



City Commission Agenda Item

Meeting Date: July 1, 2025

From: Randy Frazer, City Manager

Item: Approval of Quit Claim Deed – Transfer of Property to
H.M. Villers, Jr. and Brody Villers

Motion: A Resolution authorizing the Mayor to execute a Quit Claim Deed on behalf of the City of Arkansas City, Kansas, transferring approximately 0.26 acres of land to H.M. Villers, Jr. and Brody Villers by way of gift. **(Voice Vote)**

Background: The City of Arkansas City owns a small tract of land located at the intersection of 8th Street and Radio Lane in the Southeast Quarter of Section 13, Township 34 South, Range 3 East in Cowley County. This parcel, totaling approximately 0.26 acres (11,470.6 square feet), directly abuts property owned by H.M. Villers, Jr. Due to its size, shape, and location, the tract is not suitable for development or use as a standalone lot.

For many years, Mr. H.M. Villers, Jr. has maintained this property under an informal agreement with previous city staff. The City has received no complaints or concerns regarding this arrangement, and the property has been kept in good condition. Based on a review of its characteristics and lack of public utility, staff recommends declaring the parcel as surplus and transferring it to H.M. Villers, Jr. and Brody Villers via quit claim deed.

This transaction is being completed by way of gift or donation, with no monetary consideration, and reflects the City's interest in resolving minor boundary situations and encouraging responsible private maintenance of unused parcels. The statutory quit claim deed has been prepared and reviewed. No real estate sales validation questionnaire is required pursuant to K.S.A. 79-1437e(a)(4), as the transfer is by gift.

Commission Options:

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

Fiscal Impact: Amount: None, this is a no-cost transfer of surplus property and will remove future City maintenance obligations.

Attachments: Resolution, Map & Statutory Quit Claim Deed

Approved for Agenda by:

A handwritten signature in black ink, appearing to read "Randy Frazer", is written over a horizontal line.

Randy Frazer, City Manager