of all unpaid costs and unsettled third-party claims identified in Item E above; that the Department, the State of Kansas, and the United States of America are under no obligation to make any further payment to the recipient under the Grant Agreement in excess of the amount identified on Line 18 above; and that every statement and amount set forth in this instrument is, to the best of my knowledge, true and correct as of this date.

Diana Spielman, Mayor

Date	Signature of Chief Elected Official	Typed Name and Title

H. Department Approval

This Certificate of Completion is hereby approved. Therefore, I authorize cancellation of the unutilized contract agreement and related funds reservation and obligations _____ (line 16 above).

Date	Signature for CDBG Program	Typed Name

**NOTICE OF COMPLETION/FINAL INSPECTION
AND
FINAL WAGE COMPLIANCE REPORT FORMAT**

To: Kansas Department of Commerce
CDBG Program

1000 S.W. Jackson St., Suite 100
Topeka, Ks 66612-1354

Date: February 28, 20223

City of Arkansas City,
Grantee: Kansas

Grant Number: 21-PF-002

- 1. Date of Construction Completion: September 9, 2022
- 2. Date of Final Inspection: September 14, 2022

FINAL WAGE COMPLIANCE REPORT FORMAT

While you or your representative were reviewing the contractor's weekly payrolls, were any laborers or mechanics paid less than the minimum wage rate plus fringe benefits as specified in the Secretary of Labor's Wage Decision that applied to this project?

NO YES

If yes, provide the following information:

- a. Total amount of restitution paid (difference between what was first paid and what was required to be paid): \$ _____
- b. Method of restitution:
 - paid by contractor(s)
 - paid by city with funds withheld from payment to contractor(s).

Name of Contractor or Subcontractor	Name of Affected Employees	Amount of Restitution Paid to Employee	Nature of Violation Leading to Restitution
--	-------------------------------	---	---

_____	_____	<u>Diana Spielman, Mayor</u>
Date	Signature of Chief Elected Official	Typed Name and Title

Cowley Courier Traveler
 200 East Fifth Avenue
 (620) 442-4200

I, David Allen Seaton, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of Cowley Courier Traveler, a publication that is a "legal newspaper" as that phrase is defined for the city of Arkansas City and City of Winfield, for the County of Cowley County, in the state of Kansas, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
 28 Feb 2023

Notice ID: CrYGhXEGOWuHuMBp8wQc
Notice Name: Arkansas City Project Performance Hearing

PUBLICATION FEE: \$59.20

David Allen Seaton

 Publisher

VERIFICATION

STATE OF KANSAS
 COUNTY OF COWLEY COUNTY

Signed or attested before me on this

28th day of February, A.D. 2023.

Kathryn M. Harbert

 Notary Public

KATHRYN M. HARBERT
 Notary Public - State of Kansas
 My Appt. Expires 7/16/2025

(First published in the Cowley Courier/Traveler Tuesday, 02/28, 2023.)

PROJECT PERFORMANCE PUBLIC HEARING NOTICE STREET IMPROVEMENTS

The City of Arkansas City, Kansas will hold a public hearing on Tuesday, March 7, 2023, at 5:30 pm in the Commission Meeting Room, 118 W. Central, Arkansas City, Kansas for the purpose of evaluating the performance of Grant No. 21-PF-002 for the purpose of street improvements consisting of milling and overlay of Summit Street from Kansas Avenue to Radio Lane.

The proposed project will consist of the following items: 1 LS mobilization, 1 LS traffic control, 17,500 SY milling, 17,500 SY 2" asphalt overlay, 150 SY base repair, 750 SY concrete street entrance, 3,800 SF sidewalk, 25 each ADA ramps, 11,164 LF pavement marking (Thermoplastic-yellow 4"), 1,761 LF pavement marking (Thermoplastic-white 6"), 1,988 LF pavement marking (Intersection Grade - White 24"), 291 LF pavement marking (Intersection Grade - White 24"), 16 each pavement marking symbol (Intersection Grade-White-Left Turn Arrow), 1 Each pavement marking symbol (Intersection Grade-White-Right Turn Arrow), 4 Each pavement marking symbol (Intersection Grade-White-Straight-Right Turn Arrow), 9 Each pavement marking symbol (Intersection Grade-White-ONLY).

The final completed project consisted of the following items: 1 LS mobilization, 1 LS traffic control, 17,978 SY milling, 17,978 SY asphalt concrete overlay, 921 SY base repair, 5,016 SF sidewalk, 377 LF concrete curb & gutter, 750 SY reinforced concrete intersection, 3,323 LF pavement marking (Thermoplastic-white) (4"), 11,394 LF pavement marking (Thermoplastic-yellow) (4"), 282 LF pavement marking (Thermoplastic-yellow) (12"), 1,243 LF pavement marking (white) (12"), 309 LF pavement marking (white) (24"), 34 EA pavement marking (intersection grade).

The estimated final project cost is \$777,667.01 with the grant request for \$394,530.00 of the project costs. Other project proposals introduced at the hearing will be considered. Oral and written comments will be recorded and become a part of Arkansas City's citizen participation.

Reasonable accommodations will be made available to persons with disabilities. Requests should be submitted to Randy Fitzer, City Manager by March 3, 2023.

2/28



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Randy Frazer, City Manager
Item: Mayor Signature Request for CDBG Agreement Close Out # 21-PF-002

Purpose: Authorize the Mayor, or Mayor’s designee, to sign the appropriate documentation to close out Community Development Block Grant (CDBG) No. 21-PF-002.

Background:

The CDBG project has been completed for of the street improvements projects consisting of milling and overlay of Summit Street from Kansas Ave to Radio Lane. The estimated final project cost is \$777,667.01 with the CDBG grant request for \$394,550.00 of the project costs. The remainder of the final cost was paid for with a KDOT cost share grant in the amount of \$227,500.00 and local funds.

Fiscal Impact:

Amount: \$0

Fund: Department: Expense Code:

Included in budget Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Nick Rizzio, Municipal Project Manager
Item: CDBG Housing Rehab (1047) – 1209 W. Oklahoma

Purpose: A Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, to install vinyl siding, a new roof, a new storm door (front & back), new guttering, build a new cellar door, new windows, install a new guardrail, install a radon mitigation system, and secure electrical at 1209 W. Oklahoma, for an amount not to exceed \$40,000. **(Voice Vote)**

Background:

SCKEDD has communicated to the homeowner of 1209 W. Oklahoma, that the KS Grant will pay \$7,500 towards the roof. The inspector will have weatherization cover the cost of the cellar door, which is \$1,000. After taking the \$8,500 off the total of \$36,400, bringing the overall total down to \$27,900. The homeowner will owe \$2,900 and she will pay the City once due.

The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

Commission Options:

1. Approve the Resolution.
2. Disapprove the Resolution.
3. Table the Resolution for further discussion.

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

Included in budget

Grant: **The City will facilitate funds received by CDBG and issue payment to contractors per pay request.**

Bonds

Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE A BID SUBMITTED BY NEW WINDOWS FOR AMERICA, TO INSTALL VINYL SIDING, A NEW ROOF, A NEW STORM DOOR (FRONT & BACK), NEW GUTTERING, BUILD A NEW CELLAR DOOR, NEW WINDOWS, INSTALL A NEW GUARDRAIL, INSTALL A RADON MITIGATION SYSTEM, AND SECURE ELECTRICAL AT 1209 W. OKLAHOMA, FOR AN AMOUNT NOT TO EXCEED \$40,000.

WHEREAS, SCKEDD has communicated to the homeowner of 1209 W. Oklahoma, that the KS Grant will pay \$7,500 towards the roof. The inspector will have weatherization cover the cost of the cellar door, which is \$1,000. After taking the \$8,500 off the total of 36,400, bringing the overall total to \$27,900. The homeowner will owe \$2,900 to be paid to the City once due; and

WHEREAS The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby approve a bid submitted by New Windows For America, to install vinyl siding, a new roof, a new storm door (front & back), new guttering, build a new cellar door, new windows, install a new guardrail, install a radon mitigation system, and secure electrical at 1209 W. Oklahoma, for an amount not to exceed \$40,000.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

Diana L. Spielman, Mayor

(Seal)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk

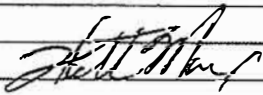
Bid Opening Arkansas City CDBG Housing

Contractor:	NWOA	Arambula				
1422 W Oklahoma:	26,050	33,725				
Rental						
1507 N 10th:	21,000	21,276	+			
1417 N 10th:	25,000	33,016	+			
only NWEA						
1209 W Oklahoma:	40,000	57,498	+			
1328 W Oklahoma:	20,600	20,123	+			

(620) 307-6183

Section , Item 3.

Joanie Kormos
1209 W. Oklahoma
Arkansas City

Description	Estimated Cost	Estimated KWAP Cost
Exterior: LSWP Install vinyl siding over deteriorated siding. Wrap all fascia, soffit, and trim including porch ceilings. Paint anything that cant be wrapped.	9000	
Exterior: Replace existing deteriorated roof with new 30 year laminate heritage style roof with all required accessories. Replace sheeting as necessary.	9500	7500
Exterior: LSWP Install a new solid core self storing storm door to front and back door.	1100	
Exterior: Install new guttering with downspouts and concrete splash blocks.	1800	
Exterior: Build a new cellar door. Prep, Prime and paint.	1000	1000
Exterior: LSWP Replace deteriorated wood windows on the house with single hung double pane vinyl replacements.	9000	
Electrical: Raise the mast head. Secure any loose fixtures or receipts. Make sure all receipts, lights and switches are working as designed.(open ground in dining room) All Receipts within six feet of water source must have GFCI protection. Install smoke detectors in accordance with local codes. Eliminate any wiring hazards.	2500	
Radon: Install a radon mitigation system	2500	
Total of Part 1	36,400	
Part 2 Lead Activities	- 7500	= 27,900
Costs for using lead safe work practices.	1800	
Cost for preparing for clearance.	1800	
Total of Part 2	\$3600 -	
Total of part 1 and 2	\$40,000 -	
New Windows For America, LLC		
3949 N. Bridgeport Cir.		
Wichita, KS 67219		
Company		
Contact	HEATH MARX	
Signature		
Date	02-22-23	

KS Grant

KWAP

Client owes \$ 2900



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Nick Rizzio, Municipal Project Manager
Item: CDBG Housing Rehab (1047) - 1328 W. Oklahoma

Purpose: A Resolution authorizing the City of Arkansas City to approve a bid submitted by Arambula Construction Company, to install vinyl siding, a new storm door (front & back), new guttering, new windows, and secure electrical at 1328 W. Oklahoma, for an amount not to exceed \$20,123. **(Voice Vote)**

Background:

The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Added to the local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

Commission Options:

1. Approve the Resolution.
2. Disapprove the Resolution.
3. Table the Resolution for further discussion.

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

Included in budget

Grant: **The City will facilitate funds received by CDBG and issue payment to contractors per pay request.**

Bonds

Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE A BID SUBMITTED BY ARAMBULA CONSTRUCTION, COMPANY, TO INSTALL VINYL SIDING, A NEW STORM DOOR (FRONT & BACK), NEW GUTTERING, NEW WINDOWS, AND SECURE ELECTRICAL AT 1328 W. OKLAHOMA, FOR AN AMOUNT NOT TO EXCEED \$20,123.

WHEREAS The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby approve a bid submitted by Arambula Construction Co., to install vinyl siding, a new storm door (front & back), new guttering, new windows, and secure electrical at 1328 W. Oklahoma, for an amount not to exceed \$20,123.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

Diana L. Spielman, Mayor

(Seal)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk

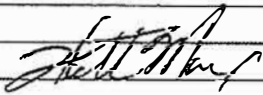
Bid Opening Arkansas City CDBG Housing

Contractor:	NWOA	Arambula				
1422 W Oklahoma:	26,050	33,725				
Rental						
1507 N 10th:	21,000	21,276	+			
1417 N 10th:	25,000	33,016	+			
only NWEA						
1209 W Oklahoma:	40,000	57,498	+			
1328 W Oklahoma:	20,600	20,123	+			

(620) 307-6183

Section , Item 4.

Joanie Kormos
1209 W. Oklahoma
Arkansas City

Description	Estimated Cost	Estimated KWAP Cost
Exterior: LSWP Install vinyl siding over deteriorated siding. Wrap all fascia, soffit, and trim including porch ceilings. Paint anything that cant be wrapped.	9000	
Exterior: Replace existing deteriorated roof with new 30 year laminate heritage style roof with all required accessories. Replace sheeting as necessary.	9500	7500
Exterior: LSWP Install a new solid core self storing storm door to front and back door.	1100	
Exterior: Install new guttering with downspouts and concrete splash blocks.	1800	
Exterior: Build a new cellar door. Prep, Prime and paint.	1000	1000
Exterior: LSWP Replace deteriorated wood windows on the house with single hung double pane vinyl replacements.	9000	
Electrical: Raise the mast head. Secure any loose fixtures or receipts. Make sure all receipts, lights and switches are working as designed.(open ground in dining room) All Receipts within six feet of water source must have GFCI protection. Install smoke detectors in accordance with local codes. Eliminate any wiring hazards.	2500	
Radon: Install a radon mitigation system	2500	
Total of Part 1	36,400	
Part 2 Lead Activities	- 7500	= 27,900
Costs for using lead safe work practices.	1800	
Cost for preparing for clearance.	1800	
Total of Part 2	\$3600 -	
Total of part 1 and 2	\$40,000 -	
New Windows For America, LLC		
3949 N. Bridgeport Cir.		
Wichita, KS 67219		
Company		
Contact	HEATH MARX	
Signature		
Date	02-22-23	

KS Grant

KWAP

Client owes \$ 2900



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Nick Rizzio, Municipal Project Manager
Item: CDBG Housing Rehab (1047) - 1417 N. 10th

Purpose: Consider a Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, LLC to install vinyl siding, a new roof, new guttering, new windows, install a new guardrail, and secure electrical at 1417 N. 10th, for an amount not to exceed \$25,000. **(Voice Vote)**

Background:

The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Added to the local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

Commission Options:

1. Approve the Resolution.
2. Disapprove the Resolution.
3. Table the Resolution for further discussion.

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

- | | |
|---|---|
| <input type="checkbox"/> Included in budget | <input checked="" type="checkbox"/> Grant: The City will facilitate funds received by CDBG and issue payment to contractors per pay request. |
| <input type="checkbox"/> Bonds | <input type="checkbox"/> Other Not Budgeted |

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE A BID SUBMITTED BY NEW WINDOWS FOR AMERICA, LLC TO INSTALL VINYL SIDING, A NEW ROOF, NEW GUTTERING, NEW WINDOWS, INSTALL A NEW GUARDRAIL, AND SECURE ELECTRICAL AT 1417 N. 10TH, FOR AN AMOUNT NOT TO EXCEED \$25,000.

WHEREAS The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby approve a bid submitted by New Windows For America, LLC to install vinyl siding, a new roof, new guttering, new windows, install a new guardrail, and secure electrical at 1417 N. 10th, for an amount not to exceed \$25,000.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

Diana L. Spielman, Mayor

(Seal)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

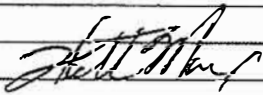
Tiffany Parsons, Deputy City Clerk

Bid Opening Arkansas City CDBG Housing

Contractor:	NWOA	Arambula				
1422 W Oklahoma:	26,050	33,725				
Rental						
1507 N 10th:	21,000	21,276	+			
1417 N 10th:	25,000	33,016	+			
only NWEA						
1209 W Oklahoma:	40,000	57,498	+			
1328 W Oklahoma:	20,600	20,123	+			

(620) 307-6183

Joanie Kormos
1209 W. Oklahoma
Arkansas City

Description	Estimated Cost	Estimated KWAP Cost
Exterior: LSWP Install vinyl siding over deteriorated siding. Wrap all fascia, soffit, and trim including porch ceilings. Paint anything that cant be wrapped.	9000	
Exterior: Replace existing deteriorated roof with new 30 year laminate heritage style roof with all required accessories. Replace sheeting as necessary.	9500	7500
Exterior: LSWP Install a new solid core self storing storm door to front and back door.	1100	
Exterior: Install new guttering with downspouts and concrete splash blocks.	1800	
Exterior: Build a new cellar door. Prep, Prime and paint.	1000	1000
Exterior: LSWP Replace deteriorated wood windows on the house with single hung double pane vinyl replacements.	9000	
Electrical: Raise the mast head. Secure any loose fixtures or receipts. Make sure all receipts, lights and switches are working as designed.(open ground in dining room) All Receipts within six feet of water source must have GFCI protection. Install smoke detectors in accordance with local codes. Eliminate any wiring hazards.	2500	
Radon: Install a radon mitigation system	2500	
Total of Part 1	36,400	
Part 2 Lead Activities	- 7500	= 27,900
Costs for using lead safe work practices.	1800	
Cost for preparing for clearance.	1800	
Total of Part 2	\$3600 -	
Total of part 1 and 2	\$40,000 -	
New Windows For America, LLC		
3949 N. Bridgeport Cir.		
Wichita, KS 67219		
Company		
Contact	HEATH MARX	
Signature		
Date	02-22-23	

KS Grant

KWAP

Client owes \$ 2900



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Nick Rizzio, Municipal Project Manager
Item: CDBG Housing Rehab (1047) - 1422 W. Oklahoma

Purpose: A Resolution authorizing the City of Arkansas City to approve a bid submitted by New Windows For America, LLC to install vinyl siding, new storm door (front & back), new guttering, new windows, install a new guardrail, and secure electrical at 1422 W. Oklahoma, for an amount not to exceed \$26,050. **(Voice Vote)**

Background:

The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Added to the local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

Commission Options:

1. Approve the Resolution.
2. Disapprove the Resolution.
3. Table the Resolution for further discussion.

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

Included in budget

Grant: **The City will facilitate funds received by CDBG and issue payment to contractors per pay request.**

Bonds

Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE A BID SUBMITTED BY NEW WINDOWS FOR AMERICA, TO INSTALL VINYL SIDING, NEW STORM DOOR (FRONT & BACK), NEW GUTTERING, NEW WINDOWS, LLC INSTALL A NEW GUARDRAIL, AND SECURE ELECTRICAL AT 1422 W. OKLAHOMA, FOR AN AMOUNT NOT TO EXCEED \$26,050.

WHEREAS The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby approve a bid submitted by New Windows For America, LLC to install vinyl siding, new storm door (front & back), new guttering, new windows, install a new guardrail, and secure electrical at 1422 W. Oklahoma, for an amount not to exceed \$26,050.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

Diana L. Spielman, Mayor

(Seal)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

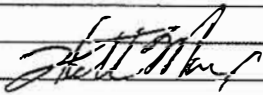
Tiffany Parsons, Deputy City Clerk

Bid Opening Arkansas City CDBG Housing

Contractor:	NWOA	Arambula				
1422 W Oklahoma:	26,050	33,725				
Rental						
1507 N 10th:	21,000	21,276	+			
1417 N 10th:	25,000	33,016	+			
only NWEA						
1209 W Oklahoma:	40,000	57,498	+			
1328 W Oklahoma:	20,600	20,123	+			

(620) 307-6183

Joanie Kormos
1209 W. Oklahoma
Arkansas City

Description	Estimated Cost	Estimated KWAP Cost
Exterior: LSWP Install vinyl siding over deteriorated siding. Wrap all fascia, soffit, and trim including porch ceilings. Paint anything that cant be wrapped.	9000	
Exterior: Replace existing deteriorated roof with new 30 year laminate heritage style roof with all required accessories. Replace sheeting as necessary.	9500	7500
Exterior: LSWP Install a new solid core self storing storm door to front and back door.	1100	
Exterior: Install new guttering with downspouts and concrete splash blocks.	1800	
Exterior: Build a new cellar door. Prep, Prime and paint.	1000	1000
Exterior: LSWP Replace deteriorated wood windows on the house with single hung double pane vinyl replacements.	9000	
Electrical: Raise the mast head. Secure any loose fixtures or receipts. Make sure all receipts, lights and switches are working as designed.(open ground in dining room) All Receipts within six feet of water source must have GFCI protection. Install smoke detectors in accordance with local codes. Eliminate any wiring hazards.	2500	
Radon: Install a radon mitigation system	2500	
Total of Part 1	36,400	
Part 2 Lead Activities	1000	= 27,900
Costs for using lead safe work practices.	1800	
Cost for preparing for clearance.	1800	
Total of Part 2	\$3600 -	
Total of part 1 and 2	\$40,000 -	
New Windows For America, LLC		
3949 N. Bridgeport Cir.		
Wichita, KS 67219		
Company		
Contact	HEATH MARX	
Signature		
Date	02-22-23	

KS Grant

KWAP

Client owes \$ 2900



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Nick Rizzio, Municipal Project Manager
Item: CDBG Housing Rehab (1047) – 1507 N. 10th

Purpose: A Resolution authorizing the City of Arkansas City to approve a bid submitted by Arambula Construction Company, to install vinyl siding, new storm door (front & back), new guttering, new window, and secure electrical at 1507 N. 10th, for an amount not to exceed \$21,276.
(Voice Vote)

Background:

The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Added to the local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

Commission Options:

- 1. Approve the Resolution.
- 2. Disapprove the Resolution.
- 3. Table the Resolution for further discussion.

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

- Included in budget
- Grant: **The City will facilitate funds received by CDBG and issue payment to contractors per pay request.**
- Bonds
- Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE A BID SUBMITTED BY NEW ARAMBULA CONSTRUCTION COMPANY, TO INSTALL VINYL SIDING, NEW STORM DOOR (FRONT & BACK), NEW GUTTERING, NEW WINDOW, AND SECURE ELECTRICAL AT 1507 N. 10TH, FOR AN AMOUNT NOT TO EXCEED \$21,276.

WHEREAS The City was previously awarded 2022 Small Cities Community Development Block Grant (CDBG) Community Involvement grant in the amount of \$300,000, which will fund a housing project. Additional local contribution of \$29,056, the total estimated project cost will be \$329,056. The local match comes from weatherization funds and not local tax dollars.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby approve a bid submitted by Arambula Construction Co., to install vinyl siding, new storm door (front & back), new guttering, new window, and secure electrical at 1507 N. 10th, for an amount not to exceed \$21,276.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

Diana L. Spielman, Mayor

(Seal)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk

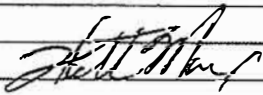
Bid Opening Arkansas City CDBG Housing

Contractor:	NWOA	Arambula				
1422 W Oklahoma:	26,050	33,725				
Rental						
1507 N 10th:	21,000	21,276	+			
1417 N 10th:	25,000	33,016	+			
only NWEA						
1209 W Oklahoma:	40,000	57,498	+			
1328 W Oklahoma:	20,600	20,123	+			

(620) 307-6183

Section , Item 7.

Joanie Kormos
1209 W. Oklahoma
Arkansas City

Description	Estimated Cost	Estimated KWAP Cost
Exterior: LSWP Install vinyl siding over deteriorated siding. Wrap all fascia, soffit, and trim including porch ceilings. Paint anything that cant be wrapped.	9000	
Exterior: Replace existing deteriorated roof with new 30 year laminate heritage style roof with all required accessories. Replace sheeting as necessary.	9500	7500
Exterior: LSWP Install a new solid core self storing storm door to front and back door.	1100	
Exterior: Install new guttering with downspouts and concrete splash blocks.	1800	
Exterior: Build a new cellar door. Prep, Prime and paint.	1000	1000
Exterior: LSWP Replace deteriorated wood windows on the house with single hung double pane vinyl replacements.	9000	
Electrical: Raise the mast head. Secure any loose fixtures or receipts. Make sure all receipts, lights and switches are working as designed.(open ground in dining room) All Receipts within six feet of water source must have GFCI protection. Install smoke detectors in accordance with local codes. Eliminate any wiring hazards.	2500	
Radon: Install a radon mitigation system	2500	
Total of Part 1	36,400	
Part 2 Lead Activities	1000	= 27,900
Costs for using lead safe work practices.	1800	
Cost for preparing for clearance.	1800	
Total of Part 2	\$3600 -	
Total of part 1 and 2	\$40,000 -	
New Windows For America, LLC		
3949 N. Bridgeport Cir.		
Wichita, KS 67219		
Company		
Contact	HEATH MARX	
Signature		
Date	02-22-23	

KS Grant

KWAP

Client owes \$ 2900



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Josh White, Principal Planner
Item: 2022 Comprehensive Plan

Purpose: An ordinance adopting the 2022 Comprehensive Plan and Future land use maps for the City of Arkansas City, Kansas; incorporating such plan and maps by reference pursuant to K.S.A. 12-741 et seq., K.S.A. 12-3009:3012 and K.S.A. 12-3301:3302. (Roll call vote)

Background:

The last Comprehensive Plan update occurred in 2013. Much of the content has become out of date. Comprehensive Plans are supposed to be reviewed annually but major updates tend to happen every 5 years or so. Starting in August 2020, the Planning Commission started reviewing each Chapter of the 2013 Plan. Other city boards including the Beautification and Tree Advisory Board, the Equal Opportunity and Accessibility Advisory Board and the Historic Preservation Board also provided input throughout 2021 and 2022. At the December 2022 meeting, the Planning Commission voted to set a public hearing which is required to adopt a Comprehensive Plan. The purpose of the public hearing is to gather input from the public on the draft plan. At the conclusion of the hearing, the Planning Commission voted to table the Plan to consider comments from the public hearing until the February meeting. At the February 14, 2023 meeting, staff presented the minor changes as requested and the Planning Commission voted unanimously to recommend the City Commission adopt the Comprehensive Plan as presented.

The entirety of the Plan along with an Executive Summary is attached to this packet. Staff recommends approval of the Plan.

Commission Options:

- 1. Approve
- 2. Table for further consideration
- 3. Table and send back to the Planning Commission for further review with instructions

Fiscal Impact:

Amount: See below
Fund: **01-General Fund** Department: **201-City Commission** Expense Code: **7100-Office Supplies/ Publications**
 Included in Budget Grant Bonds Other (explain):
Publication and printing costs

Attachments: Executive Summary and 2022 Comprehensive Plan including Future Land Use maps

Approved for Agenda by:

Randy Frazer, City Manager

ORDINANCE NO. 2023-03-

AN ORDINANCE ADOPTING THE 2022 COMPREHENSIVE PLAN AND FUTURE LAND USE MAPS FOR THE CITY OF ARKANSAS CITY, KANSAS; INCORPORATING SUCH PLAN AND MAPS BY REFERENCE PURSUANT TO K.S.A. 12-741 et seq., K.S.A. 12-3009:3012 AND K.S.A. 12-3301:3302.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: Legislative Findings. The last Comprehensive Plan update occurred in 2013. Much of the content has become out of date. In August 2020 the Planning Commission of the City of Arkansas City initiated the preparation of a Comprehensive Plan and Future Land Use Maps;

The Planning Commission pursuant to state law has made recommendations for approval of a comprehensive plan and maps and caused to be published proper notices of time in the official city newspaper that a public hearing would be held on the 10th day of January, 2023 for the purpose of considering such proposed plan and proposed maps;

At the public hearing of the Planning Commission on January 10, 2023, duly held in accordance with state law, upon proper motion and second, a majority of the membership of the Planning Commission tabled recommended adoption of the comprehensive plan and maps until their next meeting. Staff was directed to consider comments from the public hearing and bring back an update to the Planning Commission for further review.

At its February 14, 2023 meeting, the Planning Commission considered the staff updates and upon proper motion and second, a majority of the membership of the Planning Commission voted to recommend adoption of the comprehensive plan and maps and have transmitted said recommendations to the Governing Body of the City of Arkansas City; and

The Governing Body of the City has considered the recommendations of the Planning Commission and examined the proceedings of the Planning Commission and find them all in order and conformity with City Ordinances and State Statutes.

SECTION TWO: Adoption. The comprehensive plan and future land use maps hereby adopted are entitled “City of Arkansas City 2022 Comprehensive Plan” and were prepared by the Planning Commission under date of February 14, 2023, following a public hearing as required by state law, and the same and the future land use maps are hereby declared to be approved and incorporated by reference as if set out fully herein pursuant to K.S.A. 12-3001 et seq. and K.S.A. 12-3009 et seq.

SECTION THREE: Official Copies. No fewer than three copies of the 2022 Comprehensive Plan and Future Land Use Maps, marked, “Official Copy as Incorporated by Reference by Ordinance No. _____” and to which there shall be attached a published copy of this Ordinance, shall be filed with the City Clerk to be open for inspection and available to the public at all business hours.

SECTION FOUR: Repealer. Previous ordinances and any parts of ordinances in conflict with th
Ordinance are hereby repealed.

SECTION FIVE: Effective Date. This ordinance shall take effect and be in full force from and after its adoption by the governing body of the City of Arkansas City and either (a) publication once in the official newspaper of the City, or (b) publication of a summary of this Ordinance certified as legally accurate and sufficient by the City Attorney.

PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas, this 7th day of March, 2023.

Diana L. Spielman, Mayor

(SEAL)

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM

Larry Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Ordinance No. 2023-02-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk

**EXECUTIVE SUMMARY:
AN OVERVIEW TO THE ARKANSAS CITY 2022 COMPREHENSIVE PLAN**

One primary purpose of this Comprehensive Plan is to provide a rational basis for zoning decisions, patterns of land use, and actions (both public and private) affecting the physical development of Arkansas City as well as its economic development. This Plan seeks to coordinate publicly financed capital improvements, such as streets, sewers and water lines, with private development activities that produce homes and businesses.

Another primary purpose of this Plan is to identify and articulate the needs and desires of the citizens of Arkansas City. While undertaking such a task is always challenging – and results are inherently subject to differing interpretations – this Plan enjoys the benefit of multiple surveys completed by citizens in 2021-22 and much of the results from the 2013 Survey are also still recognized. These survey results – which are reported in detail throughout the text of the Plan – are supplemented by input from other sources from the community as well as numerous other recent studies on housing, the economy, infrastructure, and community health. That input – both fact and opinion – was first extensively reviewed and analyzed by the Arkansas City Planning Commission. This document is the work product of citizens who are knowledgeable of their community’s past, its present, and who desire to convey and energize the possibilities for the future.

This Comprehensive Plan, once it is adopted by the City Commission, is the City’s official policy guide for future development. As such the Plan: sets out the City’s planning-related goals; provides a data resource base for long-range and strategic planning; identifies factors influencing growth and development in the area; makes recommendations as to future land use and development in the area so as to guide future planning decisions; and recommends adoption of zoning regulations to enable implementation of the goals set forth in the Plan. Those goals are to **promote economic growth and land use development, and to do so in a manner which protects, and enhances, the factors which already make Arkansas City a good place to live.**

The Planning Area for this Plan includes the land within Arkansas City’s corporate city limits as well as unincorporated lands specified as the City's "Growth Area". The Future Land Use Maps which are part of the Plan cover the Planning Area.

While Kansas law does not require any city to adopt a Comprehensive Plan, a proper plan is recognized in the law as a means to help cities reach goals and develop an environment that is aesthetically pleasing, safe, operates efficiently, and strives for equitable treatment for all citizens.

While a Comprehensive Plan is not itself a law that can be enforced – as compared to zoning regulations which are – the Plan nonetheless plays a direct role in land use regulatory actions by the City, and as such directly affects property owners and developers. The Plan will be used as a guide by the Arkansas City Planning Commission and City Commission when considering rezoning, condition use permits, and other requests. A legally recognized criterion for City consideration of a rezoning is whether the proposed rezoning is consistent with the City’s adopted plan.

This revision to the 2013 Comprehensive Plan updates the plan including by providing updated data and the update of goals and actions. This document should not be construed as a brand-new plan but rather an updated and revised one. The Planning Commission desired to develop goals that were measurable and specific. Every attempt has been made to achieve that directive. In each Chapter, with the exception of the first two, goals and 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 listed. Short term priority means a goal or action 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. A brief synopsis of each of the Chapters follows:

Chapters One and Two provide some basic background information, demographic data, history and trends relevant to Arkansas City and some detail as to the nature and extent of some of the assets and resources which help define the “character” of the community. For example, schools, civic organizations, community events and municipal services are described. No attempt has been made to fully list and describe all elements of the community, as such would be a task that would overshadow the fundamental purpose of this Plan.

Chapter Three – Housing and Neighborhoods: The goals relating to housing can be stated generally as taking actions to **encourage residential development that will serve the entire community**. This means housing size, type (single-family, detached, duplexes, etc.) and cost that meet the needs of large families and small, higher, middle and lower income, young adults and seniors. It is not the goal of the City government to play a direct role in the housing market but to seek to remove as many obstacles as is possible.

Chapter Four – Economic Development: The goals relating to Arkansas City’s economic development are as broad and far-ranging as those for housing: to take actions that will **promote the growth of existing businesses and at the same time create an atmosphere that will appeal to new employees that the community wants to have**. The role of the City will be to encourage and facilitate the efforts of organizations presently engaged in economic development activities.

Chapter Five – Parks, Recreation and Natural and Historic Resources: The 2013 community survey identified a general sense of satisfaction with the number and maintenance of existing City parks. Survey responses also showed support for extending the hike and bike trail, and for development of a wetland for wildlife habitat and park and hike and bike trail purposes. The City owns a large number of parcels and structures, including small and seldom-used parks. The City should study each of those properties and determine whether disposition is in the best interests of the community.

Chapter Six – Infrastructure and Transportation: The 2013 survey, and other sources, reveals the community is well aware of the importance of a reliable supply of good quality water, the public sewer system and stormwater management. The goals set out in this chapter show the need for capital improvements with respect to all of those municipal services. As for the transportation infrastructure there is a need for a systematic program for improvements to streets and sidewalks to catch up on deferred maintenance.

Chapter Seven - Community Health: This chapter shows the connection that exists between housing and health of community members, the economy and health, and municipal services and programs and health. The community's health care resources are described, including the City-County Health Department, and recent studies relating to health care and conditions are summarized. The impact of the Coronavirus pandemic cannot be overemphasized. COVID-19 has changed the healthcare picture forever. It brought to the forefront issues on how public health is handled. Now, more than ever, the City must work to promote public health by promoting our local health institutions and to ensure that public health is looked at in all planning decisions.

Chapter Eight –Land Use/Growth Management: The goals in the Plan relating to how the City grows, and what land use is most appropriate for a given piece of property, are broad and far-reaching. Implementing strategies to attain land use goals is important to achieving other goals set forth in the Plan.

The 2013 Plan called for the City’s new land use regulations, and development occurring in accordance with those regulations, to preserve the existing character of Arkansas City while at the same time promoting the area’s economic development, growth and prosperity. Sufficient land area needs to be identified to serve housing needs. Those regulations were developed and have, for the most part, worked well. However, with changes in the community and technologies there is a need to update the regulations to reflect the current trends in place today.

Any updates to the City’s land use regulations and future zoning actions need to take into account the goals relating to commercial and industrial growth. Again, the goal is not just “enough” land zoned to meet such

demands, but land that is well-suited and well-situated for such development given all the interrelated goals of this Comprehensive Plan.

Future Land Use Maps: The Future Land Use Maps are a component of this Plan. They show the desired future land use for property within the corporate city limits and within the designated unincorporated area known as the "Growth Area". The land uses as designated on the map do not specifically utilize the proposed new zoning regulations' classification of zoning districts, instead use is made of more generic land use classifications (agricultural, industrial, residential, etc.) that will be more useful to citizens, property owners and the Planning Commission and Governing Body as rezonings are considered.

It is important to understand that the Future Land Use Maps are not zoning maps. They do not impose zoning upon any property. The maps provide a picture of what the community believes the best and/or most likely land uses will be in the future.

Chapter 1: Introduction

- 1.1 Purpose:.....1-1
- 1.2 Goals and Actions:1-2
- 1.3 Arkansas City History:1-2
- 1.4 Population: Trends and Projections:1-5
- 1.5 Overview to Recent Plans, Reports and Surveys Used in the 2022 Plan:1-6

Chapter 2: Community Character

- 2.1 Introduction:2-1
- 2.2 Vision:2-1
- 2.3 Community Character – People & Community Events:2-1
- 2.4 Community Survey Results:2-3
- 2.5 Social Institutions:2-4
- 2.6 Education Institutions:2-6
- 2.7 Other Community Institutions:2-9
- 2.8 Religious Institutions:2-10

Chapter 3: Housing and Neighborhoods

- 3.1 Introduction:3-1
- 3.2 Vision:3-1
- 3.3 Background:3-1
- 3.4 Recommendations from the Cowley County Five-Year
Housing Action Plan (2014-2019):3-6
- 3.5 Housing Findings, Recommendations and Strategies from the
2021 Housing Assessment Tool:3-7
- 3.6 Housing Needs Survey 2021:3-8
- 3.7 Accomplishments:3-11
- 3.8 Goals and Actions:3-11

Chapter 4: Economic Development

- 4.1 Introduction:4-1
- 4.2 Vision:4-1
- 4.3 Background:4-2
- 4.4 Cowley First Vision 20/20 Community Plan:4-8
- 4.5 2013 Survey Responses and Comments Relating to Economic Development:4-10
- 4.6 Accomplishments:.....4-12
- 4.7 Goals and Actions:4-12

Chapter 5: Parks, Recreation and Natural and Historical Resources

- 5.1 Introduction:5-1
- 5.2 Vision:5-1
- 5.3 Background:5-1
- 5.4 Survey Responses and Comments:5-2
- 5.5 Parks and Outdoor Spaces:5-4
- 5.6 Recreational Activities:5-9
- 5.7 Natural Resources:5-9
- 5.8 Historical Resources:5-10
- 5.9 Accomplishments:5-13
- 5.10 Goals and Actions:5-14

Chapter 6: Infrastructure and Transportation

- 6.1 Introduction:6-1
- 6.2 Vision:6-1
- 6.3 Survey Responses and Comments:6-1
- 6.4 Existing Infrastructure and Transportation Systems:6-3
- 6.5 Accomplishments:6-8
- 6.6 Goals and Actions:6-8

Chapter 7: Community Health

- 7.1 Introduction:7-1
- 7.2 Vision:7-1
- 7.3 Background:7-1
- 7.4 Community Health and Comprehensive Planning:7-3
- 7.5 Cowley County Community Health Needs Assessment:7-6
- 7.6 The Importance of the Health Care Sector to the Economy of Cowley County:7-6
- 7.7 Accomplishments:7-7
- 7.8 Goals and Actions:7-8

Chapter 8: Land Use/Growth Management

8.1 Introduction:8-1

8.2 Vision:8-1

8.3 Past Comprehensive Plans: Land Use Analysis:8-2

8.4 Land Uses Under the City’s Present Zoning Regulations:8-2

8.5 Proposed Changes to the Land Use Regulations:8-5

8.6 Community Survey Responses:8-6

8.7 Future Land Use Map for the City:8-7

8.8 Fringe Area Development: The “Growth Area”:8-8

8.9 Future Land Use Map for the Growth Area:8-10

8.10 Accomplishments:8-11

8.11 Goals and Actions:8-11

Appendices

- A.** Results of 2013 Community Survey
- B.** Comments from 2013 Community Survey
- C.** Summary of Findings and Recommendations from 2003 and 2002 Updates to the 1996 Comprehensive Plan
- D.** Listings of Buildings on Federal or State Register of Historic Structures
- E.** US Highway 77 Corridor Study-2007
- F.** Vision 20/20 Cowley County Community Strategic Plan – Excerpts from Strategic Plan and Results of the Arkansas City Surveys
- G.** Cowley County, Kansas County/Communities Comprehensive Housing Study – 2019
- H.** 2021 Housing Assessment Tool
- I.** Housing Needs Survey 2021
- J.** Flood Plain Maps

- 1.1 Purpose
- 1.2 Goals and Actions
- 1.3 Arkansas City History
- 1.4 Population: Trends and Projections
- 1.5 Overview to Recent Plans, Reports and Surveys Used in the 2022 Plan

1.1 PURPOSE

The overall community goal for planning is to provide for the optimum in public health, safety and welfare for all residents of Arkansas City, and to simultaneously recognize and safeguard individual rights and vested property interests.

A comprehensive plan expresses a community's desires about the future. The plan provides a foundation and framework for future decisions and actions which affect the growth and development of property within the city's jurisdiction.

Planning is a basic function and power of city governments in Kansas. Planning commissions and governing bodies prepare plans in order to preserve the public health, safety and welfare. Effective planning helps make possible the orderly development of land within the planning jurisdiction of the city.

Cities plan for a variety of reasons:

▪ **To protect the public and preserve quality of life**

Planning can provide a wide number of benefits to a community. Effective planning can reduce problems such as incompatible land uses and can facilitate efficiency and economy by encouraging development to occur in areas with existing or planned public infrastructure.

▪ **To develop community vision and achieve goals**

The creation and adoption of a comprehensive plan provides the blueprint a community needs to realize its shared vision for the future. An effective planning process engages the public and builds on the strengths of the community. The comprehensive plan is more than just a list of goals and values, however. It is also a roadmap that allows the community to work to achieve these goals through specific land use policies and actions.

▪ **To protect private property rights**

Too often, planning is seen as infringing on, rather than enhancing, private property rights. While city land use regulations like zoning may place limits on the types of uses an individual landowner can make of his or her land, those regulations are, at their core, intended to *protect* the property rights of *all* landowners within the community. Striking the balance between individual liberties and the public good is critical to every land use planning effort.

▪ **To encourage economic development**

Orderly planning can have an important and direct positive impact upon a community's economic development. It provides the kind of certainty and predictability that developers, lending institutions and business owners seek. Planning can help outline the future capital improvements and infrastructure a community needs in order to grow and can help identify the means to finance these infrastructure needs. Good planning can also ensure that sufficient land is available for employee housing and new business development.

▪ To facilitate decision-making on land use

Land use decision-making by local governments is made in accordance with comprehensive plans, zoning and other land use regulations. Good land use planning is proactive in nature and helps prevent accusations that land use decisions have been made in an arbitrary or capricious manner. In the absence of planning, land use decisions can appear to be haphazard, even unfair. Good planning furthers sound decision-making.

The Kansas statute which sets out the requirements for a city comprehensive plan offers a concise statement of the purpose which a plan is to serve: The comprehensive plan

"...shall constitute the basis or guide for public action to insure a coordinated and harmonious development or redevelopment which will best promote the health, safety, morals, order, convenience, prosperity and general welfare as well as wise and efficient expenditure of public funds." K.S.A. 12-747(c)

This comprehensive plan has a number of characteristics which are common to comprehensive plans of other communities. First, it is a *physical plan*. Although a reflection of social and economic values, the plan is fundamentally a guide to the physical development of the community. It translates values into a scheme that describes how, why, when, and where to build, rebuild or preserve the community.

A second characteristic of this plan that is common to other plans is that it is *long range*, covering a time period greater than one year. This plan expresses current policies that are meant to help shape the future of Arkansas City. A good plan challenges and inspires a community, and its citizens, with a vision of what might be, possibly a bit idealistic with hopes and dreams.

A third characteristic of this plan is that it is *comprehensive*. It not only covers the entire city geographically, it also encompasses all the functions that makes Arkansas City work, such as transportation, housing, land use, utility systems, and recreation. Moreover, the plan considers the interrelationships of those functions.

Fourth, the plan is a statement of policy, covering such community desires as quantity, character, location, and rate of growth (be it no growth, slow growth, rapid growth, or decline) and indicating how these desires can be achieved.

Finally, the plan is a guide to decision making by the Planning Commission, the Governing Body and city staff.

1.2 GOALS AND ACTIONS

Most of the chapters in this Plan have a heading, "Goals and Actions" recommended to be adopted and undertaken by the City. Each term, "goal," and "action", has a distinct meaning and purpose, described as follows:

Goals articulate long-range aspirations of Arkansas City. They are ends to be sought and achieved.

Actions set out specific steps to be taken in furtherance of achieving the Plan's goals. Actions are usually discrete, measurable steps which can be undertaken as part of the implementation of the Plan.

1.3 ARKANSAS CITY HISTORY

1601 - Spanish conquistador Juan de Oñate led 70 soldiers from New Mexico to Kansas seeking gold in the fabled land of Quivira. He was the last of the conquistadors and hoped for better luck than his predecessor, Francisco Vázquez de Coronado, who had visited Quivira settlements 60 years earlier and found no gold. Oñate and his men did not find gold either. But they encountered a sprawling town of ancestral Wichita people on the lower banks of the Walnut River near its confluence with the Arkansas River, at what is now Arkansas City. A Quivira native taken captive by the Spanish soldiers identified the town as Etzanoa. The explorers called it "the great settlement" and "this heavenly land." They estimated the town's population at 20,000, making it one of the largest pre-Columbian settlements in

North America. Etzanoa was located south of a string of other, smaller Wichita settlements in Kansas that Coronado had visited in 1541. Oñate and his soldiers did not visit those settlements. Their visit to Etzanoa was cut short when an enemy tribe attacked. After a battle with many casualties, the Spanish decided to return to New Mexico after only three days.

1872-1890s - Arkansas City was founded in 1870 and incorporated as a city in Cowley County, Kansas, in 1872. According to Cutler's History of the State of Kansas, the population of the City in 1870 was 214 and in 1880 it was 1,799. Tribal land from the Osage was opened for settlement in July 1870. The first building in the settlement was a log house and the first store was a general store that came from Emporia. In August 1870, C.M. Scott published the first newspaper, the Traveler. He noted that there already were 12 houses and 38 business buildings on the new townsite. To get ready for the arrival of the Atchison, Topeka & Santa Fe on December 31, 1879, a water sawmill and flour mill were constructed. By 1881, the town had its own waterworks, with spring water pumped to a reservoir in the southern portion of the City. Arkansas City improved its downtown commercial district rapidly in the 1880s, building several handsome brick and stone buildings on South Summit Street between Adams and Fifth Avenues. Business growth also occurred along Fifth and Central Avenues.



Photos by William S. Prettyman, noted frontier photographer based in Arkansas City.

Land Runs - Arkansas City was the largest departure point for the Cherokee Strip land rush of 1893. More than 100,000 people made the run south from the Kansas border to the Cherokee outlet or "strip," roughly 58 by 150 miles. According to the Cherokee Strip Land Rush Museum, between 75,000 and 100,000 had registered in Ark City alone to make the run. The town's population had increased to between 50,000 and 100,000 people in the days before the run. Several years earlier, in 1889, Arkansas City also was a principal departure point for the land rush into the "Unassigned Lands" of Oklahoma.

The following was originally published in the 1964 Arkansas City Comprehensive Plan, prepared by Harland Bartholomew and Associates. This is only an excerpt from that original document which was reprinted in its entirety in the 2003 Comprehensive Plan.

1910-1920s - Between 1910 and 1930, the town continued to boom with the discovery of oil in Cowley County. The first refinery was constructed in 1917 and another in 1923. The economy of the town grew on the bounties of the land. The land provided wheat, so the flour mills grew; the land provided oil, so the oil industry grew; and the land grew fertile feed for cattle, so that the meat package industry grew. Location near the rivers produced water for the people and its industries, but the great flood of 1923 severely damaged the low-lying sections and brought about a continuing awareness of the need for protection in the river valleys. A considerable amount of land was platted in very small lots during the oil boom of the 20's. Much of this has never been developed....The flood of 1923 also resulted in low, flat areas of town being "marked" as bad investments. It was during the 1920's that public and private interest constructed the initial levee to prevent flooding.

1930-1950s - The oil boom, which reached its peak in 1925, tapered off in the late 20's and 30's, but the population remained relatively stable through World War II, being supported by

trade and other industries. Immediately prior to World War II, the cities of Winfield Arkansas City arranged for the purchase of land for construction of an airport (Strother Field). During the War, the U.S. Air Force leased the land and developed the field as a training base. It was returned to the cities a short time later. The discovery of oil on one of these in 1954 has provided money for the upkeep of airport facilities and development of land adjacent to the field for industrial purposes.

1960-1990s – Between 1960 and 1990, Arkansas City experienced a gradual loss of population, a high of 14,262 in 1960 to 13,201 persons in 1980...The town experienced the improvement and widening of Highway 77, which contributed to Summit Street being developed as a retail corridor. In addition to the traditional highway-oriented business activities, corporate franchise served, and retail business lined both sides of the highway. Downtown Arkansas City also experienced changes...retail activities were displaced by the retail conversion of Summit Street. However, the downtown remained the primary location for finance and specialty retail shops. A primary concern of community leaders was the renovation of older downtown buildings. The downtown went through a revitalization project to increase parking and beautify the public space by improving the sidewalks and planting trees. Residential development on large lots occurred on the east side of the Walnut River beyond the flood plain, north and south of Highway 166. The scattering of residential development on the outskirts of Arkansas City was a growing trend within the urban area. The most visible area of this activity was south of the Arkansas River in the Bolton community area...substantial activity east of town in the Crestwood subdivision...[and] individual home sites were developed along county roads surrounding the city. The Goff Industrial Park, located on the north edge of town, was platted and initially developed in 1982. Community leaders recognized the need to attract new industry to town and broaden the economic base.

The 1990s and early 2000s did present serious economic losses to the community. Morrell Meats and the Total Petroleum refinery closed. Large businesses elsewhere in the County also left, including Binney & Smith and Winfield State Hospital.

While the number of jobs lost was large, and their payrolls important to the local economy, new businesses have moved in, and others have expanded. Creekstone Farms Premium Beef LLC employing over 700 people, is the largest example of this renewed growth.

Among other 2000-era events in Arkansas City were the ongoing renovation of the Burford Theatre, new investment in the downtown streetscape, and the construction of the South-Central Kansas Regional Medical Center, which opened in 2011.



1.4 POPULATION: TRENDS AND PROJECTIONS

Since the 1960s the population of Arkansas City has stagnated, although it is encouraging to see slight growth in some years. National, state and regional economic downturns have each contributed to the population counts. Locally the loss of several prominent businesses having good-paying jobs in the past 20 years has been detrimental to growth. However, new and expanded businesses in the past 10 or so years have taken some of the sting out of those losses. Still the public's awareness of those losses is reflected in the many comments on the 2013 community survey which addressed the need for more, and better paying, jobs to enable citizens to stay in the community, and to attract new people to Arkansas City. Arkansas City has continued to experience growth through 2020 in jobs primarily due to Creekstone Farms and Kan-Pak but lack of housing has deterred some potential new residents from moving to the City.

POPULATION PROJECTIONS

The most recent population projections for the Arkansas City-Winfield Micropolitan Statistical Area (essentially Cowley County) as conducted by the Wichita State University Center for Economic Development and Business Research show that the area will see population growth of 1.398% through 2020, 0.871% from 2021-2025, and 0.196% 2026-2030. The projection then shows declines starting in the next five years and steady declines of approximately 2% for each 5-year period through 2070. No population projections specific to Arkansas City were available.

POPULATION - U.S. CENSUS: 1960-2020		
1960	14,262	+10.5%
1970	13,216	-7.3%
1980	13,201	-0.1%
1990	12,762	-3.3%
2000	11,963	-6.3%
2010	12,415	+3.8%
2020	11,974	-3.55%

Several of the following chapters provide data obtained from the 2020 U.S. Census relating to specific topics, such as housing and employment. Arkansas City has decreased in population from 12,415 in 2010 to 11,974 in 2020. It is largely believed that due to the COVID-19 pandemic and some political factors that there was an undercount in this Census, but to what degree is difficult to ascertain. Arkansas City will look ahead to the 2030 Census by continuing to focus on economic development and increasing the supply of housing. Also due to the delays in the 2020 Census, some of the data was not released in time for this plan. In those cases, data from the American Community Survey was used instead.

1.5 OVERVIEW TO RECENT PLANS, REPORTS AND SURVEYS USED IN THE PLAN

The 2022 Comprehensive Plan for Arkansas City was built on a foundation of three sources of information:

First this Plan enjoys the benefit of being the successor to several earlier-adopted comprehensive plans. The findings and recommendations of the last complete plan (2013) as well as some from earlier plans were noted and considered in the making of this Plan. There are many valuable aspects of the earlier plans, and this Plan endeavors to keep those aspects alive by referencing them in the text of the following chapters and by providing excerpts in an appendix. All too often comprehensive plans have a short utilization period, followed by a long shelf life. The citizens and city officials involved in the making of the 2022 Plan resolved not to let valuable information, and adopted goals and actions, be lost to history. Almost all of the goals and appropriate actions are measurable so that we can see how we are progressing. The Planning Commission will regularly review the goals to check progress and adjust accordingly.

Second, the Plan also benefitted from a number of well-done and recent community surveys and studies. Those surveys and studies are also cited throughout this Plan and are too numerous to list here but will be cited throughout the document and used as appendices to this plan.

Third, is a series of community surveys through a platform called FlashVote. FlashVote is an online survey program that allows users to opt in and get results within 48 hours of the survey closing. The results of the surveys were central to the recommendations for goals and actions found in this Plan. An earnest attempt was made to maintain consistency and compatibility between the survey results and those goals and actions. This is a community plan and is based more than anything else on what the community said throughout the process.

This plan also includes a new section in each Chapter summarizing the accomplishments since the 2013 Plan and celebrates its successes. The Planning Commission wished to show the successes to demonstrate how far the community has come since the last update.

The information from all three resources was assimilated and analyzed by citizens in the form of the various city boards, including the Beautification and Tree Advisory Board, the Equal Opportunity and Accessibility Advisory Board, the Historic Preservation Board, the Traffic Safety Committee and the Planning Commission and then finally the City Commission. Their collective efforts -- to study data, consider opinions and apply their own experiences and knowledge of the community -- resulted in the following chapters.

- 2.1 Introduction
- 2.2 Vision
- 2.3 Community Character - People & Community Events
- 2.4 Community Survey Results
- 2.5 Social Institutions
- 2.6 Education Institutions
- 2.7 Other Community Institutions
- 2.8 Religious Institutions

2.1 INTRODUCTION

Community character is unique to each city. It is comprised of many elements including social institutions, events, built spaces, and demographics. The actions of leaders and citizens influence whether the needs of the community are identified, and how those needs are addressed. Actions that are taken, and those which are not, in and of themselves also serve to define the character of the community.

2.2 VISION

The members of the community along with its institutions, private organizations, and government, will work together to preserve and enhance the unique and diverse character of Arkansas City to ensure the qualities that individuals and families are looking for, including good education, a safe environment and the ability to form and develop meaningful relationships.

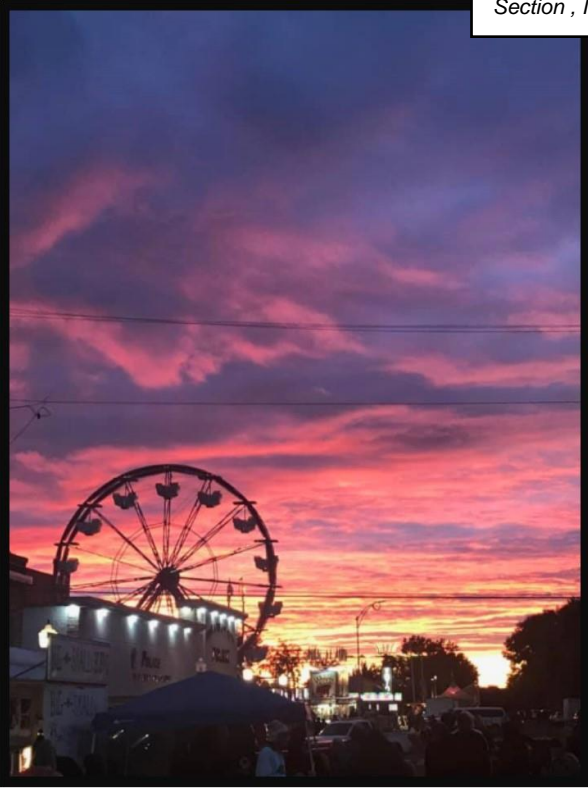
2.3 COMMUNITY CHARACTER - PEOPLE & COMMUNITY EVENTS

Arkansas City is a mid-size community having both a rural and urban character. Many people enjoy living in a community the size of Arkansas City and seek communities like Arkansas City where they can know each other and feel safe. They enjoy the benefits of a community with historical buildings and small-town amenities and culture. Arkansas City fits this bill with an attractive downtown center, a thriving commercial corridor through town, industrial partners, good schools and excellent opportunities to enjoy natural and cultural resources. Many people would like their communities to have the atmosphere which Arkansas City has, while still being very accessible to metropolitan areas such as Wichita.

Special events bring community members together and contribute to the culture and character of the city. Events celebrated community-wide in Arkansas City include Halfalalah, Tacolalah, Arkalalah, and Last Run Car Show. Arkalalah, a Native American word that means “good times”, is the largest annual community festival. It has been celebrated in Arkansas City since 1928. The Car Show is another favorite annual event in the community, with as many as 1000 antique and styled cars on display.



Entertainment options exist in Arkansas City, and are frequently found at the historic Burford Theater and the Brown Center at Cowley College. Those facilities provide a range of theater and performing arts experiences. The Brown Center holds 800 people, and among the national speakers and entertainers who appear there are Grammy Award winners and other notable acts and persons. The Burford is a 900-seat auditorium that was restored with a \$4.2 million restoration enabled through private fundraising. This effort is further testimony to the value the Burford has for the community. These two venues also create opportunities for tourism.



Like many communities in Kansas, holidays and other community celebrations become common experience for citizens, connecting them to each other across differing backgrounds, ages and interests. In Arkansas City there are community band concerts in the summer, bike runs spring through fall, a youth fishing derby, farm and art markets, home, garden and craft shows, event luncheons and banquets. Holiday celebrations include Easter egg hunts, parades, and the festival of trees and a miniature village on display at Christmas time.

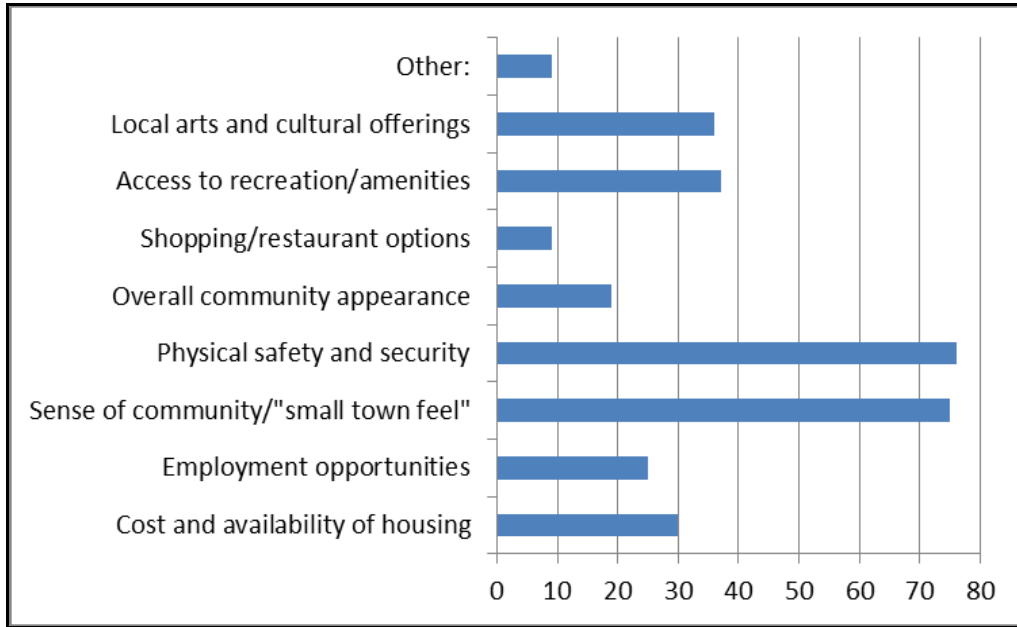
Arkansas City was home to former Kansas Governor Robert Docking. Professional sports figures include Darren Daulton (baseball), Lionel Hollins (basketball), and Leslie Miller, (football) who were born in Arkansas City. Another notable former resident was actress Elizabeth Taylor, who lived in the community for one summer as a child.



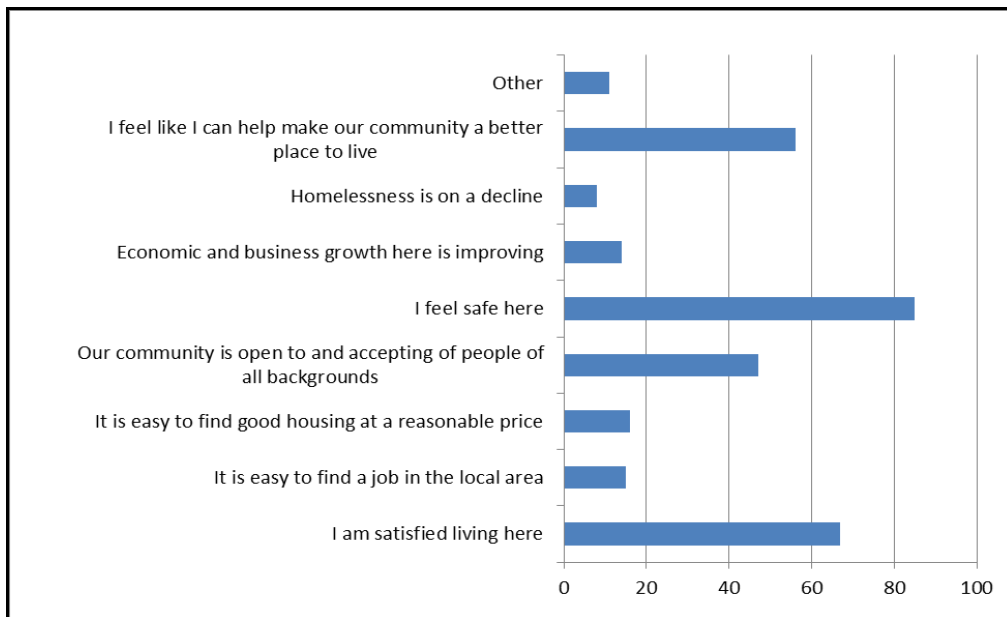
2.4 COMMUNITY SURVEY RESULTS

In the results of the FlashVote survey conducted in February 2021, citizens were asked to consider quality of life and to identify their most important reasons for living in Arkansas City. The response most often given illustrated the importance of feeling safe, as it was “physical safety, security”. The second most-cited response was “sense of community/small town feel”, again demonstrating qualities Arkansas City has which many people seek.

When asked in the 2021 Needs & Priorities FlashVote survey to respond to a question regarding the strengths of Arkansas City. Respondents were asked to select all that applied).



The survey also asked about priorities. Respondents gave the greatest support to “Local business development/growth” while maintaining infrastructure and keeping up the community appearance also gained a lot of support.



Other questions asked had similar results. Finally, a question asked for additional comments about quality of life in Ark City and also asked if they would change anything. Key words such as town, city,

Code, Mechanical Code, Fuel Gas Code, Fire Code, Property Maintenance Code, Existing Code, the Kansas Uniform Disaster Building Damage Assessment Inspection and Recovery Plan, and the 1997 Uniform Code for Abatement of Dangerous Buildings.

The Arkansas City Police Department is located at 117 W. Central. There are 31 staff members who work for the department, including 27 certified officers and 4 non-sworn staff members. ACPD provides a wide range of police services to the community 24 hours a day, seven days a week.



Sworn officers perform police services that include patrol, answering calls for service, traffic enforcement, criminal investigations, traffic crash investigation and a host of public service activities. Non-sworn staff members provide the department with administrative assistance, records management and property/evidence storage.

The Arkansas City Police Department partners with the United School District 470 in Arkansas City to provide two School Resource Officers. They are assigned to the Middle School and High School. These officers provide prevention programming that includes D.A.R.E. which is taught in district 5th and 7th grades. The School Resource Officers also provide specialized programming to include National Night Out, New Year’s Eve Party, and D.A.R.E. Camp.

The department also has a Mental Health Officer, who is responsible for conducting follow up and outreach to citizens suffering from mental health crisis. This position will also assist domestic violence victims with seeking local services that will positively impact their situations.

Our department values community interaction. "Connecting with the community, it's kind of our thing," best defines our approach to everyday policing. ACPD values independent decision making and problem-solving strategies. Using a community oriented policing philosophy; our department has fostered strong partnerships with our schools, faith-based community, civic organizations, business community and citizens. We strongly believe that preventing crime is a community effort and it is our role, as the Police Department, to provide the information necessary to help our citizens take an active part in reducing crime and traffic crashes. Every member of the Arkansas City Police Department is committed to our Values, Mission and Promise.

Fire/EMS Protection

Emergency response for medical calls or fire is by the City Fire/EMS department located at 115 South D Street. Its staff is comprised of 24 personnel. The Fire Protection Class for Arkansas City and its rural area depends upon location. The urban area rating is a very good 4, an indication of the department's quality firefighting capability, including staffing, equipment and water availability in Arkansas City. Portions of rural areas are served by Cowley County Fire District No. 5 with a rating of 8B. This rating applies to properties beyond 1000 feet of a fire hydrant but within five road miles of the fire station.

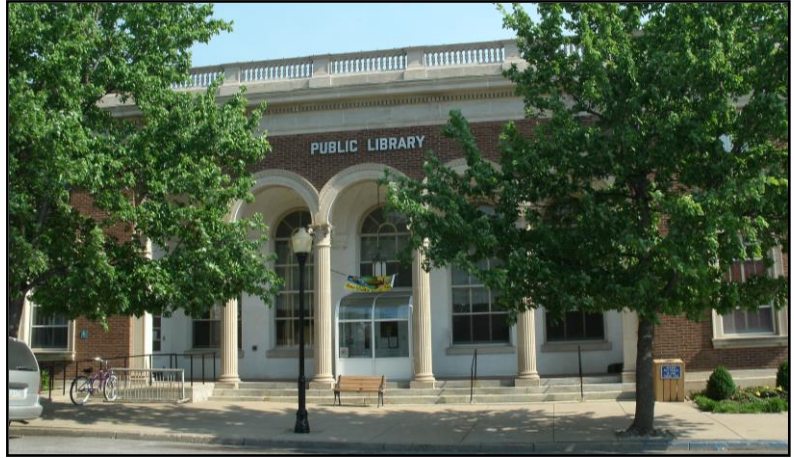
The City Fire/EMS department provides advanced life support to the city and nearby rural areas of unincorporated Cowley County, along with portions of Sumner County. It is staffed by paramedics and emergency medical technicians at all times. In addition, the department has a



technical rescue team to specialize in rescue incidents like confined space, building collapse, skydiving or high angles rescue.

Public Library

The Arkansas City Public Library (ACPL) is located at 120 E 5th Avenue. It opened at that location in November 1980, with a significant renovation in the early 2000s. The Library's mission is to provide library resources and services to meet the changing recreational, informational, and educational needs of the public, to enhance individual and community life. As a recreational and popular materials library, materials of high interest and demand are provided to



persons of all ages. As an information and reference library, answers and materials are provided to the questions of individuals of all ages. As an educational and learning center, support and assistance are provided to patrons who are pursuing both formal and independent learning.

2.6 EDUCATION INSTITUTIONS

Children and youth living within the local school district attend one of nine public schools operated by USD 470 for their education needs, from pre-school through 12th grade. In addition to public school, there are three private schools. Arkansas City is also home to Cowley College, a community college and vocational/technical school serving the post-secondary needs of over 6,000 students.

USD 470

USD 470 Board of Education members, administrators, teachers, and staff members are committed to providing an excellent education for all students. The district strives to provide effective instructional leadership and quality learning environments to promote improved student outcomes. USD 470 holds high expectations for students and staff and shares with the community the responsibility for preparing all students to live, work, and continue learning in an ever-changing world.

The district focuses on providing a well-rounded education that incorporates rigorous academic study, social-emotional learning and wellness, family involvement, and future-focused plans of study customized for each student. Other goals include maintaining facilities, encouraging open two-way communication, hiring and retaining quality staff, 1:1 technology integration, early childhood programs, and graduate success. Total enrollment of USD 470 for the 2020-2021 school year was 2,773 which includes students in Pre-Kindergarten through twelfth grade.

In 2008, USD 470 voters approved a \$35.8 million-dollar bond issue for additions and renovations of all school buildings, technology updates, a new stadium at the high school and other sports complex improvements. This bond issue also funded improvements such as HVAC systems, early childhood classrooms, ADA access, fiber-optics, and FEMA-approved storm shelters for both school and public use.

District Office

The current administration office, located at 2545 Greenway was purchased in 2008. The building was then remodeled for the offices of the superintendent and other administrative professionals.

High School –The current Arkansas City High School facility opened in January 1983 and is located at 1200 W. Radio Lane. Students in grades 9-12 attend there and in 2020-2021, enrollment totaled 771. Arkansas City High School is very proud of its class offerings and its various opportunities for students to become involved in athletics, activities, and student organizations. The average composite ACT score in 2020-2021 was 17.8 (Arkansas City began testing a *substantially larger percentage* of students), so this average will improve over the next two to three years. A strong indicator of improvement is the graduation rate which moved upward from 77.4 percent in 2019 to 86 percent in 2020. For athletics, the High School is a Class 5A school in the Ark Valley Chisholm Trail – Division 2 League. Competing against substantially larger school districts, ACHS teams consistently qualify for postseason competition in a number of sports. The ACHS activities program is large, offering broad opportunities in co-curricular experiences for students. Programs in the Arts are recognized statewide for a traditional standard of excellence and accomplishment.



Middle School – Arkansas City Middle School, located at 400 E. Kansas Avenue, opened in 1967 and was renovated in 2010-11. Students in grades 6 through 8 attend middle school and in 2020-2021, enrollment totaled 660. The middle school offers a variety of academic, athletic, and activity opportunities for students to explore and find success. One popular offering is the KAY Club - a community service-oriented program focused on character-building, leadership training, and volunteer opportunities.

Elementary Schools – There are six elementary schools in USD 470. These schools house students in grades PreK through fifth, provide full-Kindergarten classes, and also serve as FEMA-approved storm shelters for the community. 2020-2021 enrollment for each site was as follows:

- Adams Elementary - 1201 North 10th Street - 284
- C-4 Elementary - 11945 292nd Road (east of town) - 112
- Frances Willard Elementary - 201 North 4th Street - 248
- IXL Elementary - 6758 322nd Road (south of town) - 194
- Jefferson Elementary - 131 Osage Avenue - 275
- Roosevelt Elementary - 300 North B Street - 229



USD 470 has shown success in the classroom in multiple ways. NWEA student scores have shown continued progress. Additionally, achievement is



noted in math, reading, and writing, as USD 470 has received several Challenge Awards. The district has seen improving graduation rates and the most recent statistics project the graduation rate to move above the 90% mark.

Preschool Education

In 2017, USD 470 formally transitioned to a blended PreK model. The Ark City PreK office is housed at Adams Elementary but each elementary school provides PreK classes. All 4-year-olds in USD 470 are afforded the opportunity to enroll in the district’s PreK program for free. Enrollment in these classes includes students with Special Education needs and those who qualify for Head Start services. The PreK program focuses on preparing students for kindergarten and encourages skill development and improvement based on the child’s developmental level. In addition to the 4-year-old PreK program, some offerings are available to 3-year-olds with special education and/or speech development needs.

In addition to those programs offered through USD 470, other preschool and daycare programs include Arkansas City Christian Academy, FBC Early Learning and Child Care Center, and Wood Child Care Center.

Private/Parochial Schools

For those wishing to educate their children in a non-public school setting, there are three schools in Arkansas City. Arkansas City Christian Academy serves kindergarten through 12th grades at two locations. The pre-K and elementary students are located at First Southern Baptist Church at 138 E Kansas Avenue. Seventh grade through 12th grade students are served at the First Baptist Church at 220 E. Central Avenue. Two other private schools operate in Arkansas City --One Room Schoolhouse at 901 Circle Drive, and Sacred Heart Catholic School at 310 S B Street.

Cowley College

Cowley College offers multiple majors and career pathway possibilities to prepare students for transfer to a four-year program or to enter the workforce with a two-year job-ready degree. In addition, the College provides enrichment and training opportunities to our community patrons and industries.

Cowley College is accredited by the Higher Learning Commission, a regional accreditation agency recognized by the U.S. Department of Education and coordinated by the Kansas Board of Regents.



Cowley offers over 120 different programs of study that guides a student on a pathway towards completing a degree or certificate.

Students can complete their first two years of coursework leading toward a bachelor’s degree at a university in virtually any field of study. Cowley has articulation agreements with universities, online colleges, and technical schools in Kansas, Oklahoma, and beyond. Many associate degrees and certificates will give students the credentials and skills needed to immediately enter a specialized workforce.

The Cowley College Golden Tigers program, offered to community members who are at least 50 years of age or who are fully retired, provides educational opportunities that promotes the social, intellectual, mental, spiritual, and physical well-being of its members. Short-term classes, hands-on workshops, and enlightening day trips are offered throughout the fall and spring semesters each year. The Golden Tigers program is designed to create community for its members while enriching their lives.

Begun in the basement of Arkansas City High School in 1922 as Arkansas City Junior College, Cowley College is an important element of the community as well as an educational institution. Students are recruited to the school and often remain in the community. Various cultural and art opportunities, along with sporting competitions, enrich not only the students' experience, but that of other community members. Also, as a service to the community, Cowley College provides special programming and pricing for senior citizens at the campus. For the business community, it provides specialized business training or education, making the school an important partner to a wide variety of businesses in the region. Cowley encourages students to continue their education by articulation agreements with four-year institutions. There are courses offered by Friends University in Wichita for completion of bachelor's degrees, and with Southwestern College in Winfield for online Master's courses.

2.7 OTHER COMMUNITY INSTITUTIONS

The **Arkansas City Area Chamber of Commerce** is a place for local businesspersons to network, participate in individual and community marketing and promotion, and participate in a variety of programs. The Chamber provides a number of opportunities to further business relationships through ribbon cuttings, coffees, after hour events, and leadership development. It is also important in facilitating communication among members.

VISIT Ark City works with and assists the City of Arkansas City, businesses, festivals and nonprofits with local events. VAC welcomes and plans for groups and gatherings that take place in our community such as conventions, family and class reunions and regional meetings. VAC is funded by transient guest tax.

The **Arkansas City Senior Center** is a place where seniors receive services such as meals, recreation, education, as well as social interaction. The Center provides vital services to seniors, their families, and the community. The Center is located at 320 S. A Street and meals are served on weekdays. The community is also fortunate to be home to the regional office of the **Area Agency on Aging and Disability Resource Center**, located at 304 S. Summit. The South Central ADRC provides a variety of services to those who are disabled or over 60 years of age.

The **Burford Center for the Arts**, located at 112 S. Summit, provides direction for the Burford Theater as well as other programming. The group has completed a campaign for \$4.2 million to fund many theater improvements including the lobby, HVAC systems, structural repairs, and fire suppression, restoration of the auditorium, mezzanine, balcony and promenade. These successful efforts demonstrate the value the Center has for community members and businesses. Programming offered throughout the year includes classes for adults and youth in music, art, and theatre, along with after school programs with USD 470.

Cherokee Strip Land Rush Museum is an organization committed to preserving the history of the 1893 Land Rush and other local history. The **Cowley County Genealogy Library** is also located at the Museum, along with a variety of other indoor exhibits including hands-on rooms for activities, and a theater with stage seating for 150. Outdoor exhibits include Baird Living Farm and barn exhibits, along with a hummingbird and butterfly garden, and vegetable garden.

Recreation is an important contributor to community character, whether it is in athletic competition or health and fitness classes. **Arkansas City Recreation Commission** is funded primarily through mill levy funds, but also receives funds from sponsors, donors and registrations. A facility and program overview of the Commission is found at Chapter 5.

Historic Preservation Organizations

The **Arkansas City Historical Society** has been in existence since 1968. Its mission is to preserve the history from the community, through the stories told by early settlers. The original members of the society were able to interview the children of the founders of the community, and also collect historical materials. Eight books on the history of the community have been published with aid from the Society.

Arkansas City has been designated as a certified local government and has a board that oversees actions related to the buildings and historical district designated in Arkansas City. There is more on this in Chapter 5, detailing the historical features and assets of the community.

Civic & Other Groups

Civic groups also provide social opportunities for community members, with their activities, often local, but also extending to the region and around the world to aid humanitarian causes. Arkansas City is home to several civic clubs, including: Lions Clubs, Elks, Kiwanis, Optimist, Rotary and Soroptimist. Related to military service, there are the VFW and American Legion. Arkansas City also has other groups that seek to improve their members' lives through activities or targeted learning, such as Toastmasters, Humane Society, Relay 4 Life and Big Brothers/Big Sisters. Legacy Foundation is a non-profit foundation that assists other non-profits with fundraising. RISE Cowley is a coalition of people seeking to improve public health in Cowley County.

Angels in the Attic and Cowley House of Hope exist to serve the needs of Cowley County's low income and homeless or under-housed residents.

2.8 RELIGIOUS INSTITUTIONS

Faith organizations influence and help define communities. Arkansas City has a wide variety of faith organizations that are working to improve the lives of those in and around the community. They provide support and direction for their members and outreach in many ways to those less fortunate in the community. Some examples are: Manna Ministries, various meal ministries and Habitat for Humanity.

There are over 40 houses of worship, representing most major denominations and faiths, and reflecting the importance of the faith community to community members. The social and charitable opportunities also add dimension to people's lives in countless ways. Our ability to care for one another reminds us that we live in a place where we are cared for.

A visual demonstration of the importance of faith for the community is Scripture Hill. The message "Christ Died for the Ungodly" is north of Arkansas City and west of the BNSF railroad tracks. The whitewashed letters are 18 feet high and 12 feet wide. For over 150 years, faith in One who is greater than us has guided and inspired the greatness of our community. That same faith will lead us farther still.

- 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 decision-making 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 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	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
American Community Survey 5 Year Estimates						
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

HOUSING CHARACTERISTICS CONTINUED	2010		2015		2019	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
American Community Survey 5 Year Estimates						
VALUE (CONTINUED)						
\$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

YEAR OF CONSTRUCTION	1939 or Before	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010- Present
NUMBER OF HOUSES	2,905	184	795	222	278	174	71	92	65

**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, standard 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
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.

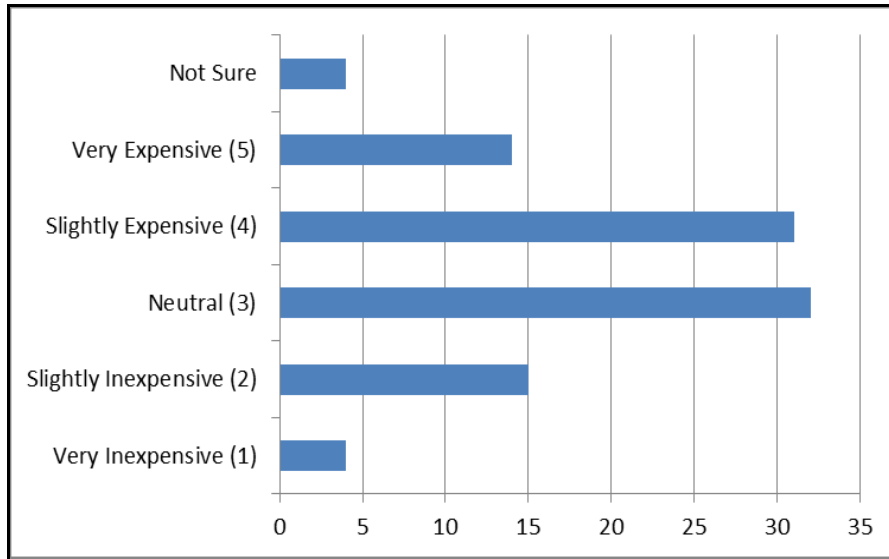
The specific housing needs identified are moderate- and low-income, single-family housing; senior housing; and apartments. Currently, due to a lack of available and suitable senior housing and complexes, many senior citizens are choosing to stay in their larger homes. This has a ripple effect by causing 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.

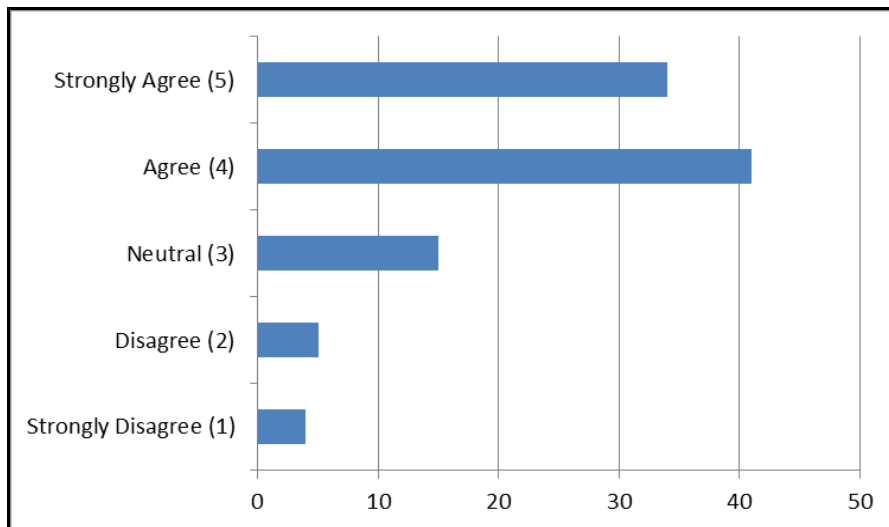
The biggest opportunity that exists within Arkansas City is a community that recognizes the need to improve upon the housing options and quality. The community seems willing to come together and collaborate to address this need.

3.6 HOUSING NEEDS SURVEY 2021

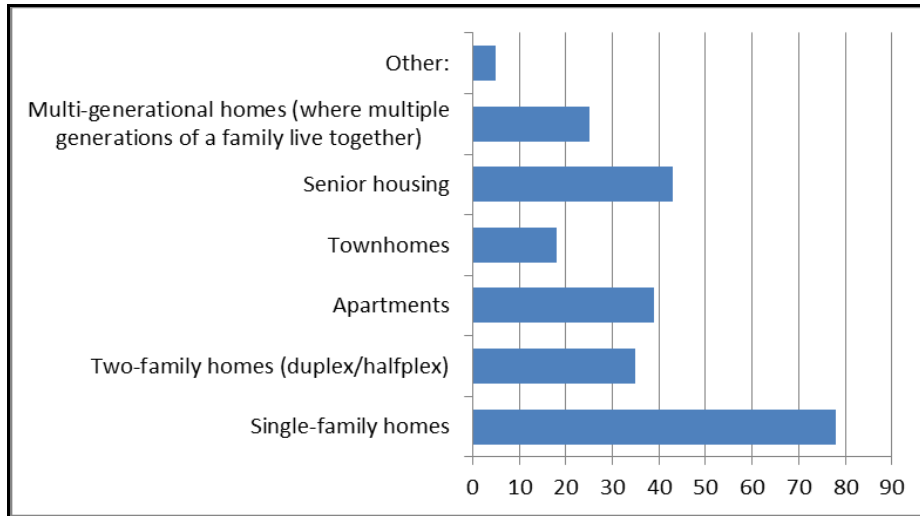
In 2021, a Housing Needs survey was conducted through the FlashVote platform. Respondents were asked how inexpensive or expensive housing is in Arkansas City. From these responses, it would appear that housing in Arkansas City is becoming more and more expensive compared to local wages. This was likely 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.



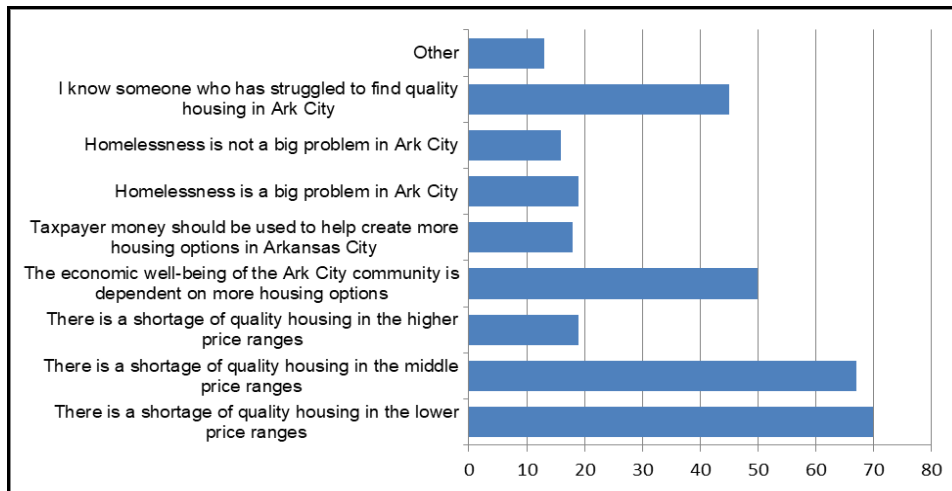
In another question, respondents were asked about their opinion that the range of housing costs should match people’s incomes. This question is similar to the first. Unsurprisingly, the majority of respondents felt that housing costs need to match local wages.



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 Arkansas 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 facade of the 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, 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 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./1The 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		
Consider developing housing plans for specific areas to target	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

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

4.2 VISION

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

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

- **Integrated Approach:** Local governments, businesses, educational institutions and the community must work together to create a vibrant economy, through a long-term strategy that:
 - ✓ encourages local businesses
 - ✓ serves the needs of citizens, workers and businesses
 - ✓ promotes stable employment and good incomes.
- **Focus:** Economic development efforts should recognize the community's preference for supporting existing businesses.
- **Long-Term Investment:** Economic development programs paid for with public dollars should be evaluated on their long-term benefits and impacts on the entire community, not on short-term job or income increases.
- **Public Investment:** The City's economic development efforts should help provide citizens with lifelong skills and learning opportunities by promoting investment in public schools and Cowley College.

- **Public Infrastructure:** A necessity for virtually all economic development is adequate infrastructure provided in whole or part courtesy of local taxpayers: streets, sidewalks, water, gas, electricity, sanitary sewers, stormwater sewers, etc.

4.3 BACKGROUND

The **principal local economic development agencies** are:

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

Strother Field

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

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

Strother Field is home to many of the largest employers in the area 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)

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.Y.I.S	BOILERS AND EQUIPMENT MFG.							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	FINANCIAL INSTITUTION						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 MAINT.	920	801	700		687	853	750	646
HUSKY LINERS (WINFIELD CONSUMER PROD.)	AUTO ACCESSORIES MFG.	119	109	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
LG PIKE	METAL FABRICATION	39	51	59	55	50	45	46	47
MORTON BUILDINGS	PREMANUFACTURED BLDGS.	51	53	37		46	48		28
RCB BANK	FINANCIAL INSTITUTION						100		97
SKYLINE CORPORATION	MANUFACTURED HOMES	100	102	120		112	144	141	169
SOUTH CENTRAL MEDICAL CENTER	HEALTHCARE	150	216	205	218	203	205		259
TWIN RIVERS DEVELOPMENTAL	HEALTHCARE		104	104					
USD NO. 470	EDUCATION	450	463	435	423	439	443		453
UNION STATE BANK	FINANCIAL INSTITUTION						81		114
VECTOR TECHNOLOGIES	TOOL MFG.			31		65	70	75	60
WAL-MART ARKANSAS CITY	RETAIL						139		172
WESTERN INDUSTRIES	BLOW MOLDING MFG.	110	207	203	195	230	230	350	363

RETAIL SALES TAXES					
Year	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

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			
OCCUPATION:	2010	2015	2019
TOTAL CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER	5,220	5,224	4,914
MANAGEMENT, BUSINESS, SCIENCE AND ARTS OCC.	1,066	1,226	1,345
SERVICE OCC.	1,081	1,230	1,214
SALES AND OFFICE OCC.	1,095	1,133	782
NATURAL RESOURCES, CONSTRUCTION & MAINTENANCE OCC.	675	665	482
PRODUCTION, TRANSPORTATION & MATERIAL MOVING OCC.	1303	970	1,091
INDUSTRY:			
AGRICULTURE, FORESTRY, FISHING, HUNTING, AND 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, AND UTILITIES	283	165	249
INFORMATION	13	96	90
FINANCE AND INSURANCE, AND REAL ESTATE AND RENTAL AND LEASING	206	206	131
PROFESSIONAL, SCIENTIFIC, AND MANAGEMENT, AND ADMINISTRATIVE AND WASTE MANAGEMENT SERVICES	250	241	212
EDUCATIONAL SERVICES, & HEALTH CARE & SOCIAL ASSISTANCE	1,097	1,250	1,239
ARTS, ENTERTAINMENT, AND RECREATION, AND ACCOMMODATION AND 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						
	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

POVERTY			
PERSONS & PERCENTAGES OF PERSONS IN POVERTY:	2012	2015	2019
PERCENTAGE OF ALL PERSONS	23.2%	24.2%	17.4%
PERSONS UNDER 18	34.8%	37.6%	23.5%
PERSONS AGE 18-64	20.6%	22.1%	16.5%
PERSONS OVER AGE	12.4%	9.2%	10.2%
PERCENTAGE OF ALL FAMILIES	15.3%	18.1%	12.2%
FEMALE-HEADED HOUSEHOLDS WITH CHILDREN UNDER	55.9%	46.4%	29.6%

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

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.

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%

4.5 2013 SURVEY RESPONSES AND COMMENTS RELATING TO ECONOMIC DEVELOPMENT

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

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

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

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

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

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

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

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

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

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

The 2013 Survey also asked:

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

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

Survey Comments:

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

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

4.6 ACCOMPLISHMENTS

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

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		
Work with Visit Ark City To promote tourism opportunities	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		
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		

Chapter Five: Parks, Recreation, Natural and Historical Resources

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

5.1 INTRODUCTION

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

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

5.2 VISION

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

5.3 BACKGROUND

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

Key Findings for Parks & Natural Resources:

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

existing levees should be avoided for the protection of wetland and riparian areas that serve as wildlife habitats and natural flood absorbers.

Recommendations: Develop and maintain a park and open space system to serve the needs of all the citizens of Arkansas City, in particular enhancing park and public places.

- Develop a long-range plan for development of the Walnut River and Arkansas River Greenway around the City which would include development of a system of connecting hike/bike trails.
- Encourage the preservation of the Walnut River floodplain for agricultural or natural areas to enhance the character of the Highway 77 bypass.

5.4 SURVEY RESPONSES AND COMMENTS

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

A large majority of respondents were satisfied with the maintenance of (71%) and the number of (72%) city parks, walking and biking trails (64%), and with the swimming pool (53%). They were somewhat less satisfied with the tennis courts, soccer fields, and softball fields, as shown below.

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

Satisfaction with some of the recreational programs was less clear, though youth programs had a higher satisfaction rate at 57% satisfied or very satisfied, than adult at 40%, and 50% taking a neutral position.

It is likely that many respondents who do not participate in or utilize those particular programs and facilities responded as "neutral".

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

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

Yes: 54% No: 46% TOTAL RESPONSES: 658

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

Wetlands:

A. If it were likely to result in savings for taxpayers, would you support the City, in partnership with others, developing a wetland area near the Arkansas River to provide wildlife habitat and destination point on the hike and bike trail?

Yes: 76% No: 24% TOTAL RESPONSES 672

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

Yes: 65% No: 35% TOTAL RESPONSES 654

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

Yes: 62% No: 38% TOTAL RESPONSES 654

Survey Comments

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

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



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



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

The **USD 470 Sports Complex**, approximately 33 acres in size, is adjacent to the Arkansas City High School, on North 15th Street. The complex has fields for baseball and softball, including one that is used for college level play. Soccer is also played on the fields, both by the high school and the recreation program.



The City operates a nine-hole golf course located at 3202 N. Summit called **Spring Hill Golf Course**. The course was built in 1928 and is very challenging with a hilly terrain; one hole has a 70-foot elevation from tee to green. In addition, an eighteen-hole course is located at 8731 US Highway 166. That course is operated privately by

Great Life Golf & Fitness as a private club with additional amenities including 24-hour/7 day a week fitness facilities, swimming pool and driving range.

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

Trails, Pedestrian and Bicycle Paths

Trails provide healthy and recreational alternatives to vehicular transportation. Trails are often established in urban areas to connect major public services, parks and sporting areas, and schools. Arkansas City has developed several trails including the Poplar Walking Trail, Hike/Bike Trail and the Kneebler Pond Walking Trail. The Poplar Walking Trail, a 1¼ mile-long asphalt path, has a spectacular view of the native prairie area being developed within the boundary of the trail.

The Hike/Bike Trail was opened in 2011 and financed with Kansas Department of Transportation enhancement funding. The 2.5-mile trail begins adjacent to Paris Park, travels west along the Mill Canal, then south on the levee system for the Arkansas River, which is the southwestern edge of the community, and back east to the Charles Dow Sports Complex. The total Hike/Bike Trail is anticipated to be nearly seven miles when remaining lengths are constructed. Those lengths go northeast again, often along a levee, but this time the Walnut River levee, with termination at the Poplar Walking Trail area. An additional pedestrian and bicycle connection will be built in 2022 through the middle of the community, through a combination of sidewalks, bike lanes, and/or trail from Cowley College to its new sports complex in southern Arkansas City. This was the project that 2013 survey respondents indicated support for and could be the next addition to the trail system. The City is currently pursuing grants for an additional trail called the Central Trail that will run north from Paris Park Pool along 6th Street to the Northwest Community Center and eventually northward to Kansas Avenue and beyond. Lastly, for hiking and biking enthusiasts who enjoy a less improved amenity, the Prairie Passage Recreation Area is home to the Kneebler Pond Walking trail, five miles of natural surface in a wooded area with a large pond, on the eastern edge of the community.

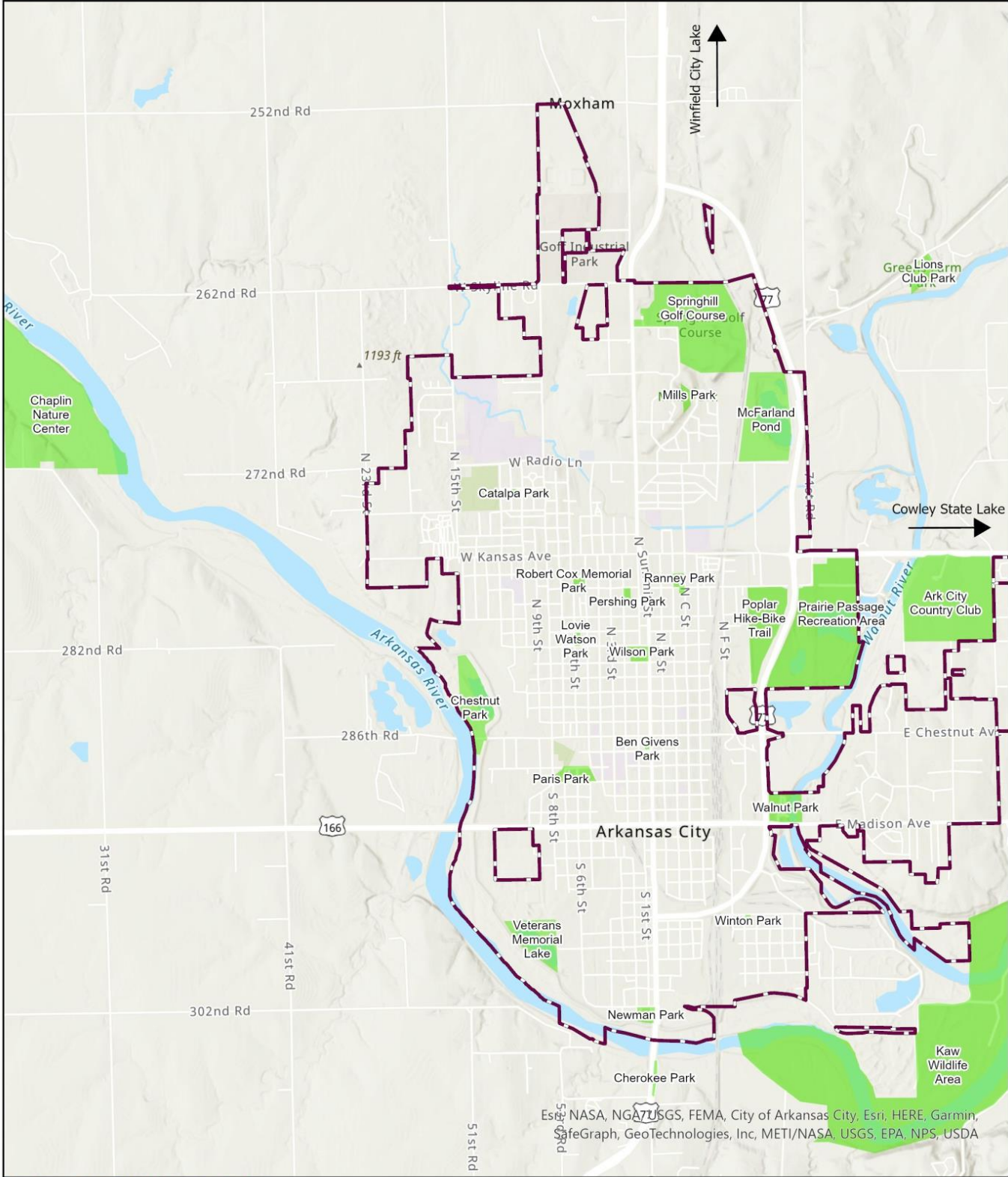


Future Needs

Some possible recreation improvements for the future include improvements to the Dow Recreational Complex with improvements to existing soccer fields. Another feature that could be considered is a dog park, an enclosed area for dogs and dog owners to train, exercise and socialize. The Baseball Complex at 15th Street & Radio Lane could use some improvements including the addition of ticket booths at the north and east entrances. The existing Recreation Center building is also in need of improvements. The building is out of date with ADA requirements and needs HVAC improvements. There also needs to be a discussion about the moving of the facility to better house its programs. A recent study of Paris Park Pool revealed a number of issues that will also need to be addressed in the near future to continue the use of the pool

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

Parks



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. May 04, 2022

0 0.3 0.6 1.2 Miles

 Parks



Esri, NASA, NOAA, USGS, FEMA, City of Arkansas City, Esri, HERE, Garmin, Mapbox, OpenStreetMap contributors, Swatchmeat, Mapbox, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

	ACREAGE	SHELTER	RESTROOMS	TABLES & PICNIC	PLAYGROUND	BASKETBALL	BASEBALL / SOFTBALL	DISC GOLF	FOOTBALL/ SOCCER	TENNIS	BOAT RAMP	CAMPING	FISHING
Neighborhood Parks:													
Ben Givens City Center Park	0.2												
Catalpa Park	0.5			X									
Lovie Watson Park	1.3	X	X*	X	X	X							
Mills Park	4.7												
Pershing Park	1.7	X	X*	X	X	X	X						
Ranney Park	1	X		X	X	X	X						
Robert Cox Memorial Park	1.7	X		X				X					
Winton Park	0.9	X		X	X	X	X						
Community Parks:													
Cherokee Park	3.1			X									
Paris Park	6	X	X	X	X					X			
Prairie Passage Recreation Area	165							X					X
Walnut Park	12.6		X	X	X						X	X	X
Wilson Park	4.7	X	X	X	X					X			
Other Community Recreation:													
Skate Park (Paris Park)	0.2												
Paris Park Pool	2.9			X	X					X			
Veterans Memorial Lake	80	X	X	X							X		X
High School Sports Fields	33						X						
Middle School Sports Complex	18								X	X			
CCCC Softball Fields	2.2						X						
CCCC Track/Field/City Ballpark	28						X						
Newman Park (RV Sites)	5	X	X	X								X	
Spring Hill Golf Course	10												
Charlie Dow Sports Complex	4								X				
Cleo Graves Hogan - Rec Bldg (Ranney Park)		X	X										
Regional Parks:													
Chaplin Nature Center	230		X										
Cowley County State Lake	198												
Kaw Wildlife Area	4,341												
Lions Park	10		X	X			X						
Winfield Lake/ Timber Creek Reservoir	19,876	X	X	X	X							X	X
Walking Trails:													
	Length												
Hike-Bike Trail	2.5 mi.												
Kneebler Pond Trail	5 mi.												X
Poplar Hike-Bike Trail	1 mi.												
Veterans Memorial Lake Trail	1 mi.	X	X	X									X

*Full restroom facilities are not available, but a portable toilet is available on site.

5.6 RECREATIONAL ACTIVITIES

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

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

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

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

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

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

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

5.7 NATURAL RESOURCES

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

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

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

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

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

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

In simple terms, the large alluvial aquifer provides a steady base flow of water to the stream. While this provides security to the community for its future water needs, it also means the community must do what it can to ensure no harm occurs to the aquifer, a large area reaching north to Wichita, so water demands do not put too much strain on the aquifer. As the Wichita area has seen strong growth over the years, with greater demand on water resources, this will be an area of concern, particularly in low precipitation years.

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

5.8 HISTORICAL RESOURCES

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

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

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

Burford Theatre & Commercial Building, 110-118 S. Summit, In November 1919, J.B. Burford and his associates purchased Highland Hall, the town’s first opera house that was built in 1883, as an initial step toward their plan to build a moving picture palace. They also purchased the Isabella Block building next door, to the south of Highland Hall. The Saddle Rock Café had operated in the Isabella Block at 118 S. Summit St. since at least the early 1900s. The buildings were razed in 1924 for construction of the new Burford Theatre. It opened in September of that year and the opening represented an investment of \$300,000. The two-story Burford Theatre, connected to the adjacent Burford Commercial Building,

has a total frontage of 125 feet. The theater was built as a venue for vaudeville shows, local artistic productions and movie events. Ginger Rogers performed on the Burford stage as part of a vaudeville act in the mid- to late 1930s. The Arkalalah coronation was held at the theater in the 1930s, the early years of the town's annual fall festival. Actress Janis Carter, who starred in the movie "Santa Fe," visited the theater in 1951 for the staging of the movie's premiere. The theater underwent several changes to its interior through the years. It closed in 2004, and then-owner B&B Theatres donated the building to the Arkansas City Area Arts Council. The council led a 12-year, \$7.5 million effort to restore the theater to its original 1920s look. Community volunteers, professional construction workers and a New York-based restoration firm worked long hours to restore the theater, which reopened in 2016. The prairie-style structure with Neoclassical decorative elements is a three-bay buff building with wreath and garland.



Ireland Hall/Old Arkansas City High School is located at 300 W. Central and was constructed in 1890. It is three stories, a rectangular Richardsonian Romanesque structure with basement. It was constructed of white Silverdale limestone set in red mortar. Because the mortar was not waterproofed pink streaks appeared due to moisture and the stone absorbed the color, resulting over time in a pink color. Artistic features of lions' heads and dragons carved in stone, along with two massive chimneys and a clock tower, contribute to the spectacular appearance of this distinctive building. Ironically, clocks were never installed in the tower. The first high school class, with 194 students, started on September 7, 1892, although the building was not completely finished until 1893. It remained in use as the high school until 1922, when a new high school was opened. Arkansas City's sixth graders used the school until 1941.

After the last students left, the old high school was used by the USO during World War II, as a teen town, and also by the Red Cross.

By 1949, time had taken its toll and the school board was considering selling the old school. But interested persons suggested the building should be made available for the local junior college. A new chapter in the life of this old building began when Cowley County Community College acquired it in 1971. In 1974, the building was added to the National Register of Historic Places and declared a state landmark.

After the college secured funding for a renovation of the lower portion of the building, which was completed by the summer of 1982, "The Red School House" returned to its original mission of education. The building was officially dedicated on December 12, 1982, and named after W.H. "Pat" Ireland, a strong community supporter who served on the college's Board of Trustees for nearly 10 years. Today, Ireland Hall is home to Cowley College's Criminal Justice, Cosmetology and Institute of Lifetime Learning programs.

Pilgrim Congregational Church/Vinelif Church is located at 101 N. 3rd Street.

Construction of one of Arkansas City's most impressive historic buildings, the Pilgrim Congregational Church, began in 1891 and finished in 1893. It was completed just a few years after the old high school (now Ireland Hall), built in 1890. Both buildings are wonderful examples of Richardsonian Romanesque architecture, and both are built of cut Silverdale stone blocks with the Roman arches and towers typically found in this style.

The Congregational Church was one of Ark City’s oldest churches. Several of Ark City’s founding fathers, who originally came here from Emporia, were Congregationalists. Among them were A.A. Newman, Lyman Beecher Kellogg and Henry Brace Norton. (The latter two men were instrumental in securing and staffing the Kansas State Normal School in Emporia, now known as Emporia State University.)

The Congregational Church in Ark City had grown to 154 members by 1892. During the 1870s, its early members joined members of other denominations and met in several different locations in town. In 1887, the Reverend D.D. DeLong, a popular minister, was secured to unite the people and the church was incorporated. A building committee was formed in 1889.

Built of sandstone with limestone trim, the church features a bell tower 78 feet high. In 1949, it became home to the Nazarene Church and, in 2002, the Vinelife Family Church. It was added to the National Register of Historic Places in 2005.

HISTORIC STRUCTURES IN ARKANSAS CITY

The following is a list of prominent buildings with locations and date of construction. It is important to note that a number of buildings have been lost over the years including the Gladstone/Elmo Hotel and the Fifth Avenue Opera House. The loss of buildings is primarily due to neglect of the property owner but also due to fire. The City strives to inform property owners of the importance of maintenance and preservation of our historic resources. Additional information on many of these buildings can be found in the Arkansas City Downtown Historic District Walking Tour brochure.

Historic Name	Address	Year Built
Red Head Motor Co.	118-120 N Summit St	1912
Summit Barber Shop	112 N Summit St	1899
Osage Hotel	100 N Summit St	1920
Feagin/Thomas Drug	100 S Summit St	1920
Bryant Hardware	102 S Summit St	1920
Burford Theatre	116-118 S Summit St	1924
Home National Bank	126 S Summit St	1917
U.S. Post Office	120 E 5 th Ave	1915
Howard Building	200 S Summit St	1931
Beekman Building	202-204 S Summit St	1932
Zadie Building	206-210 S Summit St	1920
Ormiston Building	212-214 S Summit St	1932
Wright-Burton Hardware	218-220 S Summit St	1912
The KP Castle Block	226 S Summit St	1889
Creswell Building	300 S Summit St	1886
Sheridan Block	308-310 S Summit St	1895
Eagle Block	312-314 S Summit St	1886
Summit Block	316-322 S Summit St	1886
Newman’s Department Store	400-402 S Summit St	1917
S.H Kress & Company	321-323 S Summit St	1910
Ford Auto Sales Building	317-319 S Summit St	1915
Oklahoma Tire and Auto	313-315 S Summit St	1922
Crescent/Beard Building	301-303 S Summit St	1905
American National Bank	227 S Summit St	1890

Historic Name	Address	Year Built
Kirkpatrick's Furniture	223-225 S Summit St	1900
The Parker Block	219-221 S Summit St	1893
Kuntz Clothiers	209 S Summit St	1884
White House Café	207 S Summit St	1884
Harris (Rexall) Drug	205 S Summit St	1895
C.R. Anthony Dry Goods	203 S Summit St	1920
Matlack Building	201 S Summit St	1880
Matlack Building Addition	109 W 5 th Ave	1887
Traveler Building	117-119 W 5 th Ave	1912
Cornish Photography Studio	125 W 5 th Ave	1924
I.O.O.F Hall	201-205 W 5 th Ave	1910
Carnegie Library	213-217 W 5 th Ave	1906
Arkansas City Office Building	112-116 W 5 th Ave	1928
First National Bank	127 S Summit St	1883
Conrad Block/Strand Theater	125 S Summit St	1895
Royal Café	117 S Summit St	1895
City Hall	118 W Central Ave	1919
Central Christian Church	206 W Central Ave	1921-1923
Old High School	300 W Central Ave	1890
Redeemer Lutheran Church	320 W Central Ave	1941
Pilgrim Congregational Church	101 N 3 rd St	1891-1983
First Church of Christ, Scientist	201 N A St	1915-1916
Trinity Episcopal Church	220-224 N A St	1922
5 th Ave United Presbyterian Church	122-124 S B St	1874
Sacred Heart Catholic Church	320-326 S B St	1919-1920
First Presbyterian Church	321 S 1 st St	1913-1915

5.9 ACCOMPLISHMENTS

A study of existing parks was conducted in 2017. Part of the purpose was to determine if the community would benefit from the closure of certain parks and other city owned properties. As a result, some changes were made to the parks system. Brock Park at 501 S 6th Street was closed and the horseshoe pits there were moved to Pershing Park. The property has since been sold to Habitat for Humanity to build houses on. Cox Park was also discussed but it was repurposed and adopted by the Walnut Valley Disc Golf Association who built a disc golf course on the site. The playground still exists there. Catalpa Park and Mills Park were also discussed but ultimately, they were not changed due to deed restrictions and reverter clauses attached to them that would have made redevelopment as anything other than a park very difficult.

In 2015, the Wilson Park Master Plan was developed. It set out a plan to redevelop the park for the whole community. To date, the historic train has been restored and construction on a new farm and art market pavilion with additional parking has been completed.

In 2017, a Historic Preservation Fund grant was awarded to the City and with the grant a resurvey of the Downtown Historic District was conducted. Now each building in the district has more information attached to it and it is easier to understand why it is so important to preserve our historic buildings and resources. The survey will be used as a tool to carry out further goals related to historic preservation.

In 2020, the City was awarded another Historic Preservation Grant in which a walking tour was created. The brochure was created and released in 2021 in time for the City’s 150th Anniversary Celebration in July. A web application is also a companion to this printed brochure.

In 2021, a Facility Evaluation Report for Paris Park Pool was also conducted. From that a committee was formed to discuss the future of the pool as well as any other potential recreational facility opportunities in the Paris Park area.

5.10 GOALS AND ACTIONS

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

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
Make improvements to parks and playgrounds to meet the needs of persons of all ages.			
Continue development of the Wilson Park Master Plan	X		
Develop and implement a Master Plan for Paris Park		X	
Develop a set of goals for each of the smaller neighborhood parks. Designate the Beautification and Tree Advisory Board to develop these plans and make a recommendation to the Planning Commission.		X	
Develop a dedicated funding stream for park maintenance and redevelopment.	X		
Protect and preserve the natural resources, particularly along the rivers, both for natural features and flood protection	Short	Medium	Long
Encourage developers to assist in the development of McFarland Pond and access for public use		X	
Promote the maintenance and preservation of historical resources	Short	Medium	Long
Encourage staff to individually list City Hall on the State and National Register of Historic Places or list as part of an expansion of the historic district.	X		
Expand the existing historic district to match the recommendations from the 2017 Resurvey of the Downtown Historic District	X		
Encourage the listing of the historic churches as thematic nomination on the State and National Register of Historic Places as recommended by the 2017 survey.	X		
Encourage the creation of markers to be attached to significant buildings to tell passersby about the history of the building	X		
Encourage property owners to maintain their properties by assisting them in identifying and accessing public and private resources for historic preservation	X		
Encourage upper floor housing to preserve integrity of buildings using Rural Housing Incentive Districts, Tax Credits etc.	X		
Develop a facility plan for the historic public library identifying deferred maintenance, expansion options or the relocation of the facility to another site and the disposition of the current building if that were to occur.	X		

Chapter Six: Infrastructure and Transportation

- 6.1 Introduction**
- 6.2 Vision**
- 6.3 Survey Responses and Comments**
- 6.4 Existing Infrastructure and Transportation Systems**
- 6.5 Accomplishments**
- 6.6 Goals and Actions**

6.1 INTRODUCTION

The quality and condition of infrastructure and transportation systems affect all communities and are central to the development or redevelopment of neighborhoods, regardless of the particular land use of a neighborhood. Meeting citizen needs for municipal services such as water, sanitary sewer, and transportation of goods and people within the community is a basic function of any city and is critical to maintaining an adequate quality of life for citizens. It is equally important in efforts to secure economic development.

6.2 VISION

The City will be proactive in developing the best, most cost-effective methods of addressing the current shortcomings in its aging street network, aging utility network, and maintaining the flood protection systems, thereby positioning the city for desired growth.

6.3 SURVEY RESPONSES AND COMMENTS

In early 2013, when asked for their input in a community survey conducted for this comprehensive plan, citizens responded they rated the quality of the City's infrastructure system as average, with the highest satisfaction with the sewer system. When asked how willing they were to pay increased taxes or fees for a variety of items, citizens ranked infrastructure improvements third as something they were very willing (24%) to pay for and first among the items they were somewhat willing to pay increased fees or taxes (50%). Further, when asked what three issues were the most important related to property development, the issue identified as most important was existing public water and sewer service, by a wide margin.

When asked about their level of agreement with the following statements, the results were:

		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
A.	The overall street network in the City meets the needs of citizens	5%	14%	24%	49%	8%	687
B.	I support further construction of pathways and sidewalks to promote walking and bicycling in the City	11%	17%	26%	34%	13%	689
C.	The speed at which drivers travel in residential areas is unsafe	7%	22%	27%	30%	15%	689
D.	Obeying stop signs and signals in residential areas is a concern	6%	18%	29%	31%	16%	681
E.	I support a program for sidewalk replacement in residential areas	6%	14%	35%	36%	9%	672
F.	I support the use of public dollars for rail connections for passenger train service between Fort Worth, Oklahoma City, Wichita and Kansas City	11%	9%	23%	28%	29%	744
G.	I support City removal of snow on main arterials but not residential side streets	11%	23%	21%	35%	10%	685
H.	I support modernizing streetlights to reduce energy costs	5%	10%	30%	41%	15%	686
I.	I support reduced mowing and trimming along city streets to save public funds	13%	36%	29%	17%	6%	696
J.	I support planning for the West Bypass connection to Madison	11%	18%	41%	23%	8%	678
K.	The City needs to increase its planning efforts to encourage quality development	2%	7%	38%	41%	12%	685
L.	The City should encourage development within the City by offering incentives for redevelopment of properties	5%	7%	30%	42%	16%	689
M.	I support future expansion of the city limits if developers share in the cost of infrastructure improvements	8%	10%	28%	40%	13%	685
N.	The City is making acceptable progress on ADA/Handicap Accessible Routes	3%	6%	46%	38%	8%	664
O.	I support preservation of brick streets in the historic downtown area	10%	11%	27%	32%	20%	693
P.	I support preservation of all the brick streets in the City	14%	15%	31%	22%	18%	697

The city has begun designing a water treatment plant for the community and as part of the survey, wanted to gauge community support for some aspects of that plant, as follows:

To make the best use of investment in the Water Treatment Plant Project the City should:		Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
A.	Create a wetland for water re-use and educational programs for USD 470, Cowley College and the community	7%	9%	31%	38%	15%	655
B.	Create a wetland for a cleaner environment and to maximize usage of our limited water resources	6%	7%	27%	41%	19%	655
C.	Pursue opportunities to sell water to the casinos and communities south of the City	10%	15%	28%	33%	14%	635
D.	Explore new programs with Cowley College for the training of water treatment plant operators	5%	6%	30%	43%	16%	660
E.	Pursue sustainable building practices when constructing the new plant	2%	2%	26%	47%	22%	673

Given the history of flooding in the City, the management of stormwater is important, so survey information was requested on this subject. When asked for their support for regulations that continued to make stormwater management and reduction of flooding a priority, 72% either agreed or strongly agreed. The feeling on other stormwater-related questions was not as strong, though 59% agreed or strongly agreed that working to improve the environment and rivers by having cleaner stormwater should also be action the City should take. Other stormwater survey questions resulted in a majority of neutral answers, so either more education or clarity needs to be had on these issues including requiring reduced runoff, stormwater impact fees, and exempting non-profits from stormwater fees.

6.4 EXISTING INFRASTRUCTURE AND TRANSPORTATION SYSTEMS

The City has been somewhat proactive in studying and investing in water and wastewater infrastructure over the years, but less so with regards to roads and stormwater systems. More work is needed to provide good management and growth of the existing transportation, water and wastewater systems for the future.

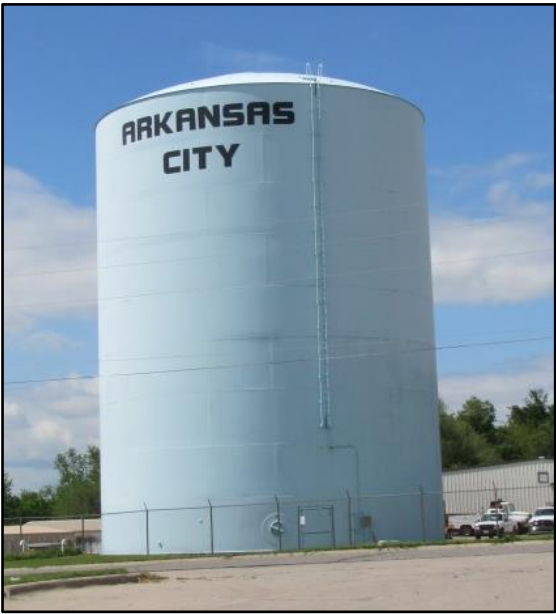
Water

A sound water system is crucial to any community and its ability to grow. Water supply, storage and distribution, including water flow, must be considered not only for meeting the needs of citizens on a daily basis, but also for firefighting. The City’s water



sources are from ground water rights to ten well areas that are fed by the Arkansas River in the Ark Alluvium aquifer system. Some of the water rights are vested, but two are not. A vested right is fixed, unalterable and irrevocable, giving the city the most certainty. The vested combined water rights held by the City provide for 408 million gallons per year at a rate not to exceed 3,100 gallons per minute. Combined with the non-vested rights, the total rate of diversion from all ten wells is 1.264 billion gallons per year, with a not to exceed total of 6,000 per minute. During the drought, summer 2012, a record five million gallons per day was treated. The treatment consists primarily of chlorine and lime, with fluoride and other chemicals added as well.

The city’s new water treatment system is expected to solve a number of problems that exist in the current treatment plant, with redundancy of equipment such as the clarifiers, lime system, and other



equipment that has outlived its functionality. The new plant will have pump valves that open gradually, a much better system for the supply system. The plant will provide six million gallons of water a day at capacity. There will be two one-million-gallon clear wells constructed as well as better storage of chlorine. New technology will allow monitoring operations from off-site.

A city’s water supply must also provide the water storage needed to adequately fight fires. Average daily demand should be supplemented by at least enough water to fight a four-hour fire. Included in the supply calculations is water stored in water towers. The two elevated storage towers in Arkansas City, one 1,500,000 gallons, one 500,000 gallons, aid in water supply, particularly for fire flow. Other benefits of water storage are meeting peak hourly demand fluctuations and emergency supply due to interruption in source. Bryant Standpipe has a capacity of 1.5 million

gallons and is located at 306 W. Bryant Road. Goff Tower has a capacity of 500,000 gallons and is located at 418 Goff Industrial Park Road. A current issue in the water supply system is the need to address flow concerns, through a looped system, east of the Walnut River.

Sanitary Sewer

Essential to the health of citizens in all cities is appropriate sanitary sewer treatment. Timely extension of sewer service lines is critical to development. Such extensions are affected greatly by topography. The most economical system uses topography within drainage basins, allowing gravity to move waste. The costs are more affordable at both installation time and over time, reducing ongoing maintenance. However, lift stations are necessary in some locations. Good planning takes into account which areas can be served with gravity and which areas cannot, and future land use classification is one way to show that this factor is understood. Once waste is collected, mechanical and biological processes break it down. The final treatment separates the mixture into water and bio-solids. In Arkansas City, the treated wastewater is returned to the Arkansas River.

The sanitary sewer treatment plant is located at 1701 S. M Street and went online in 1958. There have been some major modifications such as the grit settling basin converted to aeration tank in 1980, along with pump upgrade, recirculation wetwell and pump station construction. Since 2000, the effluent pump station and UV disinfection were constructed, barscreens replaced and clarifier return sludge valves replaced. Also, pumps were replaced and a laboratory upgrade made. More recently, in 2009 the final clarifier drive was replaced and in 2011 the primary clarifiers were rebuilt. The capacity of the plant is

2.1 million gallons a day (MGD), average flow, with a maximum of 4.7 MGD, and an hourly peak of 6.6 MGD. The City’s average flow is 1.2 MGD, with peak flows historically in July of 2007 (flooding) of 7.2 MGD. The treatment process is an extended aeration secondary which means the ammonia is removed by nitrification, with two biological processes trickling filters and activated sludge. The sludge handling is an anaerobic digestion dewatered in drying beds, which produces Class A EQ bio-solids. Within the next five years, the City will have to evaluate the life of the Wastewater Treatment Facility to determine if additional upgrades are best or if a new plant will be required to be constructed to meet the community needs.

The sanitary system is comprised of 80 miles of sanitary sewers mains and five lift stations. The system outlet for all lines is the municipal wastewater treatment plant in southeast Arkansas City, at 1701 South M Street.

Other Utilities

Electrical supply is provided by Evergy and natural gas is supplied by Kansas Gas Service. Local telephone service is provided by AT&T and cable by Cox Communication.

Stormwater Management

Stormwater volume and flow can limit future development. Areas with a significant propensity to flooding are commonly designated as a 100-year floodplain, hence there is a 1% chance that they will flood each year. It is preferable to avoid any urban development in the floodplain; although development regulations recognize a distinction should be made between the floodway and the flood-fringe.

The floodway incorporates the center channel of the waterway and carries a majority of the floodwaters, or in other terms, the center portion of the floodplain which can carry an additional one foot of water after the entire floodplain has been filled.

The flood-fringe is the area between the floodway and the edge of the floodplain. Land within this area can be developed if precautionary measures are taken. These measures include building on enough fill to raise the level of the lowest floor a minimum or one foot above the base flood elevation, or sufficiently floodproofing the building itself from hydrostatic and hydrodynamic effects.

A floodplain management program was adopted by the City in the early 1980s, but the most recent regulation was adopted in August of 2010, after a study to determine the flood hazard areas. By having the areas mapped and regulations adopted, owners of property are eligible to purchase flood insurance.

Floodplains include area around both the Arkansas River and the Walnut River. While much of the built area of the community near the rivers is protected by levees, they are still at risk in the event of a levee failure. In Arkansas City, the length of levee is eleven miles, the longest of any city in the state on a per capita basis.

A map showing the floodplain in and around Arkansas City is included at Appendix I. The map illustrates the potential risk of flood surrounding the community, except to the north and northwest.

The flood of early November 1998 was the most significant flood in recent history with 430 structures damaged by floodwater and 88 destroyed, along with approximately 3000 people evacuated in and around the City. There was eight million dollars in property damage. While the local rainfall was 5.5 inches, the basin received six to ten inches of rain north of the City, worsened by higher than normal precipitation in the month prior. Peak gauge reading was 28.89 feet for the Arkansas River and 32.45 feet for the Walnut. The primary reasons the east side of the community experienced significant flooding were the new levee south of Madison Street was not completed due to some archeological discoveries that delayed levee construction, and a failure of the old levee east of the City’s F Street burn pit.

One significant improvement in recent years is the levee/bypass project for U.S. Highway 77, which offers additional protection for the eastern portion of the community from flooding of the Walnut River. This work was completed in 2000. Continuing to enforce stormwater regulations, discouraging development in certain areas, and maintaining the levee system are essential to protecting the City.

The Public Services Department is responsible for stormwater system maintenance and improvements. There are two canal areas that drain water to the Walnut River. These are maintained by the City, “C” Street and the city’s “historic” district canal.



Transportation

Existing Road and Highway Network

Arkansas City has excellent access to major transportation systems in Kansas through its connections to U.S. Highway 77 (north-south) and U.S. Highway 166 (east-west). These connections allow for both export and import of goods via truck as well as transporting people for work, tourism, or shopping.

Northbound U.S. Highway 77 carries an average of over 11,200 vehicles per day, with the southbound count lower at just over 9,200. The bypass count ranges from 4,430 to 5,170 according to the Kansas Department of Transportation map published for July 2012. The eastbound traffic on U.S. Highway 166 is just over 4,000 vehicles daily just outside the city limit and westbound is nearly 3,500 vehicles. Highway connections feed the interior road networks to facilitate transportation needs within the community. Primary growth is expected along U.S. Highway 77, north of the community, in keeping with recent trends and because other areas will be difficult to develop due to floodplains.



Standard Street Classification

Due to the need to transport both people and goods within the community as well as to and from the community, transportation systems are intricately woven with economic development and land development. Streets are classified based on a hierarchical system considering vehicular movement from one area to another, or from home to work, home to shop, goods from one location to another. This system is generally designed with three basic categories of roads: arterial, collector and local. The arterial are major roadways, designed to carry greater traffic volumes, fed by collector streets, and ideally with only connections from other streets to allow for fewer intersecting points. Collector streets connect local streets, the lowest classification, to arterial streets, the highest classification. Residents leaving home typically drive from their driveway onto a local street, which is then connected to a collector street serving other residents from a particular area, and then enter an arterial road for through traffic to their destination area, then back to a collector/local to work, shop, and to access services.



It is desirable to protect arterials by controlling street access. Private driveways are discouraged on major arterials and should be limited where possible, to promote safe and efficient traffic flow. Access control guidelines may need to be developed as a goal of the comprehensive plan, if they are not provided elsewhere, particularly for arterials and possibly for collectors. In addition, street widths for all classifications of roadways should be determined as an aid to developers and decision makers. As the community grows, considerations for rural roads should also be made for their transition from roadways with ditches to curb and gutter systems.

It is recommended the City forecast which streets are anticipated to become arterials and collectors. Currently, Arkansas City classifies its streets using Kansas Department of Transportation classifications. Map 6-2 identifies these classifications. Ongoing review should occur each year or two to be sure that additional roads are included as development warrants. All other roadways would be classified as local roads.

Air Transportation

Arkansas City has Strother Field for its local air service, located along U.S. Highway 77, approximately five miles north of the City. The field was built in 1942 for the Army Air Force. Deactivation of the field occurred in 1945 and the field was returned to Winfield and Arkansas City. The airport has two lighted, hard-surfaced, pilot-controlled runways, one 5500 feet, the other 3150, enabling the accommodation of various aircraft. The terminal building was constructed in 1970 along with a conventional hangar to accommodate the pilots’ needs, the needs of the FBO, weather updates, charters, aircraft rental and repair, fuel and flight instruction. The master plan for the airport was completed in 1996 and within the next few years it is anticipated a new plan will be needed. Goals at the airport include rehabilitation to both runways and taxiway B, with reconstruction of the terminal apron and construction of a taxi lane as longer-term goals.

Rail Transportation

Rail service for freight is provided by Burlington Northern Santa Fe, and there are railroad spurs serving businesses in Strother Field that connect to the main lines.

Other Transportation

The City has only limited public or private operated general public transportation. While the 2013 community survey did not pose questions regarding the need for additional transportation services it is believed there may be demand for more bus or van service to Winfield, Wichita and other nearby communities as well as in-city transportation. It is likely that the demand is greatest among elderly citizens who often have limited transportation options and important travel needs, e.g., specialized medical care.

Pedestrian and Bicycle Paths

The City has several recreational opportunities for walking, hiking, and biking, and continues to receive citizen support for more. As stated in Chapter 5 of this Plan, providing a connected series of sidewalks and paths is seen as a positive for the community, and is an alternative means of transportation that merits discussion in this chapter. Consideration should be given to utilizing the canal area, levee areas or former railroad corridors as the backbone for a pedestrian network. Connections with major public facilities such as parks and schools enhance transportation opportunities for youth in the community as well. Furthermore, careful attention to developing sidewalk programs that serve not only adjacent properties but also the community at-large can enhance the community through better health and well-being and also be a point of community pride.

6.5 ACCOMPLISHMENTS

In 2017, the City built a new state of the art Water Treatment Facility that should serve the community well into the future. The City has also completed a water line replacement project in the Brad Meek and Hillside neighborhoods. An ongoing study on the downtown sewer project has been completed with construction to start soon on replacing many of the aging sanitary sewer lines in the downtown area.

In 2022, the City started upgrades to the Wastewater Treatment Plant including the addition of a new Administration Building. This will help the City to meet new mandates regarding nutrient removal from sewage.

In 2021, the City was awarded a Cost Share grant from the Kansas Department of Transportation and a CDBG Community Facilities grant to mill and overlay Summit Street between Kansas Avenue and Radio Lane. Construction was completed in Summer 2022. The Public Services Department has also been working on small intersection projects to rebuild the base on several of the problem intersections around town. They have also extensively worked alongside the Environmental Services Department to repair the streets where water main breaks have occurred.

6.6 GOALS AND ACTIONS

Goals represent overall vision and desired outcomes. They describe the kind of community Arkansas City leaders hope to offer to citizens to meet their expectations and needs for active living. The following goals and associated actions provide the outline of the vision for infrastructure and transportation. Their purpose is to focus resources for the improvement of these central components which are critical to the sustainability and growth of the City.

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
Establish a general public transportation service, if community needs and support exists for that service			
Form a committee to study and measure the community interest in public transportation		X	
Maintain and improve the city's streets and sidewalks according to an adopted capital improvements schedule and dedicated funding			
Adopt a rolling 10-year schedule for the maintenance of streets and sidewalks; for the extension of streets and sidewalks into newly developing areas; and for areas of the City lacking the desired level of streets and sidewalks. This should be adopted as part of the Capital Improvement Plan.		X	
Inventory street and sidewalk conditions	X		
Develop a dedicated source of funding for street and sidewalk maintenance such as a sales tax.	X		
Make necessary improvements to the water treatment and distribution infrastructure			
Include within the capital improvement plan a schedule for the replacement of water distribution lines so that no such lines have been in use exceeding 75 years.		X	
Water tower maintenance and painting	X		
Upgrade east pressure zone pump station and add Water tower		X	
Implement the Water Master Plan	X		
Make the necessary improvements to the wastewater system			
Address problems with inflow and infiltration as a high priority item in the City's capital improvement program.	X		
Verify that the current upgrades to wastewater plant to meet regulations, deal with nutrient removal and safety issues	X		
Maintain compliance with future regulation changes			X
Include within the capital improvement plan a schedule for the video inspection of all sanitary sewer lines	X		
Prioritize the replacement of defective lines identified in the video inspection.	X		
Prioritize full staffing training and retention	X		
Cost benefit analysis of internal competencies vs outsourcing.	X		
Downtown sewer line replacement	X		
Improve the storm water management capabilities of the city			
Educate the public on storm water pollution prevention	X		
Study the storm water fee structure to better allocate funds more fairly and incentivize developments that take certain measures to reduce storm water run-off	X		
Participate in the Federal Emergency Management Agency's (FEMA) Community Rating System (CRS) to encourage better storm water controls and to reduce flood insurance premiums for our residents	X		

Chapter Seven: Community Health

- 7.1 Introduction**
- 7.2 Vision**
- 7.3 Background**
- 7.4 Community Health and Comprehensive Planning**
- 7.5 Cowley County Health Needs Assessment**
- 7.6 The Importance of the Health Care Sector to the Economy of Cowley County (2010)**
- 7.7 Accomplishments**
- 7.8 Goals and Actions**

7.1 INTRODUCTION

Comprehensive planning originated in this country primarily out of a need to protect the health of citizens from such threats as urban congestion, unsafe housing and inadequate sanitation. Eliminating disease, overcrowding and incompatible uses were goals worthy of addressing through planning efforts. As time passed, and comprehensive planning evolved, infrastructure and other issues became its focus and health issues were relegated to public health officials. In recent years, subjects that affect the health of citizens have come full circle with the realization the built environment is critical to good health, as are public policies regarding land use and development. While congestion may not be an issue in Arkansas City, access to health providers, access to parks and open space, transportation, access to groceries, and an opportunity for exercise, are all parts of comprehensive planning that can improve health factors for citizens of Arkansas City.

Health starts where we live, work, learn and play. Our surroundings have a profound impact on our overall health, from exposure to toxins to the ability to safely walk or ride a bicycle. The built environment of our communities and neighborhoods plays an important role in providing opportunities for residents to live long, healthy lives. For example, people who live in walkable neighborhoods tend to get more physical activity, and those who live near supermarkets are more likely to eat healthy foods such as fresh fruits and vegetables.

7.2 VISION

The City will act by influencing the built environment and setting policy regarding City programs and services to enhance the lives and health of Arkansas City residents. Reducing obesity levels, increasing participation in wellness activities, increasing public education of healthy lifestyle choices, reducing dependence on emergency room care as primary care, and creating good transportation links for walking and biking are recognized means of achieving this vision.

7.3 BACKGROUND

Health Care Services

Arkansas City is home to South Central Kansas Medical Center, which is located at 6401 Patterson Parkway. This new facility was opened in 2011, but the history of the institution dates back to 1905 when it was begun as Mercy Hospital. The facility sits on a large acreage, creating opportunity for expansion and development of a medical campus over time.

The new facility is a single-story building, with over 60,000 square foot of space to meet patient needs for emergency care, with 17 private patient rooms, 5 semi-private rooms, a negative pressure isolation room, and 4 intensive care beds. In addition, there is an obstetrics wing with family birthing suites, with a total of six beds available. There are two operating rooms, two treatment suites for outpatient/inpatient

surgery, as well as radiology and laboratory areas. The Center provides a number of vital services for the community from diabetes support and education, physical therapy, to respiratory therapy and more.

The land and buildings of the Medical Center are owned by the Public Building Commission created by the City. Financing for such came via a 10-year 1/2¢ citywide sales tax which commenced in 2009. The land and buildings are leased to the South Central Kansas Health Foundation. The city manager and a city commissioner are ex officio members of the Foundation's board of directors.

A new facility that helps to bring health care to low income residents was established in 2015. The Community Health Center in Cowley County (CHCCC), a 501(c)3 non-profit organization, is the only designated Federally Qualified Health Center (FQHC) in Cowley County. It received its FQHC designation in 2015 as the culmination of over six years of grassroots efforts to bring a community health center to Cowley County. The next nearest health center is over 30 miles away, with a drive time of nearly one hour.

Westside Clinic, 221 W. 8th Avenue, Winfield, currently houses services and programs. This 5,000 sq. ft. facility houses nine exam rooms, a minor surgery room, a diagnostic laboratory, an X-ray suite, and a behavioral health counseling space. To further improve health care access, CHCCC seeks to establish a second FQHC clinic in Arkansas City.

The service area for CHCCC is Cowley County, Kansas. The target population is county residents with a household income less than 200% of the Federal Poverty Level. According to the US Census Bureau, the current population of Cowley County is 34,908, of whom 37.4% (Source: kansashealthmatters.org. Retrieved on September 15, 2021) have a household income of less than 200% FPL.

Access to health care and health care utilization is influenced by several factors, including but not limited to: health insurance coverage, availability of health care professionals, cost, geography, and cultural and linguistic accessibility.

CHCCC provides comprehensive, prevention-focused, and integrated primary health care to its target population. Services include but are not limited to well child-care, chronic disease screening, diagnosis and treatment, gynecological care, prenatal and postnatal care, oral health services, pharmacy, behavioral health, laboratory and radiology, health education, and eligibility assistance.

Mental Health

Mental health services are provided by the Four County Mental Health & Counseling Center, located at Strother Field, 22214 D Street, Winfield. The organization is quasi-governmental, as it is run by a local board of directors but funded with governmental funds as well as private donations and grants. The Center is licensed and has been providing psychiatric and substance abuse services for nearly forty-five years to Arkansas City residents and the region. Their staff has grown over the years, but now exceeds 90 persons, including licensed clinicians. The location in Strother Field, a mid-point, between Winfield and Arkansas City was selected to efficiently serve the regions clients with a new building that was constructed in 2007, with additional leased space nearby.

Services provided to the children, adults, couples and families include medication services, alcohol and substance abuse evaluation and treatment, emergency and crisis resources and intervention, and a large variety of support services through Children/Adult Community Based Services programs. CCMHCC also offers a day-school, cooperating with six regional school districts for this intensive day-treatment service. The area is also fortunate that the organization is home to the Transitions Foster Home Program, the only remaining foster care program sponsored by a community mental health center in Kansas. The Center also partners with Sumner County for the Children Crisis House in Winfield.

City-Cowley County Health Department

Public health practice can be characterized as a multi-disciplinary approach that includes physicians, nurses, epidemiologists, dietitians, health educators and other professionals who assess common health measures to improve community health and the quality of life by providing interventions and promotion of healthy behaviors.

Local health departments provide a broad range of services including disease surveillance and investigation, immunizations, emergency preparedness, maternal and infant health programs, health promotion and prevention programs, and environmental health services including school and childcare facility inspections.

In 1946 the Cowley County Board of County Commissioners and the Governing Bodies of the cities of Arkansas City and Winfield created the joint City-Cowley County Health Department governed by a local Board of Health.

The Department **vision** is for Cowley County residents to enjoy heathy lives and exercise personal responsibility for their health and the health of their families.

The **mission** of the Department is to promote excellent health, prevent disease, and to protect the environment to benefit all our citizens.

The provision of public health service is focused on population based, community driven interventions. The local health agency provides some individual services as a safety net for those who would not otherwise receive care. The services rendered by the Department are preventative interventions that have been proven to have a direct impact on decreasing the medical costs associated with acute and chronic diseases. This is accomplished by being a well-financed modern public health organization capable of implementing its mission on behalf of the communities it serves.

The ten (10) essential services of public health are: (1) monitor the health of the community; (2) diagnose and investigate disease; (3) inform, educate and empower people; (4) mobilize community partnerships; (5) develop policies; (6) enforce laws and regulations; (7) link to and provide health services; (8) assure a competent workforce; (9) evaluate quality; and (10) research for new insights.

The City-Cowley County Health Department is recognized as a valued partner in public health policy development.

7.4 COMMUNITY HEALTH AND COMPREHENSIVE PLANNING

Introduction. The built environment -- where we live, work, learn, and play -- impacts our health. The following paragraphs summarize the interplay between the subjects of this Plan and community health.

Healthy Food. Eating healthy foods lowers the risk of becoming overweight or obese, key risk factors for chronic diseases such as heart disease, diabetes, and cancer.

Peoples' eating choices are strongly influenced by the food options available to them. For example, living near stores that sell healthy foods influences health. The closer one lives to a grocery store, the easier it is to obtain fresh fruits and vegetables. Proximity to healthy food is associated with greater consumption of healthy



food, and with decreased rates of obesity. Living near sources of unhealthy food can lead to an increased risk for obesity and chronic diseases. When fast food restaurants and convenience stores are more abundant, closer, and cheaper than grocery stores and produce stands, people are less likely and less able to maintain a healthful diet.

Local food production and direct sales increase options for accessing healthy food. Creating new opportunities for farmers markets and produce stands are ways to expand access to healthy food.

Housing. There are three housing-related factors that relate directly to community health. These are housing that is unaffordable, unhealthy, or inadequate.

- **Unaffordable Housing:** When unaffordable housing is the only choice available, people are forced to make trade-offs that are associated with poor health, obesity and other chronic diseases. When too large a percentage of income goes to cover rent or mortgages, residents may be unable to afford medical care for themselves or their families. Similarly, they may have to rely on inexpensive foods that contribute to obesity, live in over-crowded conditions that may spread infectious diseases, or suffer from poor mental health. Traditionally, housing is considered affordable if the cost of rent and utilities does not exceed 30% of gross household income.
- **Inadequate Housing:** *Inadequate housing* is housing that is structurally deficient, or having problems such as frayed wiring, lack of plumbing, or narrow stairs without a protective banister.
- **Unhealthy Housing:** *Unhealthy housing* is housing of an age or condition that results in problems such as pest-infested carpeting, indoor mold, or flaking lead paint.

Residents need access to affordable housing that offers the benefits of stability and reduced stress, which translate into reduced risk for chronic disease. Housing should not place an undue financial burden on residents that limits or eliminates resources devoted to self-care and the care of their families. Health is promoted when housing is located near parks, healthy foods, and walkable destinations.

Transportation and Land Use. Creating new opportunities to be active as part of daily life can help in reducing obesity, and "active transportation" such as walking, and cycling offers opportunities for exercise. Like all forms of transportation, the ability to benefit from active transportation is intimately tied to the arrangement of land uses in the community and the transportation infrastructure.

Built environments that provide opportunities for physical activity lower the risk of obesity. Neighborhoods with walkable destinations allow residents to get physical activity as part of their everyday routine. Density and a mix of land uses promote active transportation by bringing destinations closer together. For example, a mix of land uses can result in destinations such as restaurants and retail shops to be within walking distance of residents. Buildings that come right up to the sidewalk with ground-level windows and entrances encourage walking, as do amenities such as street trees, benches, and lighting. Streets are more comfortable for pedestrians when blocks, buildings, or vegetation provide a sense of enclosure. A well-connected street network makes bicycling and walking easier and safer. Auto-dependent development reinforces sedentary lifestyles, and spending time driving is associated with a higher likelihood of obesity.

The availability of primary care has a role in preserving good health and preventing illnesses and hospitalizations. Health care facility locations that allow people to use active transportation have the added health benefit of promoting physical activity.

Economic Development. Higher incomes are associated with better health. Income is a proven predictor of overall health, and each step up the economic ladder equates to better health. This is indicative not only of better access to health care, but also a greater capacity to engage in healthy behaviors. Employment influences chronic stress and income. Frequent or long-term stress takes a toll on health, and employment is a major influence on stress.

Compact, walkable development that creates vibrant neighborhoods can attract companies and skilled workers than can increase economic opportunity.

Citizens benefit from access to high quality, primary, secondary and higher education and stable employment opportunities that offer living wages. Providing these opportunities requires the community to attract highly skilled workers and create vibrant, attractive places to live, work, and play. A strong local economy helps create opportunities for education and employment.



Parks and Recreation. Being physically active reduces the risk of many diseases and improves wellbeing. Access to parks increases the likelihood of physical activity. The number of parks nearby, their size, and their features or amenities can all influence the amount of physical activity people achieve. People who live close to parks are more likely to use them and be physically active. Multi-use trails help people meet physical activity needs for both recreation and transportation purposes. Physical activity in parks is affected by park safety and maintenance. Investments in parks are maximized when people feel safe and comfortable using them for exercise.



Contact with nature can also reduce stress and have positive impacts on mental health. Contact with nature can decrease symptoms of attention deficit disorder. Parks and open space are a way for residents to make contact with nature, and also offer a public gathering space to interact with neighbors and others in the community.

walks or use public parks. Adverse health outcomes associated with lack of safety include obesity, chronic stress, heart disease, and poor mental health.

Safety and Social Connections. Neighborhoods can undermine a sense of safety if they have characteristics such as narrow sidewalks, dead-end streets and alleys, high speed limits, or the absence of crosswalks. People who perceive their neighborhood as unsafe are less likely to go for

A high degree of social cohesion is a strong predictor of lower rates of violence. Among middle school youth, positive connections to school and social groups is associated with better mental health, less risk of smoking, less risk of marijuana use, and higher graduation rates. In adults, strong social connections can help reduce stress, assist in coping, improve access to material support such as transportation or information, and improve mental health. Social connections are influenced by features of the built environment that provide opportunities for interaction, such as parks, shops, or front porches. The lack of a social network is associated with higher rates of morbidity and mortality, depression, and cognitive decline. Community centers, parks, libraries and other meeting places provide a social space separate from home and work and play an important role in enhancing social connectedness and a sense of community.

7.5 COWLEY COUNTY COMMUNITY HEALTH NEEDS ASSESSMENT

The Federal Patient Protection and Affordable Care Act requires tax-exempt hospitals to complete a Community Health Needs Assessment every three years. The law requires the Assessment include input from persons having public health knowledge or expertise along with persons representing the broad interest of the community. The Assessment is to identify community needs and adopt a strategy to address those needs.

Creating healthy communities requires a high level of mutual understanding and collaboration among community leaders.

Area stakeholders held a community conversation to review, discuss and prioritize health delivery. Top priorities identified include Behavioral/Mental Health, Poverty, Drug/Substance Abuse and Suicide. Strengths included Partnerships/Coalitions, Clinical Providers, Specialty Services and Access to Exercise and Fitness. According to the 2021 Robert Wood's Cowley County Health Rankings, Cowley County was ranked 94th in Health Outcomes, 84th in Health Factors, and 63rd in Physical Environmental Quality out of the 105 Kansas Counties. A full copy of the Health Needs Assessment is available on the Health Department's website. Each subsequent plan will also be added as they are completed.

7.6 THE IMPORTANCE OF THE HEALTH CARE SECTOR TO THE ECONOMY OF COWLEY COUNTY

In December 2010 Kansas Rural Health Works published its report on the "Kansas Rural Health Options Project." Following are excerpts from the introduction and summary of that report:

The Economics of Rural Health Care

The organization and delivery of health care services have undergone rapid evolution in recent years. For many Americans, the cost of services and access to care are important issues. This certainly is true in many rural areas where communities have struggled to maintain affordable, quality health care systems. As economic forces and technical advances continue to change health care, it is more important than ever for rural community leaders and health care providers to work together to ensure affordable, sustainable health care systems.

The Economic Contribution of the Health Care Sector in Cowley County, Kansas

The rapidly changing delivery of health services in rural counties has the potential to greatly impact the availability of health care services in the future. These changes include:

- Insufficient Medicare and Medicaid payments to hospitals and providers may force a reduction in the provision of health care services.
- Although Kansas rural health networks are already fairly strong, creation of provider networks may substantially change the delivery of, and access to, local health care services.
- Use of telemedicine could increase access to primary, consultative and specialty health care services at the county level.
- Development of critical access hospitals could help health care services remain in rural counties. Kansas currently has over 80 critical access hospitals.

As a result, the health care sector can have a large impact on the local economy. All of these changes make it imperative that decision makers in Cowley County become proactive in maintaining high quality local health care services.

Health care facilities such as hospitals and nursing homes provide jobs and income to people in the community. As these employees spend their income in the community, a ripple spreads throughout the economy, creating additional jobs and income in other economic sectors.

Summary and Conclusions

The Health Services sector of Cowley County, Kansas, plays a large role in the area’s economy. Health Services represents one of the largest employers in the area and also serves as one of the largest contributors to income. Additionally, the health sector has indirect impacts on the local economy, creating additional jobs and income in other sectors. The health sector also contributes substantially to retail sales in the region.

While the estimates of economic impact are themselves substantial, they are only a partial accounting of the benefits to the county. Health care industries in rural counties help to preserve the population base, invigorating the communities and school systems. Similarly, many hospitals and nursing care facilities have active community outreach programs that enhance community services and the quality of life for community residents.

A vigorous and sustainable health care system is essential not only for the health and welfare of community residents, but to enhance economic opportunity as well. Health-related sectors are among the fastest growing in economy. Given demographic trends, this growth is likely to continue. The attraction and retention of new business and retirees also depends on access to adequate health care services.

The strategic health planning process helps local communities identify their health care needs; examine the social, economic, and political realities affecting the local delivery of health care; determine what is wanted and what realistically can be achieved to meet their identified health care needs; and develop and mobilize an action plan based on their analysis and planning.

For the strategic health planning process to be most effective, it must be based in the community and driven by the community. This process is about local people solving local problems. The local hospital and health care providers should have input into the decision-making and should support and trust the outcomes, but the community must provide the energy and commitment.

7.7 ACCOMPLISHMENTS

Since the 2013 Plan, a community health center for low income was successfully established in the County. A Federally Qualified Health Center (FQHC) was established in Winfield. The Community Health Center in Cowley County has plans to now also establish an additional health center in Arkansas City.

RISE Cowley was established which helps to promote healthy eating, active living and tobacco and vaping cessation throughout the county. The City also received a grant from Blue Cross Blue Shield of Kansas Pathways to a Healthy Kansas program. The grant is being used to conduct a transportation plan that will in part help to develop more active living through trails, and better pedestrian connectivity throughout the City to help with active living.

7.8 GOALS AND ACTIONS

In light of the recent Coronavirus pandemic, community health has come to the forefront. The pandemic has changed the healthcare picture forever. It brought to the forefront issues on how public health is delivered to the community. Now, more than ever, the City must work to promote public health by promoting our local health institutions and to ensure that public health is looked at in all planning decisions.

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
Support Efforts to Improve Access to Health Services.			
Improve the public's awareness of available health services.	X		
Encourage higher rates of utilization of basic preventative care.	X		
Encourage providers to offer services at times, and days that allow people to utilize health care services.	X		
Encourage and support Cowley First in its efforts, alongside the South Central Kansas Medical Center and William Newton Memorial Hospital, to study ways to achieve the most cost-effective provision of comprehensive health services to residents of Cowley County.	X		
Assist the Community Health Center in Cowley County (CHCCC) in establishing a Federally Qualified Health Center (FQHC) in Arkansas City for low income residents.	X		
Work with providers to enhance the availability of childcare and work with the Kansas Department of Health and Environment to streamline childcare licensing regulations and policies.	X		
Look at public health in all planning decisions	X		
Encourage a positive view of mental and behavioral health that will encourage citizens to respond to their mental health needs	Short	Medium	Long
Improve the public's awareness of the availability of mental health services.	X		
Encourage mental health providers and primary care providers to implement programs to reduce the stigma of mental illness.	X		
Avoid the inappropriate incarceration of persons with mental health issues and encourage Cowley County to do the same.	X		
Partner with existing organizations to help prevent suicide and other harmful behaviors.	X		
Increase the opportunities for physical activities for citizens of all ages and abilities	Short	Medium	Long
Maintain and enhance parks and recreation facilities and services consistent with the goals and actions in Chapter 5.		X	
Increase access to parks, recreation and open space.		X	
Provide recreation opportunities for residents of all ages, abilities and economic and cultural backgrounds.	X		
Provide recreation facilities and services needed by various population groups, such as specific age groups or people with special physical requirements.	X		
Whenever possible, consider the impact of public infrastructure decisions, and private development requiring City approval, upon the ability of citizens to walk or bike to their destinations, including parks.	X		
Encourage public and private schools, and childcare providers, to provide ample opportunities for physical activity.	X		
Establish areas for physical activity at City offices and encourage similar actions by other employers.	X		

Encourage easy access to healthy foods	Short	Medium	Long
Encourage the location of food retailers throughout the community	X		
Support and promote farmers markets, produce stands and community gardens.	X		
Consider creating a land use category for urban agriculture, distinguishing it from rural agriculture.	X		
Encourage healthy foods in city-owned facilities and at City-sponsored events.	X		
Promote Healthy Transportation	Short	Medium	Long
Increase the City's walking and bikeway network.	X		
Increase sidewalk connectivity and safe crossings.	X		
Implement traffic calming on neighborhood streets where appropriate.	X		
Continue working with the city's partners to create a stronger local economy	Short	Medium	Long
Mitigate the health impacts of poverty by encouraging employment opportunities for those in poverty.	X		
When recruiting businesses, place significance on businesses that provide living wage jobs.	X		
Help educational institutions provide students with the support needed for educational success.	X		
Work with educational institutions and businesses to connect educational achievement with employment opportunities in the community	X		

Chapter Eight: Land Use/Growth Management

- 8.1 Introduction**
- 8.2 Vision**
- 8.3 Past Comprehensive Plans: Land Use Analysis**
- 8.4 Land Uses under the City's Present Zoning Regulations**
- 8.5 Proposed Changes to the Land Use Regulations**
- 8.6 Community Survey Responses**
- 8.7 Future Land Use Map for the City**
- 8.8 Fringe Area Development: The "Growth Area"**
- 8.9 Future Land Use Map for the Growth Area**
- 8.10 Accomplishments**
- 8.11 Goals and Actions**

8.1 INTRODUCTION

A request often heard over the course of the preparation of a city's comprehensive plan is that development should occur in a way that will preserve the city's "character". A critical aspect of any city's character is its pattern of land use – the types, location, mix and density of uses. While past and present-day development patterns put a face on "character", future development patterns will either maintain or change that character. Although not entirely within the power of citizens or their city government, development patterns are influenced by a community's policies on land use, housing, economic development and other policies such as those contained within this Plan, as well as the community's land use laws.

The pattern of land use, most notably the location of development, also significantly impacts the quality and cost of public facilities and services. Level of demand, costs of infrastructure and cost-effectiveness of providing municipal services are all a function of patterns of land use – with great cost differences (often borne by the public) resulting from sprawl development as compared to development at higher-density, urban levels.

This chapter attempts to summarize the goals necessary to achieve the development pattern desired by the City. Those policies attempt to not only advance land use objectives, but also complement, integrate and promote the goals for Housing, Economic Development and Infrastructure as set out in other chapters of this Plan.

This chapter also sets out the goals and policies the City should use as it reviews applications for development and rezonings, as it considers annexations and/or extraterritorial land use regulation, and as it adopts capital improvement plans and budgets.

8.2 VISION

Arkansas City will experience growth and stability in part due to careful thought given to regulation of the location of different uses of land. Those regulations will minimize conflicting uses and maximize efficiencies in public infrastructure serving those uses.

The City's land use regulations will recognize and respect private property rights, provide landowners and developers with flexibility, and will avoid development requirements and costs that do not serve a valid interest of the community.

The City will continue to plan not only for the future growth and development of land within its corporate limits, but also continue planning for its extraterritorial "growth area". The growth area is generally that unincorporated area lying north and south from the City's limits along the US-77 corridor

and west along and north of US-166, as detailed in this Chapter, where the nature, timing and intensity of land development have consequences for Arkansas City.

The City will encourage new development to occur in proximity to existing or planned streets, water, electricity, sewer and other public infrastructure. Its regulations will attempt to promote growth while simultaneously preserving the existing character of Arkansas City.

8.3 PAST COMPREHENSIVE PLANS: LAND USE ANALYSIS

Past Comprehensive Plans devoted significant thought and space to a survey of then-existing land uses within the City and the three-mile study area covered by the plan.

As noted elsewhere in this Plan, it is an objective to reiterate, or at least reference, those key findings and recommendations set forth in earlier comprehensive plans which hold relevance for the 2021 Comprehensive Plan. This has been the past practice of the City, and it is a commendable one for numerous reasons.

In Past Plans, special sections were included that showed key findings and recommendations from the current plan’s predecessors. While there is merit in showing how findings have changed over the years to show where we have come from, the current plan places less emphasis on these sections instead choosing to summarize the past plans and incorporating any continuing goals and actions into the current plan.

The 2003 plan noted that downtown remains the focal point of the physical fabric of the community which still holds true and will be reflected in continuing goals and actions. The plan also noted some development issues that lacked cohesion. Some of this is still occurring and should remain an emphasis in the current plan. The 2003 Plan also noted areas of incompatible uses. The 2013 Plan worked to combat many of these uses with various levels of success. The current plan should work to continue this practice. Many of the recommendations from the 2003 Plan should be carried forward as well. One such recommendation was to discourage further commercial rezonings along West Kansas Avenue. For the most part, this has happened, and no new commercial development has occurred along this corridor. The Plan also made a recommendation about the Summit Street corridor between Linden and Kansas Avenues. This corridor continues to be a challenge and much discussion still needs to occur on how to address the mixed-use nature of this corridor. The 2003 Plan also encouraged development to occur in the proper places and with proper growth management. One such recommendation which still applies was to keep retail development within the existing corridors instead of adding new ones. Responsible growth management will need to continue to be a part of Comprehensive Plans well into the future.

The 2013 Plan recognized that many of the goals from 2003 were either not met or no longer applied. The plan also recognized that the zoning and subdivision regulations needed a significant rewrite. Many of the regulations had no alteration since 1964. The plan created a framework for establishing these new regulations which will be discussed at more length in the next section. In addition to this, the Plan also shrunk the growth area from the entire 3-mile area to a smaller restricted area in response to the creation of the City of Parkerfield on the City’s east side. Changes from the 2013 Plan’s Growth Area to the 2021 Plan will be discussed at length within the new Plan’s Growth Area section.

8.4 LAND USES UNDER THE CITY’S PRESENT ZONING REGULATIONS

The City’s current zoning regulations were adopted in 2014 after the 2013 Plan was adopted. There have been a number of amendments to the current regulations since 2014 in response to changing needs and circumstances. The most major amendments occurred in 2016 including changes to the supplemental regulations, sign regulations, telecommunication towers and the combination of the Planning Commission and the Board of Zoning Appeals into one board with some shared membership. Additional changes were made in 2017 and 2018 which changed some definitions, modified some residential uses,

added some development standards regarding sidewalks and updated the parking regulations to better comply with Americans with Disabilities Act (ADA) guidelines.

The Subdivision Regulations were also completely reworked in 2014. It was also recognized that many of those regulations dating back to the early 1990s had become out of date. The 2014 Subdivision Regulations paid careful attention to the changes and goals noted in the 2013 Comprehensive Plan. These regulations have had some minor amendments since 2014. In 2016, the site plan review process was modified to match current practices and some development standards were changed regarding mini warehouses. In 2018, the lot split provisions were also modified. Staff has determined in practice that the site plan review regulations would be more appropriately located within the zoning regulations and recommends that this section be moved into a reserved Article 29 of the Zoning Regulations.

Following is a brief description of some of the more significant features of the current zoning regulations:

Intent of Districts:

An Article is included with statements explaining the purpose or intent for each of the proposed zoning districts and overlay districts. This Article will provide the public, and property owners, with an overview to the regulatory approach the City is taking.

Agricultural District:

A single Agricultural (A) District is present. Permitted and conditional uses are fairly restricted, with only a few non-agricultural uses allowed. The only residential use is single-family residential development, subject to a minimum acreage requirement.

Residential Districts:

This Article sets out most of the regulations pertaining to the proposed three residential districts: Low Density (R-1) Residential, Medium Density (R-2) Residential and High Density (R-3) Residential. The permitted residential use in Low-Density is single-family housing, but duplexes are also allowed as conditional uses. Likewise, in the Medium-Density District one- and two-family housing is permitted, with three-plus family housing allowed as a conditional use. High Density District regulations permit all types of housing, from single-family to apartment houses. The residential district regulations are intended to allow optional development opportunities for property owners in hopes of encouraging new development and redevelopment that will increase and improve the City’s housing stock, consistent with Plan goals.

Countryside District (Residential):

The Countryside District is intended for use in largely undeveloped areas that would support “cluster development” that accommodates preservation of environmentally significant or sensitive lands and setting aside of open space.

Elderly Housing Overlay District (Residential):

The Elderly Housing Overlay District, is intended to provide incentives to developers to construct detached single-family housing for senior citizens, thereby addressing a housing need identified in this Plan.

Manufactured Home Park District:

This District and is intended to accommodate manufactured housing placed on rented spaces.

Commercial Districts:

The commercial zoning districts are Office and Service Business District (C-1), Restricted Commercial District (C-2), General Commercial District (C-3) and Central Business District (C-4).

The C-1 Office and Service Business District focuses on commercial uses which are compatible to adjoining residential uses.

The C-2 Restricted Commercial District allows specified categories of retail sales uses at neighborhood service intensities.

The C-3 General Commercial District is designed for retail sales and services located outside the central business district and of intensity greater than that suited for neighborhood shopping areas.

The C-4 Central Business District is the core commercial district of the City. This district includes the commercial uses in the central business district which provide the major focus of retail, government and business services facilities for the entire community.

Manufactured Home Subdivision District:

This Article provides for subdivisions designed for manufactured homes. The Article also allows for site-built housing within the same district.

Industrial Districts:

The industrial districts provide for areas of light and heavy industrial uses and for other compatible uses. Light industrial uses (I-1) generate few effects felt off-site while Heavy Industrial uses (I-2) tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust or other effects that travel off-site.

Public Use District:

The Public (P) District is applied to uses such as city hall, schools and fairgrounds. This classification becomes an alternative to public uses being either permitted or conditional uses in residential, commercial and industrial districts.

College Overlay District:

The College Overlay District is an overlay district for property within the R-3 district. Its purpose is to encourage and accommodate master development plans for the campus and any related properties comprising Cowley College.

Planned Unit Development District:

The Planned Unit Development (PUD) overlay district is intended to give considerable flexibility to property owners, to encourage innovation with respect to type, design and layout of buildings.

Housing Opportunity Overlay District:

The Housing Opportunity Overlay District (HO-O), can be applied to any R-1, R-2 or R-3 zoned property. It allows for higher density development, intended to achieve lower development costs, and in turn lower-cost housing for homebuyers. Other development incentives are provided to encourage construction of affordable housing, again responding to housing goals and objectives set out in this Plan.

Mixed Use District:

This Mixed-Use District (MU), allows for a number of potential residential-commercial mixes, all subject to approved design standards. This district is most suitable for areas which have had both residential and low-intensity commercial uses side-by-side. In a nutshell, property zoned MU can be used for any land use permitted in the proposed R-1, R-2, C-1 or C-2 districts. Conditional uses in those same four districts are also conditional uses allowed in the MU district.

Historic Conservation Overlay District:

The objective of the Historic Conservation Overlay District (HC-O) is to encourage property owners of historic commercial buildings and homes in historic neighborhoods to request this special zoning

designation and thereby trigger certain development and design standards to guide new construction and redevelopment within the district.

Other sections:

Other sections of the zoning regulations provide the regulations concerning the Planning Commission and Board of Zoning Appeals, amendment procedures, Sign Regulations, Floodplain Management (adopted by reference), supplemental regulations, parking regulations, and regulations dealing with nonconformities and provisions for enforcement of the regulations. The site plan review regulations are currently located within the Subdivision Regulations

8.5 PROPOSED CHANGES TO THE LAND USE REGULATIONS

Set out below are the general objectives which the Planning Commission believes are promoted by the zoning regulations it expects to recommend for adoption by the City Commission following adoption of this Plan. Many of the districts from 2014 still work well but parts of the regulations need some adjustments.

Countryside District:

The Countryside District is intended for use in largely undeveloped areas that would support “cluster development” that accommodates preservation of environmentally significant or sensitive lands and setting aside of open space. This district is not currently used in the city zoning regulations and is written more for extraterritorial zoning regulations. The 2013 Plan ultimately did not end up adopting extraterritorial zoning regulations and as such, no areas were zoned Countryside (CS). If extraterritorial zoning is not recommended by this Plan, the Countryside District should be eliminated.

Mixed Use District:

The Mixed Use District allows for a number of potential residential-commercial mixes, all subject to approved design standards. This district is most suitable for areas which have had both residential and low-intensity commercial uses side-by-side. This district should still remain but needs some additional clarity on the design standards. There are a number of areas on the zoning map that are currently zoned Mixed Use that need to revert to a residential district. Many of these areas have not seen this sort of development in the southwest area. Along the N Summit Corridor, the development has been seen but some of it is not truly compatible with the surrounding residential uses. The areas along West Radio Lane should remain for now. The areas along East Kansas Avenue should change to Commercial south of the C Street Canal.

An overlay district may be required in certain areas to enhance the regulations. This could be an option for the North Summit Street corridor mentioned above.

Historic Conservation Overlay District:

The objective of the Historic Conservation Overlay District is to encourage property owners of historic commercial buildings and homes in historic neighborhoods to request this special zoning designation which should trigger certain development and design standards to guide new construction and redevelopment within the district. The current HC-O district covers the existing historic district but has no additional local regulations tied to it beyond that. This overlay could however be used as a local historic district as well and placed on the local historic register. Establishment of a local historic register district would have to be recommended by the Historic Preservation Board according to the historic preservation CLG ordinance.

Other Zoning Amendments:

The site plan review regulations are currently within the Subdivision Regulations. It would streamline the regulations to place them in the zoning regulations under the reserved Article 29. Very little changes

to the current Site Plan review regulations will need to be made. Some modifications related to storm water may need to be added.

Tiny homes are becoming more prevalent. Regulations related to tiny homes should be added. One option would be to modify the Manufactured Home Subdivision District to accommodate them. They could also be added to the residential districts with certain restrictions added in.

Short term rentals are also becoming a reality in Arkansas City as well and regulations related to those need to be established.

Due to staff observation and development patterns the various use tables in each district may require some adjustment. Specific adjustments will be recommended by staff.

The Supplemental Regulations will need some adjustments. There have been a number of issues related to fences that should be clarified including the types of fencing material allowed. Other smaller changes will need to be included as staff recommends.

Subdivision Regulation Amendments:

The Subdivision Regulations do not require many amendments with the exception of the removal of the Site Plan Review Regulations as noted previously. There does need to be a review of the Lot split requirements as this can be difficult to enforce especially in the growth area. Consideration should be given to simplifying the requirements for lot splits.

8.6 COMMUNITY SURVEY RESPONSES

In early 2013 citizens of Arkansas City were surveyed on a number of issues relevant to the preparation of this Plan, and its goals. One question directly related to the proposed Growth Area -- asking citizens whether the use and development of land nearby but outside the City was a matter of such interest to Arkansas City that it should be regulated by the City. The response to that question, as well as a follow-up question, follows. These responses reflect modest citizen support for City efforts to provide some degree, greater or lesser, of regulation over the use and development of land which lies outside the city limits.

Property Outside the City Limits

- a. Should the City be concerned with land development, outside and adjacent to existing city limits?

Yes - 46% No - 34% No Response - 20% Total Responses - 694

- b. *If you answered yes to the question above, indicate the step(s) the City should take to regulate the use and development of land adjoining the City's present limits:*

	Yes	No
Annexation	55%	45%
Make the property subject to city zoning without annexing it	60%	40%
Encourage Cowley County to adopt zoning	81%	19%
Make the property subject to City-adopted building codes	77%	23%

The 2013 survey also asked for agreement or disagreement with the following statements:

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Total Responses
The City needs to increase its planning efforts to encourage quality development.	2%	7%	38%	41%	12%	685
I support future expansion of the city limits if developers share in the cost of infrastructure improvements.	8%	10%	28%	40%	13%	685

The 2013 survey listed 12 examples of how new land development can affect the community and asked which of those were the most important. The following are the three most selected choices:

	Total Responses
Whether the existing public water and sewer service is adequate for the development.	279
Compliance with reasonable and well-drafted zoning and subdivision regulations.	244
Compliance with reasonable and well-drafted building codes.	210

A number of survey respondents wrote comments reflecting their views on land use and development outside the City. Some of those comments are found at Appendix B.

8.7 FUTURE LAND USE MAP FOR THE CITY

The City's Future Land Use Map (FLUM) is not a zoning map, nor is it a map of existing land uses. Rather it reflects the best judgment of the Planning Commission and City Commission of the most appropriate use of land throughout the City. The map is intended to show consistency with the goals and objectives of the Comprehensive Plan and is an important component of this Plan. A separate future land use map appears later in this chapter for land in the fringe area ("Growth Area") surrounding the City.

The Future Land Use Map's official purpose is to guide the City in the consideration of zoning and rezoning applications. Beyond that it serves as a visual representation of the future of the community.

Following is an overview of the dominant land uses within the City as envisioned by the Future Land Use Map, broken down on a quarter basis, plus the downtown. This FLUM does not vary significantly from the FLUM in the 2002 Comprehensive Plan:

Northwest: The City anticipates additional commercial development west of Summit and north of West Radio Lane. As the commercial development is expected to occur alongside existing and new residential uses, Mixed-Use is appropriate here. This development is expected due to new multi-family housing projects nearby, as well as continued single-family home construction, and the location of the high school.

There is a need for a wastewater facility, possibly a package plant, at some location east of North 8th Street and north of West Radio Lane. This will help supply the infrastructure needed to support continued development in this area, which will remain predominantly residential.

Northeast: Residential uses will continue to dominate this area. A major public use is the golf course which is anticipated to continue. New commercial development may fill in east of Summit, both north and south of East Radio Lane. The FLUM shows several areas well-suited for commercial-residential Mixed-Use zoning -- north of Kansas Avenue and east of the railroad tracks. The office and other commercial uses now present are expected to continue.

Southwest: Changes in land use in this quadrant of the City may occur if the second stage to the US-77 Bypass is constructed, linking US-166 to US-77. In that case the areas south of that Bypass could experience some Mixed-Use development. For the balance of the quadrant, the FLUM shows little change from the 2002 Plan's FLUM, with the exception of the reduction of industrial areas.

Southeast: Land uses, present and future, in this part of the City are influenced greatly by the floodplain and floodway fringe areas, which effectively limit usage to agriculture and open space. The existing residential areas extending eastwards toward Parkerfield are expected to continue at a modest rate of growth.

8.8 FRINGE AREA DEVELOPMENT: THE "GROWTH AREA"

The planning area for this Comprehensive Plan is not only the land within Arkansas City's corporate limits, but also the extraterritorial area of unincorporated Cowley County noted on the attached Future Land Use Map as the "Growth Area". The need for the City's planning for the growth and development of this land area outside its limits is clear and immediate. As will be explained in the following paragraphs, how and when the Growth Area develops will directly affect how and when land within Arkansas City will develop and redevelop. Should development in the Growth Area not be planned for, the quality of life for citizens of Arkansas City will be impacted, as will the ability of the community to achieve many of the goals set out in this Plan.

Why should what happens outside the City's limits be any business of the City? A fair argument can be made that if land area is important to the City, then the City ought to avoid any possible controversy of extraterritorial regulation by annexing that land – once it is made part of the corporate entity of Arkansas City any questions about legal authority to regulate land use and development become moot. However, there are reasons, practical and political, why annexation is not always the preferred course of action for a city. Sometimes the less consequential action of planning – but not making such property subject to other city laws or to city-levied taxes – is the better way to proceed for all parties.

Often when people think of sprawl development they think of low-density residential development on the fringe of a city's limits. Such development often has lower up-front costs due to land values, differences between city and county land use regulations and development requirements.

The low-density development which already typifies the Arkansas City Growth Area – and which can only be expected to continue along present lines – affects the entire community. It increases infrastructure costs, stretches municipal services to or past their limits, increases transportation costs, removes open space and can remove valuable agricultural land from production prematurely. A pattern of leapfrog development is costly and can diminish the quality of life of citizens on both sides of the city limits. Further, the more development occurs in the Growth Area, and the further out that development is, the more likely it will diminish the character and identity of Arkansas City. Such development may take away public resources much needed to restore and develop areas within the City and create more public costs for county taxpayers – both within and outside Arkansas City – than it will generate in tax revenues or other economic value.

There are other problems which can arise in areas next to a city's limits, in cases where a city does not exercise authority over land use and development, or where a city and county are not fully cooperating in their land use planning and regulation. For example:

- Desired development does not occur because developers are leery of what the land development "rules" are and are concerned about undesirable uses locating near their property.
- Development occurs, but at an intensity not efficient for urban-scale growth. The city gets hemmed in by sprawl development that makes extension of municipal services and infrastructure inefficient or economically impossible.

- Development occurs without proper thought as to future extension of city's infrastructure. Streets, sewers, water lines etc., do not line up or are otherwise incompatible. Parks and open spaces are not provided for, neither are schools or other public uses.
- Development occurs, but too much, too fast. This may take the form of relocation of homes and businesses from locations within the “more regulated” city to the “less regulated” urban fringe area.
- Development occurs but is the wrong type of development at the wrong location (cement plant, salvage yard, landfills, shopping malls).
- Loss of natural resources, environmentally sensitive land, prime agricultural land, open space, etc., consumed by unplanned, sprawl development.

In short:

- Growth that is wanted does not materialize, or
- Growth occurs, but it is of a character that creates adverse consequences for the community.

Notwithstanding the possible consequences for a city from having adjacent unzoned land, it is not uncommon for disagreement and controversy to arise from action proposed by a city to exercise its state law grant of extraterritorial zoning authority -- authority which is discussed under the following heading.

Such disagreement and controversy has accompanied the preparation of the 2013 Plan. The initial recommendations of the Planning Commission was for the City to exercise its planning, zoning and subdivision authority over an area running one mile either side of U.S. 77 for a distance of three miles north and south of the City's limits, and an area running two miles north along U.S. 166, three miles west of the City. A few other areas to the east and northwest of the City were also proposed to be included. While this recommendation did propose to extend zoning authority over an approximately 19 square mile area, it would also reduce the planning and subdivision authority the City has had since at least 1996 by approximately 74% or 53 square miles.

The City Commission requested the Planning Commission's reconsideration of the recommendations to extend City zoning authority and retract City planning and subdivision authority.

The Planning Commission did so reconsider and recommended that the language set out in the 1996 Plan, recommending extraterritorial zoning, not be carried forward as part of this Plan, but instead that the City should:

- (1) Reduce its planning jurisdiction to the US-77 and US-166 corridors as described above; and
- (2) Reduce its extraterritorial subdivision regulation to the boundaries of the Growth Area.

EXTRA-TERRITORIAL JURISDICTION UNDER KANSAS LAW

Comprehensive Planning: - A city planning commission is authorized by state law to make a comprehensive plan for the development of not only that city but also any unincorporated territory lying outside of the city but within the same county in which that city is located. K.S.A. 12-747(a). The planning commission of any city that plans, zones or administers subdivision regulations extraterritorially must have at least two members who reside outside the city limits and within three miles of the city. K.S.A. 12-744(a).

Zoning Regulations: In Kansas, a city may apply its zoning regulations to land located outside the city which is not currently subject to county zoning regulations and is within three miles of the city limits, and not more than one-half the distance to the nearest city. To use this power a city must have a planning commission and its adopted comprehensive plan must "include" the extraterritorial area. K.S.A. 12-715b; K.S.A. 12-754(a). County zoning "displaces" city zoning -- the city's regulations

terminate upon county zoning regulations taking effect in the extraterritorial area. K.S.A. 12-715d. Extraterritorial zoning can also occur pursuant to an interlocal agreement between a county and city.

Subdivision Regulations: In situations, such as with Cowley County presently, where no county subdivision regulations are in effect outside a city's limits, a city may exercise its power under K.S.A. 12-749(a) to regulate the subdivision of land within three miles of its corporate limits, but not more than one-half the distance to another city having subdivision regulations. A city and county could also provide for such extraterritorial regulation by the city by means of interlocal agreement.

Building Codes: While any county may adopt and enforce building codes for the unincorporated areas regardless of whether the county also engages in planning, zoning or subdivision regulation, a city may only enforce building codes outside its limits under the authority of K.S.A. 12-751 or pursuant to an interlocal agreement. K.S.A. 12-751 allows such extraterritorial actions by cities "in conjunction with subdivision or zoning regulations."

K.S.A. 12-751a adds a protest petition provision to the law allowing cities to enforce building codes extraterritorially. K.S.A. 12-751a establishes a protest petition and election procedure to be conducted in the area outside and within three miles of the corporate limits of a city which adopts an ordinance providing for the enforcement of building codes in this unincorporated area. A sufficient protest petition (20 percent of the qualified electors residing within the extraterritorial area) must be filed within 90 days of the effective date of the ordinance. If a majority vote in favor of rejecting the building code regulation, the city must modify its ordinance to exclude the area and the city may not adopt any ordinance extending building codes in this area for at least four years.

INTERLOCAL AGREEMENTS

The Kansas Interlocal Cooperation Act (K.S.A. 12-2901, *et seq.*) is a broad, liberal grant of authority that cities and counties can use to craft regulatory arrangements best suited for local needs and conditions. The Act has been used many times and, in many places, to provide for more effective, efficient regulation of development at the urban fringe.

ARKANSAS CITY GROWTH AREA

The "Growth Area" described in this chapter, and on the maps accompanying this chapter, is that land area outside the present limits of the City where development potential is greatest and such development is reasonably expected to impact Arkansas City -- either positively or negatively.

The planning area of the 2003 (as well as earlier) Comprehensive Plan extended in all directions three miles from the city limits. The fact that the 2003 Plan identified future land uses only for five areas within that three-mile radius indicates the City believed only a fraction of the three-mile area was likely to experience development. The 2013 Plan recommended reducing the City's planning area to its north and west corridors. This land area is the City's "Growth Area".

The land area of the Growth Area is best shown by the accompanying map, but generally is a corridor one mile east and west of US-77 and extending three miles north of the City; a corridor one-half mile east and west of US-77 and extending three miles south of the City; and a corridor bordering US-166, two miles north of the highway and extending three miles west of the City.

8.9 FUTURE LAND USE MAP FOR THE GROWTH AREA

The City has determined the Arkansas City Growth Area to be that land area designated on the Future Land Use Map – Growth Area. In general, the City envisions the existing land uses to continue at their present sites – meaning non-agricultural residential development will, and should, stay in close proximity to its present locations. For the existing commercial and industrial uses, the map reflects where such uses are proposed to continue.

The great majority of the land area comprising the Growth Area is envisioned to remain in agricultural use. That preference reflects the determination by the City that non-agricultural development is not to be encouraged in the absence of adequate public infrastructure. Further, any investment of public funds by the City to accommodate development in the Growth Area should be approved only following a determination that such will not adversely affect development and redevelopment inside the City, or otherwise obstruct or detract from any of the Goals of this Plan.

The following summarizes the Future Land Use Map (FLUM) for the Growth Area, by compass direction from Arkansas City:

North: The Growth Area FLUM is consistent with the future land uses designated in the City-adopted US-77 Corridor Management Plan, with minor revisions to reflect changes in and use since adoption of the US-77 Plan. This north corridor of the Growth Area takes in a larger area than the US-77 Plan did, in part because the US-77 Plan had a more limited mission than does this Plan -- a mission that did not consider uses of land more than one-half mile from US-77.

As shown on the FLUM, most of the land area distant from US-77 is projected to remain in agricultural use, with some limited low-density residential development as well.

South: The FLUM shows commercial uses extending south from the City along the west side of US-77. Commercial uses are also expected to occur at the intersection of US-77 and 322nd Road, with some Mixed Uses (MU) to the east of that intersection, reflecting a continuation of the mixture of uses now in that area. Otherwise the City envisions this south corridor to continue in agricultural use with some scattered and low-density residential use.

West: The principal interest in having this corridor, which extends to the west with US-166 as its southern border, is to protect the community's investment in, and need for, municipal water wells. As the greatest portion of this corridor is in the floodplain the future uses for the entire area are projected as agricultural and scattered, low-density residential.

8.10 ACCOMPLISHMENTS

Upon adoption of the 2013 Plan, the City completely overhauled the zoning and subdivision regulations and adopted them in May 2014. These changes have proven to be very beneficial as they brought the regulations up to current times and are more easily interpreted. A number of amendments have been made in response to changing conditions and state and federal regulations.

8.11 GOALS AND ACTIONS

The goals in the Plan relating to how the City grows, and what land use is most appropriate for a given piece of property, are broad and far-reaching. Implementing strategies to attain land use goals is important to achieving other goals set forth in the Plan.

The 2013 Plan called for the City’s new land use regulations, and development occurring in accordance with those regulations, to preserve the existing character of Arkansas City while at the same time promoting the area’s economic development, growth and prosperity. Sufficient land area needs to be identified to serve housing needs. Those regulations were developed and have, for the most part, worked well. However, with changes in the community and technologies there is a need to update the regulations to reflect the current trends in place today.

Any updates to the City’s land use regulations and future zoning actions need to take into account the goals relating to commercial and industrial growth. Again, the goal is not just “enough” land zoned to meet such demands, but land that is well-suited and well-situated for such development given all the interrelated goals of this Comprehensive Plan.

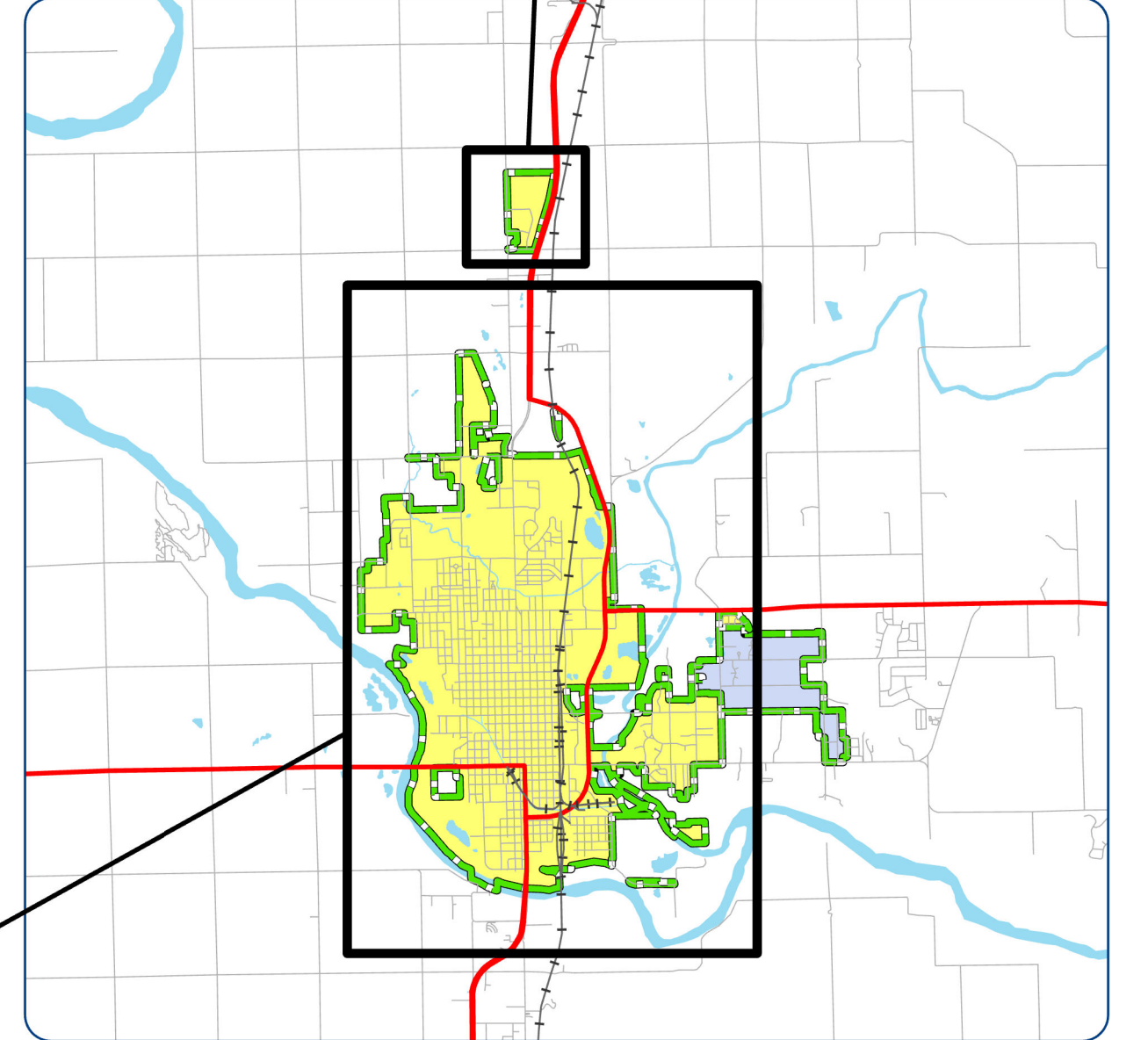
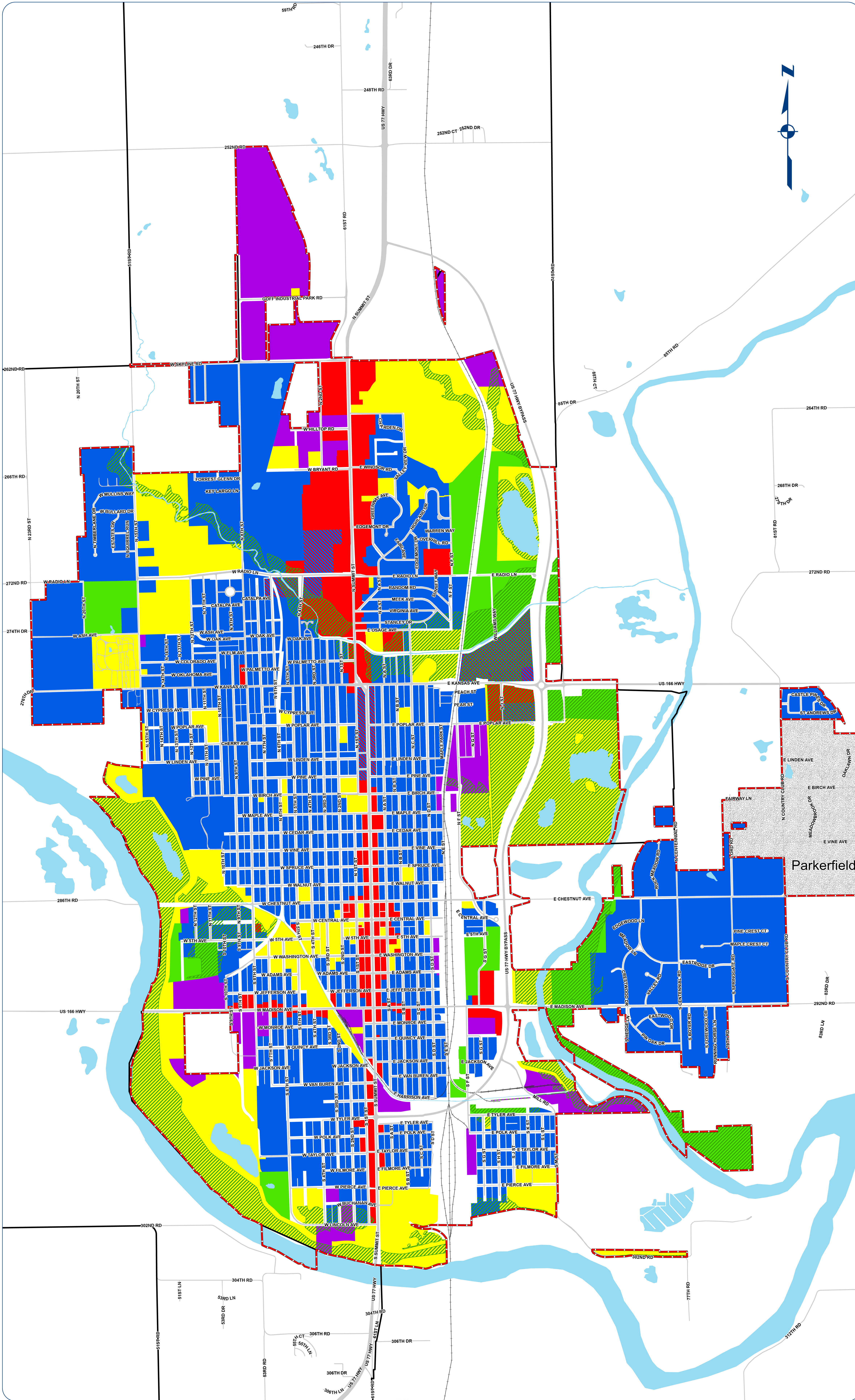
Goals and actions are organized around priorities. Generally, where specific actions build on a goal, they will be listed immediately following the goal. Some goals may not have specific actions. Short term

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		
Approve a "growth area" which will serve as the city's extraterritorial planning area.	Short	Medium	Long
The City will continue to plan for its "Growth Area", as designated on the Growth Area Future Land Use Map which is part of this Plan.	X		
Continue to apply the city's subdivision regulations within the growth area.	Short	Medium	Long
The City will continue to apply its subdivision regulations within the Growth Area	X		
Preserve the character of Arkansas City while providing opportunities for growth and development that benefit the community.	Short	Medium	Long
As applications and proposals for new development are reviewed, the Planning Commission and City Commission should consider issues of community character, compatibility of use and the efficiencies and economics of the provision of municipal services.	X		
Ensure that development adjacent to parks and other public open space is designed so as to facilitate public access to, and use of, such property while at the same time minimizing potential conflicts between park users and residents.	X		
Encourage future patterns of land use and development which will result in infill development, which will have the positive effects of minimizing the need for extension of public infrastructure and making more efficient use of existing and planned public infrastructure.	X		
Give priority to development of vacant or underutilized land within the City limits and lesser priority to development of land within the unincorporated fringe area. Capital improvement plans and budgeting decisions are a principal aspect of such prioritization.	X		
Provide adequate and appropriate area for current and future residents for opportunities for quality housing consistent with the housing goals of this comprehensive plan.	Short	Medium	Long
Incentives should be provided for the maintenance and preservation of existing housing stock.	X		
Preserve historic neighborhood features and characteristics.	X		
Support the development of new, affordable housing, with an emphasis upon such housing constructed as infill development within the City. Specifically, adopt regulations which enable manufactured housing, including single-wide units, of sound quality to be placed on the narrow lots found in many older neighborhoods in the community. Such manufactured housing should be accommodated as replacement housing for site-built homes as well as for manufactured housing which has exceeded its useful life or suffered damage.	X		

Provide adequate and appropriate area for current and future residents for opportunities for quality housing consistent with the housing goals of this comprehensive plan.	Short	Medium	Long
Residential development should be planned and designed to protect natural features such as wetlands, streams and woods.	X		
Residential development should be planned and designed to protect natural features such as wetlands, streams and woods.	X		
Residential development should be encouraged to locate adjacent to existing public infrastructure in order to achieve cost-efficiencies.	X		
Provide adequate area for convenient, safe and appropriately scaled commercial development.	Short	Medium	Long
Commercial development in the Downtown area should not be of such a design or scale as to harm the existing character of the Downtown.	X		
Any commercial development parallel to US 77 should occur only when in compliance with KDOT requirements for access to US 77.	X		
Reasonable landscaping requirements should be made applicable to commercial development.	X		
The City should discourage commercial development at locations where there is no contiguous urban development.	X		
Encourage commercial development to locate in the Downtown district and in the existing commercial area at the northern end of the City.	X		
All reviews of requests for rezonings for commercial development should take into account potential adverse impacts upon the Downtown area and/or the northern commercial area.	X		
Commercial sign regulations should be sensitive to the objective of preserving the City's character.	X		
Provide adequate and appropriate areas for industrial land uses.	Short	Medium	Long
Ensure that industrial parks and other areas are designed to minimize the adverse impacts of industrial uses upon neighboring properties.	X		
Industrial areas should have convenient access to highways and railroad facilities.	X		
Use land use regulations and other means to promote preservation of the city's historical and cultural heritage.	Short	Medium	Long
Work with public and private entities to identify and preserve historic buildings and sites of historical, cultural and aesthetic value.	X		
Encourage preparation and dissemination of informational materials to educate both citizens and visitors of the City's historic and cultural resources.	X		
Identify and promote ways to partner with state, federal and private entities for funding and technical assistance in revitalizing historic buildings, neighborhoods and areas.	X		
Adopt land use regulations which encourage development and redevelopment within designated historic areas to maintain or enhance the historic character of those areas. The City should continue its use of overlay zoning for historic areas of the community.	X		
Encourage efforts by property owners to preserve and renovate buildings and facades of architectural and historic significance.	X		

Keep the plan and land use regulations up-to-date in order to serve the needs of property owners and the community at-large.	Short	Medium	Long
The Planning Commission and City Commission should schedule annual reviews of the Comprehensive Plan, future land use maps, land use regulations and the zoning map to identify the need for amendments and revisions that take into account changing conditions and needs of the community, new approaches that may successfully address those needs and conditions, and changes to state and federal law that require amendment to the City's Plan and/or laws.	X		



0 1,000 2,000 4,000 Feet
1:10,200

Legend

- City Limits
 - Three Mile Area
 - Growth Planning Area
 - Street Pavement
 - Parkerfield
 - Right of Way (21.2%)
 - Growth Area
- Future Land Use 2022**
- Land Use Description**
- Agriculture
 - Commercial
 - Industrial
 - Mixed Use
 - Public
 - Residential
 - Floodplain

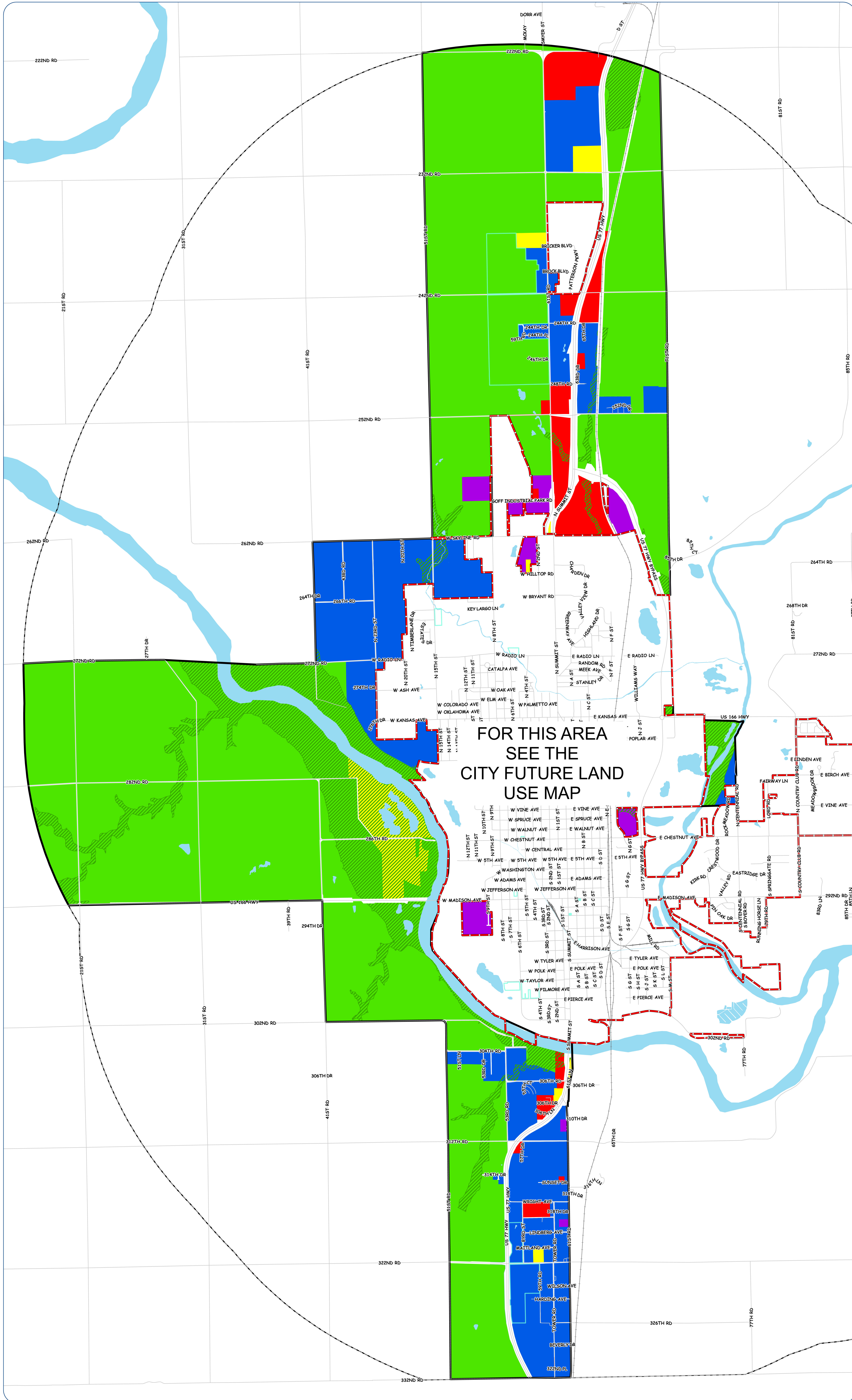
**ADOPTED
MARCH 4, 2014**

**CITY LIMITS INCLUDE
(APPROX):
9.3 SQ MILES
5,960 ACRES**

**City of Arkansas City
Official
City Future Land Use Map
December 15, 2022**

Produced by the City of Arkansas City GIS using the best available data to date. The city makes no warranty or representation, expressed or implied, with respect to the data displayed.





0 0.25 0.5 1 Mile

1:18,000

- Legend**
- City Limits
 - Growth Area
 - Extraterritorial Jurisdiction
 - Right of Way
 - Agriculture
 - Commercial
 - Industrial
 - Mixed Use
 - Public
 - Residential
 - Floodplain

GROWTH AREA INCLUDES (APPROX):
12,192 ACRES
19 SQ MILES

PROPOSED
JANUARY 10, 2023

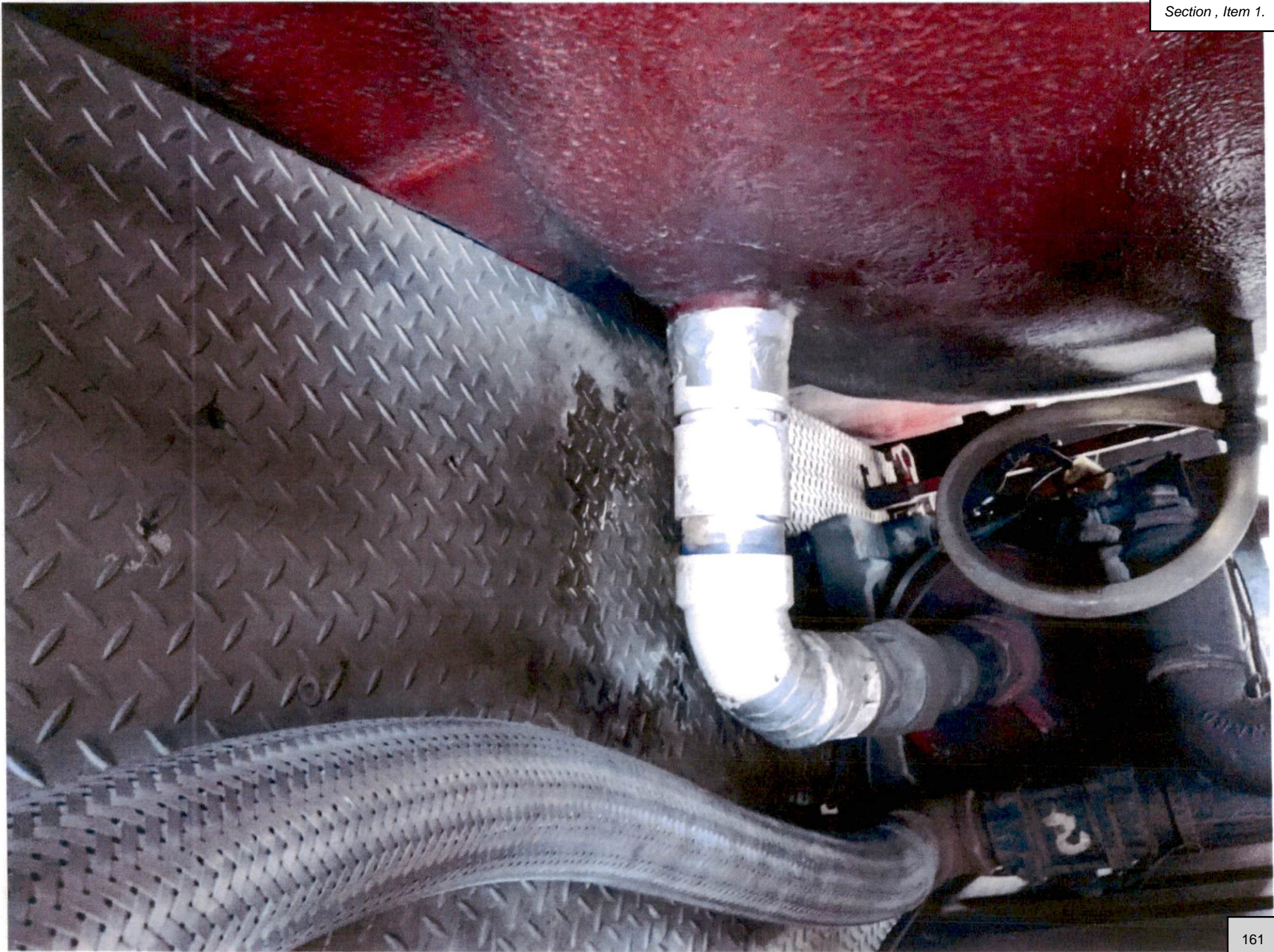
**City of Arkansas City
 Official
 Growth Area
 Future Land Use Map**

December 15, 2022

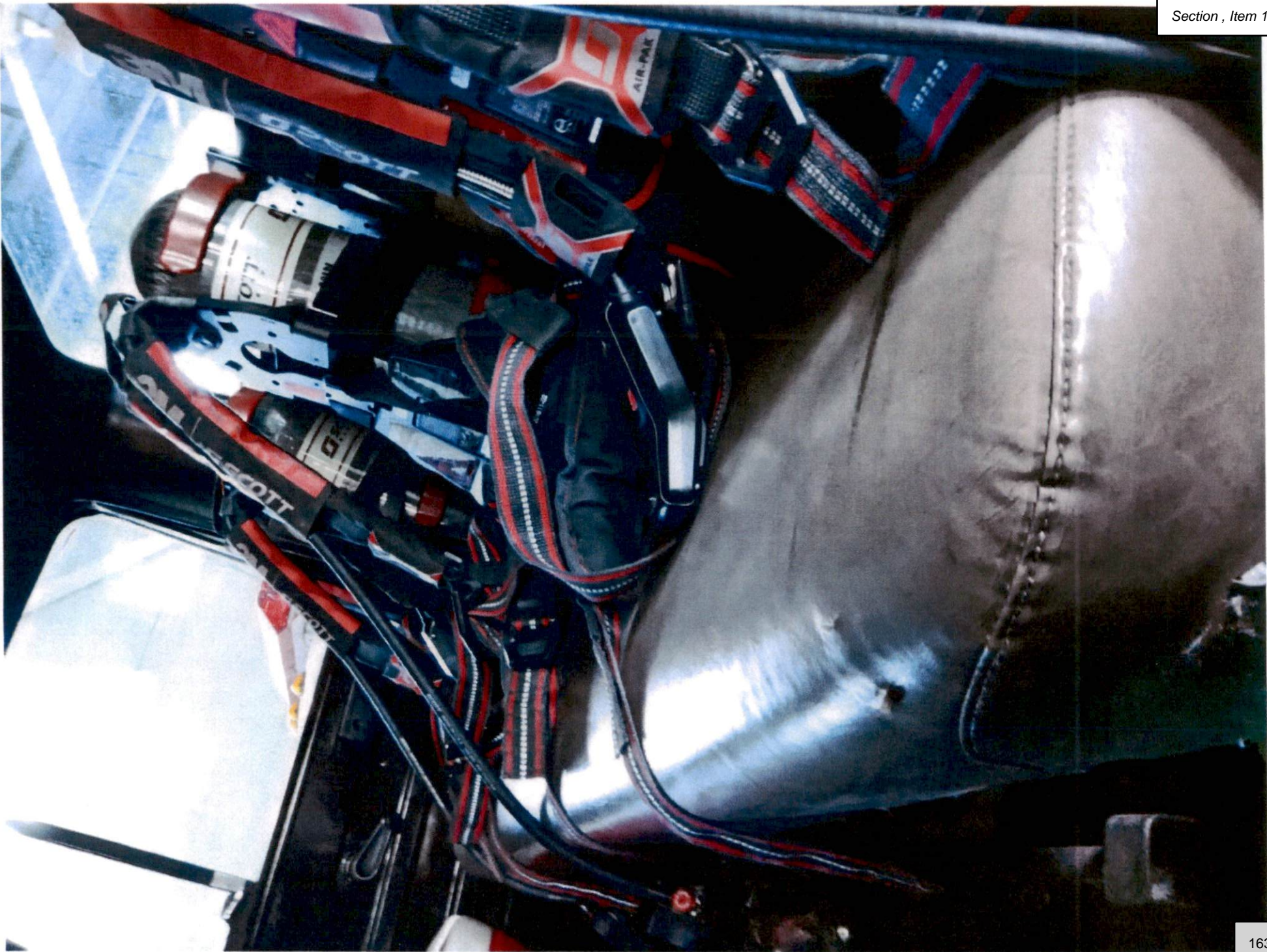
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Fire Master Fire Equipment, Inc.

*Sales & Service on New & Pre-Owned Fire Apparatus
Plus a Complete Line of Fire Fighting Equipment*



PROPOSAL

February 27, 2023

To: **Arkansas City Fire Department**
115 South D Street
Arkansas City, Kansas 67005

We hereby propose and agree to furnish you, subject to your acceptance of this proposal and the proper signing and execution of the attached contract and addendum(s) by the parties thereto, the apparatus and appurtenances herein described and for the following prices listed below. In the event the purchaser uses its own purchase order or its own contract pages in lieu of signing the attached contract, it shall be understood by all parties that all terms and conditions of the attached contract and addendum(s) shall take precedence over any and all other documents.

1. **One (1) 2023 Ferrara Heavy Duty Extruded Aluminum Engine Tanker mounted on a Custom Cinder Chassis with a Hale QMax 2,000 GPM Pump and a 3,000 Gallon Booster Tank as per the attached specifications and purchased utilizing the HGAC contract.**

**For a total sum of Eight Hundred Eighty Thousand, Four Hundred Dollars and 00/100
 (\$880,400.00)**

All apparatus and appurtenances shall be manufactured in accordance with the attached specifications, with the same specifications becoming a part of the contract. Delivery shall be made within the time specified below after receipt and acceptance by Fire Master Fire Equipment, Inc. and Ferrara Fire Apparatus, Inc. of the properly signed and executed contract and addendum(s). The delivery time indicated is based on the best delivery knowledge available at this time. Delivery shall be contingent upon delays or failure to deliver from suppliers, delays caused by or resulting from labor problems, chassis shortages, strikes, fire, flood, accidents, any other acts of God, or any other circumstances which are beyond the control of this corporation.

TERMS OF PAYMENT: All apparatus shall be paid NET UPON DELIVERY AND ACCEPTANCE. In the event equipment shortages that were bid to be included with the apparatus occur, the PURCHASER is to pay full purchase price less a 5% retainage for such shortages. Any amount deducted is then payable upon receipt and acceptance of such shortages.

***NOTE** – All prices or quotations are subject to change or withdrawal unless accepted by March 15, 2023.



Fire Master Fire Equipment, Inc.

*Sales & Service on New & Pre-Owned Fire Apparatus
Plus a Complete Line of Fire Fighting Equipment*



***NOTE** – These chassis proposed are Subject to Prior Sale.

Respectfully submitted,

FIRE MASTER FIRE EQUIPMENT, INC.

By: *Christopher B. Thompson*
Territory Manager

QUOTATION

Fire Master Fire Equipment, Inc

Arkansas City Fire Department
 Chris Ledeker
 115 South D Street
 Arkansas City, Kansas 67005
 620-441-4430

Fire Master Fire Equipment, Inc.
 Christopher B. Thompson
 2049 East Division Street
 Springfield, Missouri 65803
 417-865-8713
 417-865-2174
 chris@firemaster.com

Exp. Date: 02/26/2023
Quote No: 10063-0001
TANKER: FMT-53-220 Custom Tanker - Tandem Axle Extruded / Modular
LEGALs: FFA-00-700 Legals - Tankers (1022V1)
CHASS-CUSM: FCH-72-200 Chassis - Custom Tanker, Tandem Axle
CHASS-MODS: FCM-10-300 Chassis Modifications - Custom
PUMP-ENC: FPE-20-100 Pump Enclosure - Side Mount
BODY: FBT-50-500 Body - Extruded Tandem Axle Tanker
BODY-CMNT: FBC-50-100 Body Components - Tankers
ELE-CMPNT: FEC-50-200 Elec. Components - Tanker Custom
PAINT: FPC-10-200 Paint - Extruded Bodies
WRNTY-MNLS: FWM-70-400 Warranty / Manuals - Tankers Custom
EQUIPMENT: FEP-50-100 Loose Equipment Pkg. - Tanker
ADMN-PROMO: FPA-10-000 Administration

02/17/2023

PART NO	S	DESCRIPTION	QTY	ID
		== Legals - Tankers (1022V1) - 1022.001 10/01/22 ==		FE
00-02-4020		Proposal Response (Tanker)	1	FE
00-04-0620		Apparatus Purchase - HGAC Contract	1	FE
00-06-0420		Payment Terms: Ferrara Standard	1	FE
00-12-0220		Single Source Manufacturer	1	FE
00-12-0420		Manufacturer - Virtual	1	FE
00-12-0620	<	Principal Dimensions	1	FE
		The apparatus shall have the following dimensions:		
		Overall Length: NOT TO EXCEED		
		Overall Height: NOT TO EXCEED		
		Wheelbase: NOT TO EXCEED		
		Cab to Axle: NOT TO EXCEED		
00-12-0820		Certified Welders	1	FE
00-14-0220		Drawings - Proposal	1	FE
00-14-0620		Drawings - Approval	1	FE
00-16-0220		Pre-Construction Conference - Factory, (Airfare / Lodging / Meals) Per Person	3	FE
00-16-6220		Final Inspection - Factory (Airfare/Lodging/Meals) Per Person	3	FE
00-18-0800	XU	Vehicle Transportation	1	
00-18-0820	>	Vehicle Transportation - DEALERS ONLY!!!!!!!!!!	1	FE
00-18-2020	<	Delivery Time - Pumpers / Tankers	1	FE
		The pumper / tanker apparatus will be delivered within 650 normal working days after receipt of the signed off approval package.		
		The manufacturer will not be held liable for changes arising from its failure to make or delay in making delivery because of fire, flood, strike, riot, supply chain, work force shortages, accidents, acts of God or any circumstances beyond our control.		
00-18-2820		Vehicle Familiarization & Demonstration	1	FE

PART NO	S	DESCRIPTION	QTY	ID
00-22-0620		Company Service Vehicles	1	FE
00-22-0820		Replacement Parts	1	FE
00-22-1025	XU	Fire Master Service Centers	1	
		== Chassis - Custom Tanker, Tandem Axle - 1022.001 10/01/22 ==		FE
00-D2-1220		Custom XD Full Tilt Cab - Cinder	1	FE
		WHEELBASE / FRAMERAILS / COMPONENTS / ACCESSORIES		FE
02-A2-0220	<	Wheelbase	1	FE
		The chassis wheelbase will be ____ inches.		
02-A4-0420		Frame Rails - Double	1	FE
02-A4-2020		Paint - Frame Rail, Gloss Black	1	FE
02-A6-1620		Tow Hooks - Painted, Below the Bumper	1	FE
		FRONT BUMPERS / COMPONENTS / ACCESSORIES		FE
02-B2-1420	<	Front Bumper - 12" High, Steel Channel Style	1	FE
		The bumper will be painted job color.		
02-B2-2220		Front Bumper Feature Position	1	FE
02-B4-0220		Recessed Pockets (2) - Front Bumper Sides	1	FE
02-C4-1420		Front Bumper Extension - 18"	1	FE
02-D2-0220		Gravelshield - Front Bumper Extension	1	FE
02-D4-0620	<	Compartment - Front Bumper, Center	1	FE
		The front bumper compartment shall be capable of holding 100' of 1.75" DJH with nozzle.		
02-E6-1220		Cover - Flat Aluminum T/P w/Cut Out, Center Compartment	1	FE
02-M2-0220	<	Mechanical Siren - Federal Q2B, Surface Mounted	1	FE
		The siren will be surface mounted on the front bumper in position P7.		
		The siren brake switch will be located within reach of the driver.		
02-M8-0220		Siren Wiring - Active in Response Mode Only	1	FE
02-M8-1020	<	Switches - Siren (2), Driver/Officer Side Floor	1	FE
		The foot switches shall be mounted vertically on the firewall so the operator can activate the switch with the toe of their boot.		
02-P2-0220	<	Air Horn - Driver's Side Thru Bumper, Hadley Round E-Tone	1	FE
		The air horn will be located on the driver's side of the front bumper in position P6.		
02-P2-0420	<	Air Horn - Passenger's Side Thru Bumper, Hadley Round E-Tone	1	FE
		The air horn will be located on the passenger's side of the front bumper in position P2.		
02-P6-0620	<	Switch - Air Horn, (2) Driver/Officer Side Floor	1	FE
		The foot switches shall be mounted vertically on the firewall so the operator can activate the switch with the toe of their boot.		
02-P8-0420		Air Horn Wiring - Active All Modes	1	FE
02-R4-0420	<	Siren Speaker - Cast Product SA2401	1	FE
		The speaker will be located on the driver's side of the front bumper in position P1.		
		FRONT AXLES / COMPONENTS / ACCESSORIES		FE
04-A2-1020		Front Axle - 24,000 Pounds, Hendrickson Steertek	1	FE
04-A6-0820		Steering System - Sheppard, 18,000 to 24,000 Pounds	1	FE
04-A8-0220		Chassis Alignment	1	FE
04-B2-1220		Front Suspension - 24,000 Pounds, Hendrickson Steertek	1	FE
04-C2-0620		Front Brakes - Disc, Meritor EX-225	1	FE
04-C4-0820		Cramp Angle - 45 Degrees	1	FE

PART NO	S	DESCRIPTION	QTY	ID
04-D4-1620		Front Tires - Michelin 425/65R 22.5 "L" 24,000 Pounds (All Weather Tread)	1	FE
04-E2-2820		Front Wheels - 22-1/2" x 13", Alcoa Aluminum	1	FE
04-E4-0220		Wheel Trim - Front, Baby Moons / Lug Nut Covers	1	FE
04-E4-2020		Mud Flaps - Front	1	FE
TANDEM REAR AXLES / COMPONENTS / ACCESSORIES				FE
04-G4-0220		Rear Axle - 44,000 Pounds, Meritor MT-44-14X	1	FE
04-K4-0220		Rear Suspension - Tandem Hendrickson "RT"	1	FE
04-M2-0420		Differential Lock - Inter-Axle, Tandem Rear Axle	1	FE
04-M2-0620		Driver Controlled Differential Lock (DCDL) - Single Axle	1	FE
04-M6-0420		Vehicle Top Speed: 60-62 MPH	1	FE
04-P2-0820		Rear Brakes - S-Cam 16-1/2" x 8.62"	1	FE
04-R4-1620		Rear Tires - Michelin 11R22.5 "H" 44,000 Pounds (Mud / Snow Tread)	1	FE
04-S2-4020		Rear Wheels - 22-1/2" x 8-1/4", Alcoa Aluminum	1	FE
04-S2-6220		Wheel Trim - Rear, High Hat Cover / Lug Nut Covers	1	FE
04-S6-1420		Tire Pressure Monitor (Tandem Rear Axles) - LED Alert	1	FE
AIR BRAKE SYSTEM / COMPONENTS				FE
06-A2-0220		Harness and Hose Routing System	1	FE
06-A2-1220		Air Brake System - Color Coded Nylon w/1/4 Turn Drain Valves	1	FE
06-A2-4020		Chassis Air System Fittings - Push-Lock Type	1	FE
06-A2-6020		Air Compressor - Wabco 18.7 CFM	1	FE
06-A4-4220	>	ABS/ATC/ESC System - TANDEM AXLE	1	FE
06-B4-2020		Air Dryer - Bendix AD-9	1	FE
ENGINES / COMPONENTS / ACCESSORIES				FE
08-A2-1020		Engine - 450 HP, Cummins L9 (MY2022)	1	FE
08-B2-0620		Engine Brake - Cummins L Series Engines	1	FE
ENGINE / COMPONENTS / COOLING SYSTEM - L SERIES ENGINES				FE
08-C2-0420		Cooling System - 1400 Square Inch Radiator	1	FE
08-C2-1420		Cooling System Fan - Cummins L Series Engines	1	FE
08-C2-2620		Radiator Coolant - Extended Life	1	FE
08-C2-4220		Coolant Hoses - Premium Rubber	1	FE
08-C2-4420		Coolant Hose Clamps - Gates PowerGrip	1	FE
08-C2-6020		Auxiliary Engine Cooler	1	FE
ENGINE / COMPONENTS / CHARGING SYSTEMS				FE
08-D2-2220		Alternator - 430 AMP, Delco Remy 55SI	1	FE
08-E2-0620		Battery System (6) - Exide (750 CCA Each)	1	FE
08-E4-0220		Battery Boxes - Stainless Steel	1	FE
08-E4-4220		Battery Jumper Studs	1	FE
08-E4-6620		Termination Point - Driver's Step Area	1	FE
08-E6-0220		Battery Master Load Disconnect	1	FE
08-E6-0420		Total System Manager w/High Idle - Class 1	1	FE
08-E8-4420	>	Battery / Air Charger - Pump Plus 1200, Kussmaul 52-21-1100	1	FE
08-G4-2020	>	Receptacle - 20 AMP, Kussmaul Super Auto-Eject 091-55-20-120	1	FE
08-G4-4020		Receptacle Location - Driver's Side Cab Wheel Well Area	1	FE
08-G6-0240		Cover - Super Auto Eject Yellow, Kussmaul 091-55-194X-YW w/Digital Display	1	FE
08-G8-8220		Plate - Shore Power Inlet	1	FE
TRANSMISSION / COMPONENTS / ACCESSORIES				FE
10-A2-0220	>	Transmission - Allison 3000 EVS	1	FE
10-A4-0620		Transmission Push Button Shifter - 5 Speed	1	FE

PART NO	S	DESCRIPTION	QTY	ID
10-H2-0220		Drive line - 1710 Series	1	FE
10-H4-1820		Fire Pump Installation	1	FE
FUEL SYSTEM / COMPONENTS - L SERIES ENGINES				FE
10-J2-0220		Fuel Tank - 50 Gallon	1	FE
10-J4-0220		Fuel Lines - Reinforced Wire Braided	1	FE
10-J4-2020		Fuel Water Separator - Primary Filter	1	FE
10-J4-2620		Fuel Filter - Secondary Filter	1	FE
10-J6-0420		DEF System w/5 Gallon Tank - Left Side Pump Module	1	FE
10-M2-0820		Exhaust System - EPA 2022	1	FE
CAB CONFIGURATIONS - CINDER XD - SMFD thru LFD				FE
12-C2-0220		Custom Cab - Ferrara Extreme Duty	1	FE
12-C4-1620	>	Custom Cab - Ferrara XD 96 MFD	1	FE
12-C6-0820		Cab Roof - 8" Raised	1	FE
12-P2-1020	<	Cab Doors - Full Length, 4 Door Raised Roof Cab Black Door Handles	1	FE
12-P4-0220		Cab Door Hinges - Piano	1	FE
12-P6-0820		Cab Door Locks - Manual Paddle Type (4 Door Cab)	1	FE
12-P8-1020		Window Regulators - Electric (4 Door Cab)	1	FE
12-R2-0620		Window - Left Side Fixed, 16-1/2"W x 33-1/2"H	1	FE
12-R2-0820		Window - Right Side Fixed, 16-1/2"W x 33-1/2"H	1	FE
12-R4-0420		Cab Tilt Lock Suspension (Full Tilt Cab)	1	FE
12-R4-2220		Cab Tilt Electric Pump w/Manual Back-Up (Standard Location)	1	FE
CUSTOM CAB - EXTERIOR TRIM COMPONENTS				FE
14-A2-0620		Front Grille - Stainless Steel w/American Flag Theme	1	FE
14-A2-2020	<	Front Grille Logo - Custom/Lighted ARKANSAS CITY	1	FE
14-A2-6220		Side Grille w/Ember Separator - Notched Right Side	1	FE
14-A4-0620		Cab Mirrors - Heated/Remote, Velvac Stainless Steel	1	FE
14-A6-0220		Exterior Trim - Cab Handrails, Knurled Stainless Steel	1	FE
14-A6-1620		Fenderettes - Polished Stainless Steel	1	FE
14-A6-2020		Exterior Trim - Rear Step Well w/Removable Battery Access Covers	1	FE
14-A6-8220		Exterior Trim - Tread Plate, Back of Cab	1	FE
14-A8-0220		Exterior Trim - Tread Plate, Cab Roof	1	FE
CUSTOM CAB - INTERIOR TRIM COMPONENTS				FE
14-G2-1020		Corrosion Protection/Sound Deadening - "F-Shield"	1	FE
14-G4-0620		Interior Cab Finish - "F-Shield" Black	1	FE
14-G4-2420		Interior Trim - Black Floor Mats/Engine Tunnel Covering	1	FE
14-G4-6420		Interior Trim - Sprayed Aluminum, Rear Wall	1	FE
14-G6-0420		Interior Trim - Grab Handles (4 Door Cab)	1	FE
14-G6-4020		Interior Trim - Officer's Dash, Glove Box	1	FE
14-G6-6020		Interior Trim - Sun Visors (3)	1	FE
14-H2-0820		Interior Trim - Upper Door Panels "F-Shield" (4 Door Cab)	1	FE
14-H2-4220		Interior Trim - Lower Door Panels "F-Shield" (4 Door Cab)	1	FE
14-H4-1220		Interior Trim - Lower Door Panels Reflective Stop Sign (4 Door Cab)	1	FE
14-H4-2220		Interior Trim - Mounting Plate, Engine Tunnel	1	FE
14-H4-2620		Engine Tunnel Reinforcement - Expanded Aluminum	1	FE
14-H4-4020	<	Interior Trim - Tool Mount Board, Pac Trac Location: One (1) Mounted on the driver side rear wall One (1) Mounted on the officer side rear wall	2	FE
CUSTOM CAB - INSTRUMENTS AND CONTROLS				FE

PART NO	S	DESCRIPTION	QTY	ID
14-K2-0420		Cab Instrumentation & Controls - Standard Gauges	1	FE
14-K2-0620		Driver's Information Display Panel	1	FE
14-K2-0820		Chassis Electrical System - Point to Point Wiring	1	FE
14-K2-2020		Doghouse Mounted Switch Panel - Ferrara XD Aluminum	1	FE
14-K2-2220		Switch Panel - Driver's Side (Pump Applications)	1	FE
14-K2-4220		Switch Panel - Center, 96" Wide XD Cab	1	FE
14-K2-6220		Switch Panel - Officer's Side	1	FE
14-K2-8220		Vehicle Data Recorder (VDR) w/Seat Belt Warning - Class 1	1	FE
14-K4-0420		Seat Belt Warning System Panel - Class 1	1	FE
14-K4-4020		Steering Column w/Self Canceling Turn Signals - Douglas	1	FE
14-P2-0220		Fans (2) - Cab Circulation, Front	1	FE
14-P2-1620		Heat/Air Conditioning - Under Dash and Rear Crew Area (L Series Engines)	1	FE
14-P2-2420		A/C Condenser Housings: Black	1	FE
CUSTOM CAB / SEATING / AIR BAG PROTECTION / EMS COMPARTMENTS				FE
16-A2-0220		Seating / EMS Compartments - Bostrom	1	FE
16-A8-0420		Seat Material - Bostrom Durawear	1	FE
16-A8-1220		Seat Color - Gray/Black	1	FE
16-A8-4200	>	Seat Belts - ABTS	5	FE
16-A8-6620	>	SCBA Seats Brackets - Bostrom SecureAll	4	FE
16-A8-8020		No Filler Panels Required	1	FE
16-B4-0220		Seat - Driver, Bostrom Sierra Air-100 RX	1	FE
16-B4-2820		Seat - Officer Bostrom Tanker 450 SCBA	1	FE
16-C2-1220		Seat - DS Rear Facing Crew, Bostrom Tanker 500CT SCBA/Flip Bottom	1	FE
16-D2-1220		Seat - OS Rear Facing Crew, Bostrom Tanker 500CT SCBA/Flip Bottom	1	FE
16-E2-1220		Seat (1) - IB Forward Facing Crew, Bostrom Tanker 500CT SCBA/Flip Bottom	1	FE
CUSTOM CAB - ACCESSORIES				FE
16-M2-1020	<	Fuse Block - 12-Volt 12-Place, Blue Sea 5026 Location:	1	FE
		Mounted on the side of the doghouse between the officer seat and the rear facing officer side seat.		
16-M2-1420		12-Volt Dual USB Charging Port - Cab Mounted, Kussmaul 091-219-5	1	FE
16-M2-2030		Console - Engine Tunnel Mounted, MVP Style	1	FE
16-M2-2920	>	Radio Antenna Mount / Wiring - NMO	1	FE
16-M2-4020	<	Radio 12-Volt Power Circuit Location:	1	FE
16-M2-6020		Accessory Power & Ground Stud	1	FE
16-M2-6420		12-Volt Power Outlet - Cab Mounted	2	FE
16-M4-2620		Electronic Siren - Whelen 295HFS2	1	FE
16-M6-0620		Electric Horn - Single	1	FE
16-M6-2020		Back Up Alarm - NFPA Compliant	1	FE
CUSTOM CAB - INTERIOR LIGHTING				FE
16-P2-0220		Lights (4) - LED Cab Dome, 6" Red/Clear Whelen 60CREGCS	1	FE
16-P2-2420		Light - Open Door w/Alarm, Whelen TIR3 LED	1	FE
16-P4-0220		Lights (6) - Step Well, LED	1	FE
16-R4-0420		Lights (2) - Engine Maintenance, LED	1	FE
CUSTOM CAB - EXTERIOR ILLUMINATION				FE
18-A2-0620		Front Cab Lighting - Whelen "M" Series LED	1	FE
18-A4-0830		Headlights - LED, FireTech FT-4X6-4KIT	1	FE

PART NO	S	DESCRIPTION	QTY	ID
18-A6-0425		Lights (2) - Turn Signal, Whelen "M" Series LED (Headlight Module Mounted)	1	FE
18-A6-1220		Lights (2) - Turn Signal/Marker, Whelen 400 Series LED	1	FE
18-A6-6020		Lights (2) - Cornering, LED	1	FE
18-A6-6220		Lights - DOT, LED	1	FE
18-B4-1020		Lights (2) - Inboard Lower Front Warning, Whelen M6R LED (Red)	1	FE
18-D2-0820	<	Lights (4) - LED Cab Ground Luma Bar 12"	1	FE
AUDIO / VISUAL COMMUNICATION SYSTEMS				FE
18-H2-2220	>	Intercom System - Firecom (4-10 Positions)	1	FE
18-H4-0420		Intercom Station - Firecom 5100D (Single Radio)	1	FE
18-H4-1220		Base Station - Wireless, Firecom WB505R	1	FE
18-H4-8020	<	Mobile Radio Interface Cable Radio Make: Radio Model:	1	FE
18-H6-0630	>	Headset - Driver, Firecom Wireless UHW507	1	FE
18-H6-1230		Headset - Officer, Firecom Wireless UHW507	1	FE
18-H6-2020		Headsets - Crew Area, Firecom Wired UH-52	4	FE
18-H6-2620		Plug-In Module - Crew Position, Firecom HM10	4	FE
18-H6-4220		Hanger Hook - Headset, Firecom 520-0676-00	4	FE
18-M2-0420		Camera/Video System - Fire Research inView360 SNB100-C00	1	FE
18-M2-0620	<	Monitor - 7" Color, Fire Research SNB1option-MH0 The monitor will be located in the left front cab corner.	1	FE
== Chassis Modifications - Custom - 1022.001 10/01/22 ==				FE
NFPA SAFETY SIGNS				FE
18-P2-0220		Safety Signs - General Requirements	1	FE
18-P2-0420		Safety Signs - Battery Explosion, FAMA01	1	FE
18-P2-0620		Safety Signs - Rotating Shafts, FAMA02	1	FE
18-P2-0820		Safety Signs - Hot Surfaces, FAMA03	1	FE
18-P2-1020		Safety Sign - Hot Exhaust, FAMA04	1	FE
18-P2-1220		Safety Sign - Spinning Fan, FAMA05	1	FE
18-P2-1420		Safety Signs - Seated & Belted, FAMA07	1	FE
18-P2-1620		Safety Sign - Air Conditioning Refrigerant, FAMA09	1	FE
18-P2-1820		Safety Sign - Cab Equipment Mounting, FAMA10	1	FE
18-P2-2020		Safety Sign - Fire Service Tire Rating, FAMA12	1	FE
18-P2-2220		Safety Sign - Electronic Stability Control, FAMA13	1	FE
18-P2-2420	<	Safety Sign - Cab Seating, FEMA14 This vehicle has a seating capacity of FIVE (5) personnel.	1	FE
18-P2-2620		Safety Signs - Helmet Worn in Cab, FAMA15	1	FE
18-P2-2820		Safety Sign - Vehicle Backing, FAMA17	1	FE
18-P2-4020		Safety Signs - Intake/Discharge Cap Pressure, FAMA18	1	FE
18-P2-4220		Safety Signs - Hose Restraint Required, FAMA22	1	FE
18-P2-4420		Safety Signs - Climbing Method Instruction, FAMA23	1	FE
18-P2-4620		Safety Signs - Riding on Exterior, FAMA24	1	FE
18-P2-4820		Safety Sign - Pump Training, FAMA25	1	FE
18-P2-6020		Safety Signs - No-Step, FAMA26	1	FE
18-P2-6220		Safety Sign - Siren Noise, FAMA42	1	FE
18-P4-1020		Safety Sign - Apparatus Movement Warning	1	FE
18-P6-0220		Plate - Fluid Capacity	1	FE
18-P6-0420		Plate - Overall Height / Length / Weight == Pump Enclosure - Side Mount - 1022.001 10/01/22 ==	1	FE
20-A2-0220		Pump Module - Side Mounted Extruded / Modular	1	FE
20-A4-2220		Separate Pump Module - Extruded / Modular	1	FE
20-A4-4020		Trim - Dunnage Area, Tread Plate	1	FE
20-C4-0220		Pump Panels - Black Anodized Aluminum	1	FE

PART NO	S	DESCRIPTION	QTY	ID
20-C6-1020		Pump Panel - Fully Hinged, Right Side	1	FE
20-D6-0220		Light - Left Side Pump Panel, LED Strip	1	FE
20-D6-1220		Light - Right Side Pump Panel, LED Strip	1	FE
20-D8-0620		Light - Pump Compartment, LED	1	FE
20-F2-1820		Steps - Intermediate Pump Panel, Left / Right Side	1	FE
20-F4-0420		Running Boards - Aluminum Tread Plate, Left & Right Side	1	FE
20-F4-2220		Hose Trays (2) - Running Boards, Left & Right Side	1	FE
20-F4-2820		Hose Tray Mounting - Floating/Drop In Style w/45-Degree Bottom Corners	1	FE
20-H4-0820		Switch - Air Horn, Pump Panel	1	FE
20-J2-0220		Gauges - Master Suction / Pressure, 4-1/2" White Face	1	FE
20-J4-1620		Pressure Governor - FRC Pump Boss PBA500-D10	1	FE
20-J4-4020		Return Line - Fill Subsurface	1	FE
20-J6-0220		Gauges - 2-1/2" Pressure, White Face	1	FE
20-J6-6220		Gauge Bezels - Color Coded	1	FE
20-M4-0220		Tags - Pump Panel, Color Coded (Metal)	1	FE
22-A2-0420	>	Pump System - 1250-2000 GPM Single Stage, Hale QMAX	1	FE
22-F2-0220		Packing Glands - Hale	1	FE
22-G2-0220		Pump Shift - Cab Mounted	1	FE
22-J8-1020	>	Primer - Automatic Air w/Lift Gauge, Trident 31.011.0 (1250+ GPM)	1	FE
22-P2-0220		Valve - Master Pump Drain	1	FE
22-P2-1220		Valve - Individual Drain, 3/4" 1/4 Turn	1	FE
22-R2-0220		Pump Test Points - Hale Pumps	1	FE
22-R2-2220		Certification - Pump, 2000 GPM Pump	1	FE
22-R4-0420		Plate - Pump Test Certification	1	FE
24-A2-1620		Steamer Inlets - 6" w/Long Handle Cap, Left & Right Side	1	FE
24-C2-1020	<	Suction - Front, 4"	1	FE
		Two-(2) 3/4" ball valves will be provided for the front suction located at the lowest points of the plumbing and will be properly labeled. The valves shall have a cast bronze body, with a 1/4 turn, chrome plated bronze ball, reinforced Teflon seals, and blow-out-proof stem rated to 600 PSI.		
24-C2-4220		Control - Front Suction, Electric Valve	1	FE
24-D8-0220		Plumbing - Front Suction, Stainless Steel	1	FE
24-E2-6000		Valve - Front Suction Relief	1	FE
24-G2-0220		Swivel - Front Suction, 4"	1	FE
24-J8-0420		Valve - Intake Relief	1	FE
24-R2-0420		Tank-To-Pump - 3" Valve w/Push-Pull Control	1	FE
24-S6-0820	>	Tank Fill - 2" Valve w/Push-Pull Control	1	FE
24-S8-0820		Direct Tank Fill - Right Rear, 3" Fireman's Friend	1	FE
24-S8-4220		Elbow - 3" FNST x 2-1/2" MNST Chrome 30 Degree, Trident 01.054.20	1	FE
24-S8-4860		Plug w/Chain - 2-1/2", Trident 01.007.0	1	FE
24-S8-6620		Direct Tank Fill - Left Rear, 3" Fireman's Friend	1	FE
24-S8-9220		Elbow - 3" FNST x 2-1/2" MNST Chrome 30 Degree, Trident 01.054.20	1	FE
24-S8-9860		Plug w/Chain - 2-1/2", Trident 01.007.0	1	FE
24-T2-0420		Cooler - Engine, 1/2" Line w/ 1/4 Turn Valve	1	FE
24-T2-0620		Cooler - Pump, 3/8" Line w/ 1/4 Turn Valve	1	FE
24-W2-0220		Plumbing - Stainless Steel	1	FE
24-W2-0620		Plumbing - Stainless Steel Foam Manifold	1	FE
24-W4-0220		Plumbing Finish - Natural	1	FE
26-A2-0220		Apparatus Valves - Akron Brass 8800 Series	1	FE
26-D2-0420		Suction - Left Side, 2-1/2" Valve w/Swing Control at Valve	1	FE
28-00-0100		DISCHARGE OUTLETS - SIDE MOUNT	1	FE
28-00-0220		All 2-1/2" Side Discharge Outlets Terminate 30-Degree Elbows	1	FE
28-A6-0220		Discharge - Front Bumper w/ Swivel - thru Tread Plate (PS)	1	FE
28-A8-0220		Discharge - Front Bumper, 2" Valve w/Push Pull Control	1	FE
28-A8-6020		Discharge - Swivel Stop, Tread plate	1	FE

PART NO	S	DESCRIPTION	QTY	ID
28-D4-0420		Crosslays (2) - Double Lay, 2" Valve w/Push Pull Control	1	FE
28-D6-2020		Crosslay - Double Lay, 2-1/2" Valve w/Push Pull Control	1	FE
28-D8-0820		Cover - Hypalon w/End Flaps, Crosslays	1	FE
28-D8-2220		End Flaps - Hypalon w/Snaps, Crosslays	1	FE
28-D8-6020		Cover/End Flaps Color: Red	1	FE
28-H8-0420		Discharges (2) - Left Side, 2-1/2" Valve w/Push-Pull Control	1	FE
28-K4-0220		Discharge - Right Side, 2-1/2" Valve w/Push-Pull Control	1	FE
28-K4-4020	>	Discharge - Right Side, 3" Valve w/Push Pull Control	1	FE
28-Q2-0620		Discharge - Deck Gun, 3" Valve w/Electric Control	1	FE
28-R2-0220	<	Telescoping Waterway - 3" Manual, TFT XG**VL-PL Extend-A-Gun *****PLEASE SPECIFY 12" OR 18" IN SHOP NOTE*****	1	FE
28-V2-1020		Discharge - Left Rear, 2-1/2" Valve w/Push-Pull Control	1	FE
28-V8-8020		Elbow - 2-1/2 FNST x 2-1/2" MNST Chrome 30 Degree, Trident 01.010.0	1	FE
28-W2-1020		Discharge - Right Rear, 2-1/2" Valve w/Push-Pull Control	1	FE
28-W8-8020		Elbow - 2-1/2 FNST x 2-1/2" MNST Chrome 30 Degree, Trident 01.010.0	1	FE
30-C2-0620		Foam System - Foam Pro 2001	1	FE
30-J2-2020		Gauge - Class A Foam, FRC Tank Vision Pro WLA360-A00	1	FE
30-K2-1220		Tank Switch (1) Low Level	1	FE
30-M4-0620		Flowmeter - Tee Mount w/Coupling Kit	1	FE
30-R2-0620		Placard - Operating System, Single Tank	1	FE
30-R8-0220		NFPA Test - Foam Proportioning Systems	1	FE
30-S2-0620	>	Foam Tank No. 1 - Polypropylene, 30 Gallons	1	FE
30-S2-2220		Foam Refill System - Foam Pro Power Fill	1	FE
30-T2-0420		Foam Outlet - Discharge Front Bumper	1	FE
30-T2-0620		Foam Outlet - Crosslay No. 1	1	FE
30-T2-0820		Foam Outlet - Crosslay No. 2	1	FE
		== Body - Extruded Tandem Axle Tanker - 1022.001 10/01/22 ==		FE
		WATER TANKS / COMPONENTS / ACCESSORIES		FE
32-A2-6420	>	Water Tank - Polypropylene, 3000 Gallons	1	FE
32-D8-0420		Certification - NFPA Water Tank Size	1	FE
34-A2-1220		Gauge - Water Level, Tank Vision Pro WLA300-A00	1	FE
34-B2-1420		Lights (2) - Water Level, FRC MAXVISION WLA280-A00	1	FE
52-A4-2220		Body - 102" Wide, Extruded Aluminum	1	FE
52-A6-4020		Body Sub Frame - Extruded Aluminum	1	FE
52-A6-6220		Body/Compartment Construction - 102" Wide Body	1	FE
52-A6-8020		Compartment Tops/Catwalk - Standard	1	FE
52-A8-0420		Wheel Well Panels & Fenders - Body, Painted Aluminum	1	FE
52-A8-0620		Fenderettes - Polished Stainless Steel	1	FE
52-A8-1020		Hose Bed - 67-1/2" Wide	1	FE
52-E8-4420	<	Compartments - Left Side, Rescue Style	1	FE
		L1 There will be one-(1) left front compartment installed ahead of the rear axle. The interior dimensions will be approximately 54" wide x 64" high x 28" deep in the lower section and 15" deep in the upper section.		
		L2/L3 There will be two-(2) compartments installed above the wheel well. The interior dimensions will be approximately 106" wide x 32" high x 15" deep.		
		L4 There will be one-(1) left rear compartment installed behind the rear axle. The interior dimensions will be approximately 48" wide x 64" high x transverse in the lower section and 15" deep in the upper section.		

PART NO	S	DESCRIPTION	QTY	ID
52-F6-1240	<	Compartments - Right Side, Low Side R1 There shall be one-(1) right front compartment installed ahead of the rear axle. The interior dimensions shall be approximately 54" wide x 28" high x 28" deep. R2 There shall be one-(1) right rear compartment installed behind the rear axle. The interior dimensions shall be approximately 48" wide x 28" high x transverse.	1	FE
52-F8-2220	>	Compartment - Right 3/4 Side (194" Wide w/16" Interior Height), 4-Doors	1	FE
52-J8-0420	<	Compartment - Center Rear, Standard Height B1 There shall be one-(1) compartment installed at the center rear of the apparatus. The compartment shall have an interior dimension of approximately 46" wide x 28" high.	1	FE
56-D8-0220	< >	Compartment Doors - Hinged, Flush Look Locations: Officer side 3/4 height compartments Hinged on bottom side of door Black Latches	4	FE
56-D8-0820	< >	Compartment Door - Roll Up, Painted Locations: Compartment L1 / L2 / L3 Compartment R1 / R2 Black Handles	6	FE
58-A0-0220		Rear Body Construction - Beavertails	1	FE
58-A0-1620		Rear Compartment Blouse	1	FE
60-A2-6620		Body Modification - Compartment Width Increase (Per Inch)	18	FE
62-A2-0220		Brackets - Extension/Roof, Right Side of Body	1	FE
62-B2-1220	<	Tubes (2) - Pike Pole Storage The pike pole tubes shall be notched to accommodate NY hooks	1	FE
64-B2-0430	< >	Compartment - Wheel Well Double Air Bottle (FFA) Locations: One (1) Set Driver side forward of tandem One (1) Set Driver side between tandem (NO DIVIDER) One (1) Set Driver side rear of tandem One (1) Set Officer side forward of tandem One (1) Set Officer side between tandem (NO DIVIDER)	5	FE
64-B2-1020	< >	Compartment - Wheel Well Double Extinguisher (FFA) Location:	1	FE

PART NO	S	DESCRIPTION	QTY	ID
		One (1) Set Officer side rear of tandem		
64-B8-0620	<	Doors - Wheel Well Compartments, Painted Aluminum Black Latches	6	FE
66-A2-0220		Body Trim Package	1	FE
66-A2-0620		Body Trim - Vertical Handrails (2), Knurled Aluminum	1	FE
66-A2-1420		Body Trim - NO Rear Stanchions	1	FE
66-A2-2420		Fuel Fill - Recessed w/Door, Left Side	1	FE
66-A2-4420		Mud Flaps - Rear	1	FE
66-A2-4620		Rub Rail - Extruded Aluminum	1	FE
66-A4-1040		Step - 12" Rear, Aluminum Tread Plate	1	FE
66-A4-4420	<	Step - Chrome Folding, Front of Body	4	FE
		Locations:		
		Two (2) Mounted Driver side front of body		
		Two (2) Mounted Officer side front of body		
66-A4-6820		Steps (4) - LED Lighted, Rear	1	FE
66-A4-8820		Tow Eyes (2) - Rear, Below Body	1	FE
66-A6-2220		Handrail - Below Hose Bed, Knurled Stainless Steel	1	FE
66-A6-6420	<	Handrail - Front of Body, 12" Knurled Stainless Steel	4	FE
		Locations:		
		To be determined at final inspection		
66-A8-1620		Divider - Hose Bed, Pumper	2	FE
66-A8-4220		Cover - Hose Bed, Hypalon	1	FE
66-A8-6420		End Flap - Hypalon w/Snaps, Hose Bed	1	FE
66-A8-8020		Cover/End Flap Color: Red	1	FE
66-A8-8820	<	Hose Bed Capacity	1	FE
		The hose bed shall have the capacity to hold the following:		
		1,000' of 5" Rubber LDH		
		300' of 3" DJH on Driver side of hose bed		
		300' of 3" LDH on Officer side of hose bed		
		A safety sign FAMA22, which warns of the need to secure hose, shall be visible to personnel at the hose storage area.		
		== Body Components - Tankers - 1022.001 10/01/22 ==		FE
66-B2-0420	<	Shelf - Permanent, Smooth Aluminum	2	FE
		Locations:		
		One (1) Mounted at the compartment depth transition in Compartment L1		
		One (1) Mounted at the compartment depth transition in Compartment L3		
66-B2-0620	< >	Unistruts - Aluminum, Per Compartment	3	FE
		Locations:		
		One (1) Set mounted horizontally on the floor of Compartment L1		
		One (1) Set mounted vertically in Compartment L1		
		One (1) Set mounted vertically in Compartment L3		
66-C2-2020	< >	Tray - 600 Pound Roll-Out, 24-28" Deep	3	FE
		Locations:		
		One (1) Mounted on the floor of Compartment L3		
		One (1) Mounted on the floor of Compartment R1		

PART NO	S	DESCRIPTION	QTY	ID
		One (1) Mounted on the floor of Compartment R2		
66-D4-0420	<	Tool Board - Vertical Roll Out, 24-28" Deep x Half Height Locations:	3	FE
		Three (3) Mounted on unistrut in Compartment L1		
66-D4-1020		Storage Pocket - Vertical Tool Board	6	FE
66-D4-2020	<	Tool Board - Hinged Aluminum w/Pac Trac Locations:	2	FE
		One (1) Mounted on the forward wall of Compartment L2 One (1) Mounted on the rearward wall of Compartment L2		
		== Elec. Components - Tanker Custom - 1022.001 10/01/22 ==		FE
		***** ELECTRICAL / COMPONENTS / ACCESSORIES *****		FE
70-A2-2032		Electrical System - Apparatus Body, Point to Point	1	FE
70-A2-4020		Electrical System - 12 Volt Testing	1	FE
70-A2-6020		12-Volt Wiring Protection - Split Loom	1	FE
70-A2-8020		EMI/RFI Protection	1	FE
		AUDIBLE WARNING DEVICES		FE
		INTERIOR COMPARTMENT LIGHTING		FE
70-E2-2220	>	Light - Compartment, LED Strip	12	FE
70-H2-0220		Switch - Compartment Door Ajar Indicator	1	FE
72-G8-6220		Zone A Upper Light Bar - 72" LED, Whelen Freedom IV F4N7QLED w/8 Additional LEDs	1	FE
72-M8-4620		Zone B/D Upper Body Side Front Lights (2) - Red/Blue w/Clear Lens M6 LED, Whelen	1	FE
72-P8-4620		Zone B/D Upper Body Side Rear Lights (2) - Red/Blue w/Clear Lens M6 LED, Whelen	1	FE
72-S6-4820		Zone C Upper Outboard Lights (2) - Red w/Clear Lens M6 LED, Whelen M6RC	1	FE
74-C8-9820		Zone B & D Lower Front (2) - Red/Blue w/Clear Lens M6 LED, Whelen M6J	1	FE
74-D8-8820		Zone B & D Lower Midship (2) - Red/Blue w/Clear Lens M6 LED, Whelen M6J	1	FE
74-G8-8820		Zone B & D Lower Rear (2) - Red/Blue w/Clear Lens M6 LED, Whelen M6J	1	FE
74-H8-2620		Zone C Lower Lights (2) - Red/Blue w/Clear Lens M6 LED, Whelen M6J	1	FE
74-J4-0620		Stop/Turn/Reverse Lights - LED, Whelen M6	1	FE
74-J4-2620		Housing - Rear Tail Light Assembly, M6FCV4	1	FE
74-J8-1020		Light - LED Rear Directional, Whelen TAL65	1	FE
74-J9-0420		Rear Directional Light Mounting - Recessed Mounted	1	FE
74-J9-6020		Control Head Location - Traffic Light, Centered Top of Dash	1	FE
		12-VOLT APPARATUS LIGHTING / ACCESSORIES		FE
74-L0-2220		Lights - LED Clearance and Maker	1	FE
74-L2-0420	<	Light - LED Underbody Luma Bar 12"	6	FE
		Locations:		
		One (1) Below Compartment L1		
		One (1) Below Compartment L3		
		One (1) Below Compartment R1		

PART NO	S	DESCRIPTION	QTY	ID
		One (1) Below Compartment R3 Two (2) Evenly spaced below the rear of the body		
74-L2-4020		Light - LED License	1	FE
74-Q4-1420	< >	Light - 12 Volt 150 Watt LED Brow, Whelen Pioneer Plus PCH2 Black Housing	2	FE
74-S2-0420		Telescoping Light Locations - Back of Cab	1	FE
74-S2-1620	<	Light - 12 Volt 160 Watt LED Telescoping, Whelen Pioneer Plus PCH2 Black Housing	2	FE
74-S8-0220		Switch - Telescoping Light Activation, Light Head	2	FE
74-U2-0001		Switch - Hazard Light	2	FE
		== Paint - Extruded Bodies - 1022.001 10/01/22 ==		FE
80-C2-0220		Paint - Body/Cab	1	FE
80-C2-0420	>	Paint Color/Code: Red FLNA 31979 (FFA Red 1)	1	FE
80-C4-0220	>	Paint - Custom Cab, Two Tone	1	FE
80-C4-1020	>	Paint Color/Code: Jet Black FLNA 40421 (FFA Black 1)	1	FE
80-C4-2020		Two-Tone Cab Break Line Stripe: Black	1	FE
80-D2-1220		Interior Compartment Finish - Natural	1	FE
80-E2-1820		Stripe - Scotchlite, 1-6-1 Triple	1	FE
80-E4-9620		Striping Layout: Reverse Ribbon "Z" Design, Body Compartment Doors	1	FE
80-E8-0220		Striping - Rear Body, Reflective Chevron	1	FE
80-E8-0620		Chevron Striping Colors: 3M Red & Lime Green	1	FE
80-E8-4020		Reflective Material - Designated Walking Surfaces	1	FE
80-G2-0220		Lettering - 3" Spun Gold w/Shade	1	FE
		== Warranty / Manuals - Tankers Custom - 1022.001 10/01/22 ==		FE
98-A2-0420		Warranty - Body Material & Workmanship, 2-Year / 36,000 Miles (RFW0002)	1	FE
98-A2-1020		Warranty - Chassis Material & Workmanship, 2-Year / 36,000 Miles (RFW0102)	1	FE
98-A4-0210		Warranty - Cab Structural, 10-Year / 100,000 Miles (Aluminum - RFW0602)	1	FE
98-A4-0420		Warranty - Body Structure, 10-Year / 100,000 Miles (Aluminum - RFW0502)	1	FE
98-A6-0210		Warranty - Cab Paint / Perforation, 10 Year (RFW0710)	1	FE
98-A6-0220		Warranty - Body Paint / Perforation, 10 Year (RFW0710)	1	FE
98-A8-0220		Warranty - Frame Assembly Structure, 50-Year / 250,000 Mile	1	FE
98-A8-0420		Warranty - Meritor Axle, 5-Year / Unlimited Miles	1	FE
98-A8-4220		Warranty - Cummins Engine, 5-Year/100,000 Miles	1	FE
98-A8-4420		Warranty - Allison Automatic Transmission, 5-Year/Unlimited Miles	1	FE
98-A8-4620		Warranty - Anti Lock Brake System, 3-Year/300,000 Miles	1	FE

PART NO	S	DESCRIPTION	QTY	ID
98-A8-6020		Warranty - Hale Pumps	1	FE
98-A8-8020		Warranty - Plumbing System, 10-Year / 100,000 Miles (RFW0801)	1	FE
98-A8-8420		Warranty - Poly Water Tank, Lifetime	1	FE
98-B2-0220		Manuals (2) - Chassis Operation, Digital	1	FE
98-B2-1220		Manuals (2) - Engine/Transmission Operations	1	FE
98-B2-1820		Manuals - Apparatus Body & Components	1	FE
98-B2-2020		Manuals - Pump	1	FE
98-B2-2220		Safety Guide - FAMA	1	FE
98-B2-6020		Wiring Diagrams - Cab/Chassis, Standard	1	FE
98-B2-6620		Wiring Diagrams - Apparatus Body, Standard	1	FE
		== Loose Equipment Pkg. - Tanker - 1022.001 10/01/22 ==		FE
90-A2-0220	<	Equipment Package - NFPA 1901 2016, Fire Department Supplied	1	FE
		The loose equipment as outlined in NFPA 1901, 2016 edition, section 5.9 thru 5.9.4 shall be provided by the fire department unless it is listed in this proposal. All loose equipment shall be installed on the apparatus before placed in emergency service, unless the Fire Department authorized agent signs the State of Exception as listed in the NFPA 1901 Standard for Automotive Fire Apparatus sections 4.21 thru 4.21.2.		
90-C2-0420		Ladder - 10' Folding Attic, Alco-Lite FL-10	1	FE
90-C6-0420		Ladder - 14' Roof, Alco-Lite PRL-14	1	FE
90-D6-1020		Ladder - 24' 2-Section Extension, Alco-Lite PEL-24	1	FE
90-H8-0420		Hose (2) - PVC Flexible Suction, Kocheck 10' x 6"	1	FE
90-K2-1220		Strainer - 6" NH Barrel, Kocheck BS60C	1	FE
		== Administration - 1022.001 10/01/22 ==		FE
	>	***** CHASSIS SURCHARGE - MUST BE INCLUDED! *****		FE
98-D2-0200		SELECT CHASSIS SURCHARGE (N/A ON FERRARA BUILT CHASSIS)	1	FE
98-D8-0220	XU	Discount	1	



Fire Master Fire Equipment, Inc.

Sales & Service on New & Pre-Owned Fire Apparatus
Plus a Complete Line of Fire Fighting Equipment



Apparatus Contract

AGREEMENT- Made this ____ day of _____ **2023** between **Fire Master Fire Equipment, Inc.** (hereafter known as "Fire Master") and the **Arkansas City Fire Department** (Hereafter known as "BUYER") in accordance with the conditions written below and the specifications and addendum(s) attached, which are made part of this Contract. This agreement does not become binding until it is agreed to and accepted in writing and is properly signed by an officer of Fire Master Fire Equipment, Inc. and Ferrara Fire Apparatus, Inc.

TERMS OF PAYMENT- The Buyer agrees to purchase **One (1) 2023 Ferrara Heavy Duty Extruded Aluminum Engine Tanker mounted on a Custom Cinder Chassis with a Hale QMax 2,000 GPM Pump and a 3,000 Gallon Booster Tank** for the total sum of **Eight Hundred Eighty Thousand, Four Hundred Dollars and 00/100 (\$880,400.00)**, excluding any taxes, to be paid in full, **UPON DELIVERY AND ACCEPTANCE OF THE APPARATUS**. The vehicle(s) shall not be released to the BUYER until payment is made. If the selling price is subject to any taxes, the taxes added will be that which are prevailing at the time of delivery.

Payment shall be made directly to **Fire Master Fire Equipment, Inc.** Payment shall be made in United States Currency. No checks or any other form of payment shall be made to any sales representatives, dealer, agents, etc.

IF THESE PAYMENT TERMS ARE NOT STRICTLY ADHERED TO, FIRE MASTER FIRE EQUIPMENT, INC. SHALL ASSESS A DAILY INTEREST CHARGE BASED ON AN ANNUAL PERCENTAGE RATE OF 18% ON THE UNPAID BALANCE. IF MORE THAN ONE VEHICLE IS COVERED BY THIS CONTRACT AND THE VEHICLES ARE SHIPPED ON DIFFERENT DATES, THE TERMS STATED ABOVE SHALL APPLY TO EACH VEHICLE.

DELIVERY- Delivery shall be F.O.B **Arkansas City, Kansas** within **650** calendar days after signed approval packet is received from the customer. Fire Master shall not be held liable for damages for failure to make deliveries as a result of fire, flood, riots, strikes, chassis shortages, or delays caused by its suppliers, any act of God or any other circumstances beyond Fire Master's control.

INSPECTION- The BUYER shall inspect the apparatus immediately upon delivery and shall give written notice of any defects with Ten (10) days. The vehicle(s) shall be deemed accepted if the BUYER fails to give such notice. The BUYER expressly waives any rights the BUYER may have to revoke acceptance after the Ten (10) day period.

Fire Master Fire Equipment, Inc.

Sales & Service on New & Pre-Owned Fire Apparatus
Plus a Complete Line of Fire Fighting Equipment



WARRANTY- Each vehicle manufactured by Ferrara Fire Apparatus, Inc. shall be warranted according to the provisions contained in the Ferrara Fire Apparatus, Inc. Warranty Certificate enclosed with the bid proposal package.

ASSIGNMENT- The rights and obligations of the BUYER under this Agreement shall not be assigned or transferred without the prior written consent of Fire Master and Ferrara Fire Apparatus, Inc.

AMENDMENT (S) - No modifications, alterations, additions, deletions, or any other changes in the terms hereof shall be binding on either party unless produced in writing and properly executed by a duly authorized officer of Fire Master and a representative of the BUYER.

NOTICES- All notices under this Agreement must be certified mail, return receipt requested.

GOVERNING LAW- This Agreement shall be constructed and interpreted, and its performance shall be governed by the laws of the state of Missouri.

AGREED this _____ day of _____ 2023.

Buyer: _____
(Authorized Signature for Buyer)

Printed: _____

Title: _____

Name, Address, & Phone Number of Fire Department:

Arkansas City Fire Department
115 South D Street
Arkansas City, Kansas 67005

Signed: _____
(Christopher B. Thompson, Territory Manager)

Signed: _____
(Scott Shelton, President)



City Commission Agenda Item

Meeting Date: March 7th, 2023
From: Eric Burr, Chief of Police
Item: Explain Kansas Law Enforcement Accreditation Program

Purpose: Explain the Kansas Law Enforcement Accreditation Program (KLEAP) the police department is undertaking for the next 2 years.

Background:

The police department has entered into an accreditation program sponsored by the Kansas Law Enforcement Training Center called the Kansas Law Enforcement Accreditation Program. The goals of the program are to infuse best practices into departmental policy and procedures to enable departments to provide the best possible police services to their communities. The presentation will be an overview of the program and detail our progress towards meeting accreditation goals. Lt. Jason Legleiter and Chief Burr will be presenting.

Commission Options:

Fiscal Impact:

Amount: None

Fund: Department: Expense Code:

Included in budget Grant: Bonds Other (explain)

Approved for Agenda by:

Randy Frazer, City Manager



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Tony Tapia, Public Services Superintendent
Item: PrairieLand Partners Government Tractor Rental Agreement

Purpose: A Resolution authorizing an annual Government Rental Agreement with PrairieLand Partners, LLC of Winfield, KS to rent a 6M/R John Deere Tractor, for an 8-month/300-hour term, for an amount not to exceed \$7,950 per year. **(Voice Vote)**

Background:

The benefit of the government rental agreement is the low fixed equipment cost, equipment is under warranty, insurance is included in the rental, and there is no long-term commitment. Going with a rental agreement will help balance the city budget for future years, and we will have the benefit of receiving a new tractor every year that we renew the agreement. This will help cut down on repair costs and will be used in other areas such as the Stormwater Division.

The Government Rental Agreement with PrairieLand Partners, LLC of Winfield, KS is for a 6M/R John Deere Tractor in the amount of \$7,950/year. This will be for an 8-month/300-hour yearly term and will replace our current 2005 Massey Ferguson tractor. Bids were also sought from Wichita Tractor Company, who is a dealer for New Holland Tractors, Kubota Tractors and Challenger Tractors, and were informed at this time they do not have a government rental program that is comparable to John Deere’s rental program.

Commission Options:

1. Approve the Resolution
2. Disapprove the Resolution
3. Table the Resolution for further discussion

Fiscal Impact:

Amount: \$ 7,950 annually

Fund: 21 (Special Street)

Department: 542 (Streets)

Expense Code: 6302 (Equipment Rental/
Maintenance Contracts)

Included in budget

Grant

Bonds

Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ENTER INTO AN ANNUAL GOVERNMENT RENTAL AGREEMENT WITH PRAIRIELAND PARTNERS, LLC OF WINFIELD, KS TO RENT A 6M/R JOHN DEERE TRACTOR, FOR AN 8- MONTH/300-HOUR TERM, FOR AN AMOUNT NOT TO EXCEED \$7,950 PER YEAR.

NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: That the Governing Body of the City of Arkansas City hereby authorizes the Mayor and/or City staff of the City of Arkansas City to execute an annual Government Rental Agreement with PrairieLand Partners, LLC of Winfield, KS to rent a 6M/R John Deere Tractor, for an 8-month/300-hour term, for an amount not to exceed \$7,950 per year.

SECTION TWO: That the Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or City Manager of the City of Arkansas City to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from and after its adoption by the Governing Body of the City of Arkansas City.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

(Seal)

Diana L. Spielman, Mayor

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk



General Rental Agreement

Effective Dates: Nov. 1, 2022 to Oct. 31, 2023

Eligibility: IA, IL, IN, KS, MO, and WI (State, County, Local political subdivisions and other public agencies)

(Agency Name) _____ agrees to rent tractor(s) from Deere & Company for a term of **8 months/300 hours or 12 months/350hours** to begin on **(start date)** _____ through **(end date)** _____ with a guaranteed payment for a term of **8 months/300 hours or 12 months/350hours**.

The hourly rates are listed below. Excess use of hours will include a \$12/hour additive that will be added to the rental rate for overage hours.

Rental Rates: (Please highlight one)

Model	Per Hour Rate	Overage Cost/Hour
4 Series/5E	\$21	\$12
5M/5R/6E Series	\$25	\$12
6110M/R, 6120M/R, 6130M/R, 6140M	\$26.50	\$12
6145M/R, 6155M/R, 6175M/R	\$31	\$12
6195M/R, 6215R	\$41	\$12
7210R, 7230R	\$43	\$12
Loader	Additional \$6/hour	N/A

***Note: for Buyback Rates please visit Dealer Path>Gov. Sales>Contract Rentals: Rental & Fleet**

(Agency Name) _____ will be responsible for damages including but not limited to abuse or neglect and units will be returned to servicing dealer with normal wear and tear for highway mowing. Smoking is **not** allowed in Cab Tractors.

Repairs due to damage during the rental period must be made by an authorized John Deere dealer using genuine John Deere replacement parts and/or procedures approved by John Deere Company.

The servicing dealer will evaluate the condition of the tractor upon its return at the end of rental. Damages will be billed to the agency by John Deere Company.

Payments can be made **(circle one) up front, 2 separate installments or monthly.**

Vendor/dealer agrees to provide loaner tractor if the unit is unavailable for use for more than 14 calendar days.

Physical Damage insurance coverage will be paid by John Deere Company. Agency is responsible for deductibles, billed by and paid to John Deere Company.

Agency should obtain its own liability insurance policy for the operation of this tractor.

Physical damage insurance claims must be filed at the time the incident occurs.

To file a physical damage claim:

Sentry Insurance

Mailing Address: PO Box 8032, Stevens Point, WI 54481

Phone: 800-373-6879 (800-3SENTRY)

Fax: (715) 346-9708

Note: *As of 1 November 2022, exceptions are permitted on this agreement. Please contact your John Deere Government Sr. Strategic Account Manager for other programs on models and requirements outside of this agreement. Only changes made by the John Deere Government Sr. Strategic Account Manager will be accepted by Fleet Support.*

Please note some state agencies are not allowed to utilize this General Terms Agreement.

Please sign and date below to acknowledge the terms and conditions of this rental agreement.

Delivery and Billing Location:

(Agency name)

(Billing Address)

(Ship to Address)

(9-digit Federal Tax ID number)

(Contact Name)

(Contact Phone)

(Contact Fax)

(Agency Signature)

(Date)

Dealer Information:

(Dealer Name)

(6-Digit Account #)

(Contact Name)

(Contact Phone)

(Email Address)

(Dealer Signature)

Reply all Delete Junk Block ...

Tractors

A alee@wichitatractor.com Fri 2/17/2023 9:05 PM [Like] [Reply] [Reply All] [Forward] [More]

To: Brian Edwards

Brian,
At this time we can not do a Tractor Rental Program similar to John Deere.
Thanks

Thank You For The Opportunity To Earn Your Business

Anthony Lee
Wichita Tractor Co.
Cell - 316-680-3454
Office - 316-942-8118



Reply | Forward



City Commission Agenda Item

Meeting Date: March 7, 2023
From: Tony Tapia, Public Services Superintendent
Item: Purchase a Land Pride 15-Foot Batwing Brush Cutter

Purpose: A Resolution authorizing the purchase of a Land Pride RCM5715 Rotary Cutter - 1000 PTO from Wichita Tractor Company, for an amount not to exceed \$29,100.00. **(Voice Vote)**

Background:

Two bids were sought for this piece of equipment from Wichita Tractor Company and John Deere. Staff recommends the Land Pride RCM5715 Rotary Cutter, which includes a 15-foot batwing, after being extremely satisfied with the durability and performance of our current Land Pride cutter.

Commission Options:

1. Approve the Resolution
2. Disapprove the Resolution
3. Table the Resolution for further discussion

Fiscal Impact:

Amount: \$29,100.00

Fund: 21-Special Street Department: 542-Street Expense Code: 7405-Machinery/Equipment

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

RESOLUTION NO. 2023-03-_____

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ACCEPT A BID SUBMITTED BY WICHITA TRACTOR COMPANY, OF WICHITA, KS, TO PURCHASE A LAND PRIDE RCM5715 ROTARY CUTTER – 1000 PTO, FOR THE PUBLIC SERVICES DEPARTMENT, FOR AN AMOUNT NOT TO EXCEED \$29,100.00.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City of Arkansas City, Kansas, to accept a bid submitted by Wichita Tractor Company, of Wichita, KS, to purchase a Land Pride RCM5715 Rotary Cutter – 1000 PTO, for the Public Services Department, for an amount not to exceed \$29,100.00.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

SECTION THREE: This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 7th day of March, 2023.

(Seal)

Diana L. Spielman, Mayor

ATTEST:

Tiffany Parsons, Deputy City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution No. 2023-03-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on March 7, 2023, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Deputy City Clerk

15 Foot Batwing Brush Cutter

COMPANY	Wichita Tractor Company	John Deere
Equipment Type	Land Pride RCM5715 Rotary Cutter-1000 PTO	John Deere FC15R Flex Wing Rotary Cutter
TOTAL COST	\$ 29,100.00	\$ 28,579.04
DELIVERY TIME	60 Days	60 Days
MEET SPECS	Yes-Parallel pivot center and wing axles	Yes-Foam filled tandem axel but non-pivoting
MEET SPECS	Yes-CAT5 Wing drivelines	Yes-Flexible mounting hitch
WARRENTY	7 year warranty on gear boxes with lighting kit	5 year warranty on gear boxes with lighting kit

Budgeted amount:Tractor and brush cutter were budgeted together at \$150,000-but have elected to pursue a rental agreement with a tractor but this option is not available with the brush cutter.

Recommendation would be the Land Pride RCM5715 Rotary Cutter- due to meeting specs and we currently have an additional Land Pride cutter and are extremely satisfied with the durability and performance.



1750 south west st
 wichita, kansas 67213
 ph. 316-942-8118
 fax 316-942-3901



QUOTE

Name City of Arkansas City Date 2/9/2023

Address _____ Email _____

City Arkansas City State KS Zip _____ County _____ Phone _____

QTY.	NU	MODEL	MAKE, DESCRIPTION	SERIAL NUMBER	AMOUNT
1	N	RCM5715	Land Pride RCM5715 Rotary Cutter - 1000 PTO		\$ 28,900.00
		-12	8 - 25.5" Foam Filled Tires - Tandams on Wings		\$ -
		-24	Parallel Pivot Center Axle		\$ -
		-29	Parrallel Pivot Wing Axles		\$ -
		-34	1 3/8 1000 PTO - CAT 5 CV Main Driveline - CAT5 Wing Drivelines		\$ -
		-41	Double Chain Guards - Front and Rear		\$ -
		-62	Deck Armor in liu of deck rings - stronger / better cut		\$ -
		-68	Independent Dual Acting Fold Cylinders - 3" Narrower Transport		\$ -
		-75	Self Leveling Performance Hitch		\$ -
		-90	Diamond Blade Bar		\$ -
			Color Options, Orange / Tan		\$ -

TRADE INS				TOTAL CASH PRICE	\$ 28,900.00
YEAR & MAKE	MODEL	DESCRIPTION, SERIAL NUMBER	TRADE IN ALLOWANCE	TRADE ALLOWANCE	\$ -
			\$ -	TRADE DIFFERENCE	\$ 28,900.00
			\$ -	ADMIN FEE	\$ 200.00
			\$ -	OWING	
			\$ -	SALES TAX	\$ -
			\$ -	TOTAL	\$ 29,100.00
			TRADE-IN ALLOWANCE \$ -	PAYMENT	\$ -
BALANCE DUE: <input type="checkbox"/> ON DELIVERY <input type="checkbox"/> FINANCED				BALANCE DUE	\$ 29,100.00

Prepared By: ANTHONY LEE

 PURCHASER'S SIGNATURE

Find us on Facebook





Customer:

Quotes are valid for 30 days from the creation date or upon contract expiration, whichever occurs first.

A Purchase Order (PO) or Letter of Intent (LOI) including the below information is required to proceed with this sale. The PO or LOI will be returned if information is missing.

- Vendor: Deere & Company
- 2000 John Deere Run
Cary, NC 27513
- Signature on all LOIs and POs with a signature line
- Contract name or number; or JD Quote ID
- Sold to street address (no PO box)
- Ship to street address (no PO box)
- Bill to contact name and phone number
- Bill to address
- Bill to email address (required to send the invoice and/or to obtain the tax exemption certificate)
- Membership number if required by the contract

For any questions, please contact:

Curtis Trecek

PrairieLand Partners, LLC
2300 W. 9th Avenue
Winfield, KS 67156

Tel: 620-221-1770

Fax: 620-221-0225

Email: ctrecek@plpjd.com

Quotes of equipment offered through contracts between Deere & Company, its divisions and subsidiaries (collectively "Deere") and government agencies are subject to audit and access by Deere's Strategic Accounts Business Division to ensure compliance with the terms and conditions of the contracts.



ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):
 Deere & Company
 2000 John Deere Run
 Cary, NC 27513
 FED ID: 36-2382580
 UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:
 PrairieLand Partners, LLC
 2300 W. 9th Avenue
 Winfield, KS 67156
 620-221-1770
 plpjd@plpjd.com

Quote Summary

Prepared For:
 CITY OF ARKANSAS CITY CITY MANAGER
 1507 W MADISON AVE
 ARKANSAS CITY, KS 67005

Delivering Dealer:
PrairieLand Partners, LLC
 Curtis Trecek
 2300 W. 9th Avenue
 Winfield, KS 67156
 Phone: 620-221-1770
 ctrecek@plpjd.com

Quote ID: 28230035
Created On: 15 February 2023
Last Modified On: 15 February 2023
Expiration Date: 27 February 2023

Equipment Summary	Selling Price	Qty	Extended
JOHN DEERE FC15R Flex Wing Rotary Cutter Contract: KS NASPO Ground Mtn 51000E (PG K7 CG 22) Price Effective Date: February 14, 2023	\$ 28,579.04	X 1 =	\$ 28,579.04
Equipment Total			\$ 28,579.04

* Includes Fees and Non-contract items

Quote Summary

Equipment Total	\$ 28,579.04
Trade In	
SubTotal	\$ 28,579.04
Est. Service Agreement Tax	\$ 0.00
Total	\$ 28,579.04
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 28,579.04

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote Id: 28230035 Customer Name: CITY OF ARKANSAS CITY CITY MANAGER

ALL PURCHASE ORDERS MUST BE MADE OUT TO (VENDOR):

Deere & Company
2000 John Deere Run
Cary, NC 27513
FED ID: 36-2382580
UEID: FNSWEDARMK53

ALL PURCHASE ORDERS MUST BE SENT TO DELIVERING DEALER:

PrairieLand Partners, LLC
2300 W. 9th Avenue
Winfield, KS 67156
620-221-1770
plpjd@plpjd.com

JOHN DEERE FC15R Flex Wing Rotary Cutter

Hours:

Stock Number:

Contract: KS NASPO Ground Mtn 51000E (PG K7 CG 22)

Selling Price *

Price Effective Date: February 14, 2023

\$ 28,579.04

* Price per item - includes Fees and Non-contract items

Code	Description	Qty	List Price	Discount%	Discount Amount	Contract Price	Extended Contract Price
22F0P	FC15R Flex Wing Rotary Cutter	1	\$ 35,669.00	24.00	\$ 8,560.56	\$ 27,108.44	\$ 27,108.44
Standard Options - Per Unit							
0202	United States	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
1220	Airbag Suspension	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
2541	Inward Rotation	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
3335	8 Foam-Filled Tires - (Double tires on center and wings) - Severe duty ag tires	1	\$ 1,946.00	24.00	\$ 467.04	\$ 1,478.96	\$ 1,478.96
3541	1000 RPM Driveline - 1 3/8" coupler - Cat 6	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
3642	1000 rpm - 125 HP Gearbox - Commercial duty - Inward rotation	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
5110	Clevis Hitch	1	\$ -363.00	24.00	\$ -87.12	\$ -275.88	\$ -275.88
5280	Rigid Casting Tongue	1	\$ 0.00	24.00	\$ 0.00	\$ 0.00	\$ 0.00
9400	Front Safety Shield - Second row chain	1	\$ 176.00	24.00	\$ 42.24	\$ 133.76	\$ 133.76
9410	Rear Safety Shield - Second row chain	1	\$ 176.00	24.00	\$ 42.24	\$ 133.76	\$ 133.76
Standard Options Total			\$ 1,935.00		\$ 464.40	\$ 1,470.60	\$ 1,470.60
Total Selling Price			\$ 37,604.00		\$ 9,024.96	\$ 28,579.04	\$ 28,579.04