Arkansas City
KANSAS

CITY COMMISSION MEETING MINUTES

Tuesday, June 16, 2026 at 5:30 PM — Commission Room, City Hall — 118 W. Central Ave

Routine Business

1. **Roll Call**

PRESENT:
Mayor Tad Stover
Vice-Mayor Steve Lungren
Commissioner Chad Beeson
Commissioner David Colquhoun
Commissioner Charles Tweedy III

ABSENT:

City staff present: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, IT Director Matt Metzinger, Community Development Director Josh White, Environmental Services Superintendent Kyle Blubaugh, Police Chief Jim Holloway, and Public Services Sanitation Supervisor Trence Robinson.

2. Opening Prayer led by Pastor Ryan Nichols of Calvery Chapel Church and Pledge of Allegiance led by Mayor Tad Stover.

3. There were no additions or deletions to the agenda.

4. Approval of the Agenda.

Motion made by Commissioner Beeson, seconded by Commissioner Colquhoun, to approve the agenda as written.

Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion approved.

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 New Business.

1. Approve the June 2, 2026, regular meeting minutes as written.

2. A Resolution authorizing a public meeting of the Governing Body to attend a Land Bank Board of Trustees meeting at 5:00 p.m. Tuesday, July 7, 2026, in the Commission Room at City Hall, located at 118 W. Central Avenue in Arkansas City.

3. A Resolution authorizing the City of Arkansas City to enter into an agreement with Adrian Eissinger for partial forgiveness of special assessments levied against property located at 717 S B Street.

4. A Resolution authorizing the City of Arkansas City to allocate Unpledged Healthcare Sales Tax Funds in the amount of $3,608.50 to SCK Health for uncompensated care provided to the community, consistent with Ordinance No. 2019-02-4481 and the City's intent to annually appropriate available revenues for health care purposes.

Motion made by Commissioner, seconded by Vice Mayor Stover, to approve the Consent Agenda as written.

Voice Voting Aye: Mayor Stover, Vice-Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion approved; and given ***Resolution No. 2026-06-3838****,* ***Resolution No. 2026-06-3839****, and* ***Resolution No. 2026-06-3640****.*

DRAFT

New Business

City Manager Department

1. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Pearson Construction, LLC, for the CCLIP-SP Resurfacing Project on US-166 (W. Madison Ave.) from the Arkansas River Bridge to 8th Street, for an amount not to exceed $273,070.20.

Motion made by Commissioner Beeson, seconded by Vice Mayor Stover, to approve the item as written.

Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3841****.*

2. Hold a public hearing and consider a Resolution declaring structures located at **413 N 1st ST, 701 N B ST, 836 S C ST,** and **219 N Summit ST** as unsafe and dangerous, and directing that said structures be repaired, shored, or otherwise made safe, or, in the alternative, demolished.

   Community Development Director White presented a slide show of proposed properties complete with a case history summary and images highlighting concerns for each.

   Motion made by Commissioner Beeson, seconded by Commissioner Colquhoun, to hold a public hearing and consider a Resolution declaring structures located at 413 N 1st ST, 701 N B ST, 836 S C ST, and 219 N Summit ST as unsafe and dangerous, and directing that said structures be repaired, shored, or otherwise made safe, or, in the alternative, demolished.

   Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion carried.

   Mayor Stover opened the floor for the public to speak.

   1. Dana Hoffer owner of 836 S C St., spoke that they are actively working on the property which is pending purchase. City staff is to meet with the buyer within 30 days to discuss options and sell/purchase of property.

   2. John & Betty Penrose owners of 701 N B St. stated that they currently reside in Plains Kansas since 2005. Mr. Penrose was working to remodel the home, however, a mix of health issues that arose in 2017 and multiple failed contractors since have put a halt on the remodel progress.

   3. Mylissa Call owner of 219 S Summit St. home of Mylissa's Garden and Antiques since 1992, met with contractors on Friday and received bids for repair of the building's exterior, not including the roof, tentatively planned to being in the fall, after funding and paperwork are finalized.

   Motion made by Commissioner Beeson, seconded by Commissioner Tweedy III, to close the public hearing.

   Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion approved and public hearing closed.

Motion made by Commissioner Beeson, seconded by Commissioner Colquhoun, to approve Resolution declaring structures located at ***413 N 1st ST, 701 N B ST, 836 S C ST,*** *and* ***219 N Summit ST*** *as unsafe and dangerous, and directing that said structures be repaired, shored, or otherwise made safe, or, in the alternative, demolished.*

Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, and Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3842****.*

Environmental Services Department

1. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Vermeer Great Plains to purchase a 2026 Horizontal Directional Drill Package, for an amount not to exceed $204,769.18.

   Environmental Services Superintendent Blubaugh presented this addition to the fleet, along with others requested to follow, are a part of the future waterline replacement project and that the department will be utilizing for repair work as soon as received.

DRAFT

Motion made by Mayor Stover, Seconded by Commissioner Beeson to approve the item as written.

Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3843****.*

2. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Foley Equipment Company to purchase a 2026 Mini Hydraulic Excavator, including attachments, for an amount not to exceed $145,695.00, and to pursue lease bids for financing.

Motion made by Commissioner Beeson, Seconded by Vice Mayor Lungren to approve the item as written.

Voice Voting Aye: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3844****.*

3. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Foley Equipment Company to purchase a 2026 Compact Track Loader, including attachments, for an amount not to exceed $79,900.00, and to pursue lease bids for financing.

Motion made by Commissioner Beeson, Seconded by Mayor Stover to approve the item as written.

Voice Voting Yea: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3845****.*

4. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Truck Center Companies to purchase a 2027 Freightliner Heavy-Duty Truck with Flatbed, for an amount not to exceed $115,570.00.

Motion made by Commissioner Colquhoun, Seconded by Mayor Stover to approve the item as written.

Voice Voting Yea: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3846****.*

5. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Vermeer Great Plains to purchase a 2026 Felling Heavy-Duty Tilt Deck Trailer, for an amount not to exceed $41,469.00.

Motion made by Mayor Stover, Seconded by Vice Mayor Lungren to approve the item as written.

Voice Voting Yea: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3847.***

<u>Public Services</u>

1. A Resolution authorizing the City of Arkansas City to accept a bid submitted by MacQueen Equipment to purchase a new 2026 McNeilus Refuse Truck & Packer, for an amount not to exceed $226,026.53, and to pursue lease bids for financing.

   Public Services Sanitation Supervisor Robinson presented this request to replace a current refuse truck that has required repairs. The McNeilus is heavier duty truck than current fleet and has both commercial and residential use options. Tariffs are included in bid amount and there is an added $10,000 rebate offer for this purchase.

Motion made by Commissioner Beeson, Seconded by Commissioner Stover to approve the item as written.

Voice Voting Yea: Mayor Stover, Vice Mayor Lungren, Commissioner Beeson, Commissioner Colquhoun, Commissioner Tweedy III. Mayor Stover declared the motion approved; given ***Resolution No. 2026-06-3848****.*

DRAFT

City Manager Updates & Reminders

1. **Playground Grant Project**: The city received 160 survey responses on playground equipment preferences. The most popular option was an adventure/challenge course (40%), followed by traditional playground equipment with balance play (36%), and a community-themed concept (23%); the architect will use the results to develop a design with the goal of bidding and completing the project by the end of October.

2. **PEC Projects**: A written project update was provided to the council. Major projects continue to progress, including the East Pressure Zone design, well supply study, and green sand filter project.

3. **East Pressure Zone**: The project is in the final design stages, with survey work, geotechnical drilling, and easement acquisition underway. Once complete, the design will be submitted for approval before construction can move forward.

4. **Well Supply Study**: The study has begun, with test drilling planned at potential well sites and evaluation of the city's water supply lines. The project will also assess system hydraulics to improve water delivery.

5. **Green Sand Filter Project**: The project kickoff meeting has been held, and planning is underway. Long-lead equipment ordering is expected early next year, with major construction occurring after 2027.

6. **County Valuations and Budget**: The county's property valuations have been received and shared with the council for budget planning. Valuation growth has slowed significantly compared to recent years, indicating values are beginning to level off.

7. **Fire Department Design – June 11**: Staff met with the project engineer to continue planning the new fire department facility. Building layouts are largely finalized, and discussions are now focusing on electrical and mechanical systems, with cost estimates expected as the design progresses.

8. **Northwest Community Center Meeting – June 18:** Council members were reminded of the upcoming public meeting to gather additional community input on future uses, operations, and funding for the Northwest Community Center.

9. **AI Workshop – July 1**: An AI Workshop hosted by REAP will be held on July 1. Additional details regarding the time and location will be provided to interested council members.

10. **Budget Workshop – July 2**: The next budget workshop is scheduled for July 2, with a work session planned for the same day to reduce the number of separate meetings.

11. **Prime Homes Open House**: Council members were invited to attend an open house hosted by Prime Homes to learn more about modular housing options being offered in partnership with local developers.

12. **County Economic Development Partnership**: An update from the county economic development partnership meeting was included in the council packets for review.

13. **County Wage Analysis**: The Department of Commerce released updated county wage information, and staff provided an analysis showing how Cowley County compares with the rest of the state and region.

14. **Financial Summary**: The financial summary included in the meeting packet. Staff reported that the city's finances are currently tracking well.

Items for Discussion by City Commissioners

Commissioner Colquhoun mentioned a speed limit sign needing cleaned up on South Summit.

DRAFT

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.

Lloyd Colston, 1825 N 8th St., thanked the mayor and commission for their service, recognized the difficulty of the budget process, and encouraged the citizens to pray for and support their elected officials.

Financial Summary

May 2026 Financial Summary.

Adjournment

Motion made by Commissioner Beeson seconded by Commissioner Tweedy III to adjourn the meeting.

Voice vote was unanimous in favor of the motion. Mayor Stover declared the motion approved and meeting adjourned.

THE CITY OF ARKANSAS CITY
BOARD OF CITY COMMISSIONERS

(Seal)

_____
Tad Stover, Mayor

ATTEST:

_____
Tiffany Parsons, City Clerk

Prepared by: Tiffany Parsons, City Clerk

DRAFT