



## CITY COMMISSION MEETING MINUTES

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Tuesday, July 15, 2025 at 5:30 PM — Commission Room, City Hall — 118 W. Central Ave

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### Routine Business

#### 1. Roll Call

##### PRESENT:

Mayor Chad Beeson  
Vice-Mayor Tad Stover  
Commissioner Diana Spielman  
Commissioner Charles Tweedy III

##### ABSENT:

Commissioner Jay Warren

City staff present: City Manager Randy Frazer, Communication Director Shana Adkisson, Environmental Services Superintendent Kyle Blubaugh, Finance Director/Treasurer Jennifer Waggoner, Neighborhood Services Director Mike Bellis, Police Chief Jim Halloway, Police Captain Jason Legleiter, Police Lieutenant Corey Combs, Police Lieutenant Matt Mayo, Police Lieutenant Ivan Velasques, Master Police Officer Lucas Lyons, and Public Services Superintendent Tony Tapia.

2. Opening Prayer and Pledge of Allegiance led by Commissioner Diana Spielman.

3. Addition or Deletions to the agenda.

City Manager Frazer stated that there was one addition to the agenda as follows:

#### **Additions: Section IV. New Business, City Manager Dept.**

- **Item No. 4** A Resolution authorizing the City of Arkansas City, Kansas, to accept \$115,840 in federal grant funds from the Kansas Department of Wildlife through the National Park Service Land and Water Conservation Fund (LWCF) Project No. 20-00839, for the Wilson Park Pickleball Courts project, and committing a local match of \$115,840 provided by a private fundraising group, for a total project cost of \$231,680. **(Voice Vote)**

*Motion made by Vice-Mayor Stover, seconded by Commissioner Spielman to approve the addition to the agenda as written.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved.*

4. Approval of the Agenda.

*Motion made by Commissioner Spielman, seconded by Commissioner Tweedy III to approve the agenda as amended.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved.*

City Clerk Parsons offered the following items for consideration:

### Awards and Proclamations

Proclaim July 26, 2025, as National Disability Independence Day in Arkansas City, as read by Mayor Beeson.

### Recognition of Visitors/Staff

1. Recognize Police Department promotion of Sargent Ivan Velasquez to Lieutenant.

Sergeant Ivan Velasquez was promoted to Patrol Lieutenant with the Arkansas City Police Department, effective May 17th. Police Chief Jim Holloway spoke that Velasquez began his service with ACPD in 2017 and was promoted to Master Police Officer in 2020 and to Sergeant in 2024. Throughout his career, he has demonstrated strong leadership and professionalism, particularly in training new officers.

Chief Holloway read an excerpt from an email exchange with City Manager Randy Frazer, in which the City Manager expressed his full support for the promotion, refer to Lieutenant Velasquez's outstanding performance, leadership in training new officers, and valuable Spanish-speaking skills.

City Clerk Parsons conducted the swearing-in ceremony for Lieutenant Velasquez.

### 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.*

1. Approve July 1, 2025, regular meeting minutes as written.
2. A Resolution authorizing the City to complete the purchase of property located at 2216 E. Chestnut Avenue from Patty K. Brown for the total amount of \$14,000, and accept the Quit Claim Deed as presented.

City Manager Frazer noted that this property will be the site for the new elevated water storage tank, supporting the east pressure zone improvement project, near the Crestwood Addition.

3. Ratify Mayor Chad Beeson's re-appointment of Jason O'Toole to the Arkansas City Recreation Commission.

*Motion made by Commissioner Spielman, seconded by Vice-Mayor Stover to approve the consent agenda as written.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Resolution No. 2025-07-3731**.*

### Public Hearing

1. Hold a public hearing and consider a Resolution declaring structures located at **113 S 8th ST, 211 N 5th ST, 219 N 5th ST, 514 S 6th ST, 1200 W Linden Ave, 314 E Maple Ave, and 309 E Van Buren Ave** as unsafe and dangerous, and directing that said structures be repaired, shored, or otherwise made safe, or, in the alternative, demolished.

Neighborhood Services Director Mike Bellis presented a slide show of images, reviewing his evaluation of each property in question. Additional updated handouts of images of 1200 W Linden Ave. and 309 E Van Buren Ave. were passed out the governing body for review. Bellis pointed out the property at 113 S 8<sup>th</sup> St. was involved in a fire and the owners were issued a city demolition permit but have been slow at getting the job done. If they don't comply within the 30 days after the hearing the city can step in to get the demolition complete.

*Motion made by Vice-Mayor Stover, seconded by Commissioner Spielman to open the Public Hearing.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved.*

Mayor Beeson opened the floor for public comment.

Ashly Dill resident owner of 113 S. 8<sup>th</sup> St. addressed the governing body that they still actively trying to complete the demolition safely, demonstrating to her willingness to cooperate and keep in touch with Neighborhood Services Director Bellis thought the remainder of this process.

With no one else wishing to speak, Mayor Beeson closed the floor for public comment.

*Motion made by Vice-Mayor Stover, seconded by Commissioner Tweedy III to close the Public Hearing.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved.*

*Motion made by Vice-Mayor Stover, Seconded by Commissioner Tweedy III to approve a Resolution declaring structures located at 113 S 8th ST, 211 N 5th ST, 219 N 5th ST, 514 S 6th ST, 1200 W Linden Ave, 314 E Maple Ave, and 309 E Van Buren Ave. 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 Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Resolution No. 2025-07-3732.***

### **New Business**

#### **City Manager Department**

1. A Resolution authorizing a new five-year agreement between the City of Arkansas City and Cowley County Rural Fire District No. 5, to provide fire protection services to that district, including an increase in the annual levy from 7.5 mills to 7.8 mills.

City Manager Frasier explained that this new five-year agreement allows the City to continue providing fire protection services to Cowley County Rural Fire District No. 5, with a slight increase in funding through an annual levy adjustment.

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

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Resolution No. 2025-07-3733.***

2. An Ordinance repealing Ordinance No. 2025-07-4638 and thereby reinstating Ordinance No. 2015-02-4380, relating to the Summit Plaza Community Improvement District Sales Tax in the City of Arkansas City, Kansas, pursuant to K.S.A. 12-6a26 ET SEQ.

City Manager Frazer explained that this action reinstates the original agreement to ensure continued payments to the developer for accrued interest, in accordance with a clause—previously overlooked—that entitles the developer to 7% interest on the loan. Finance Director Jennifer Waggoner trusted her instincts and initiated a more thorough review of the documents by city staff and legal counsel, followed by direct communication with the developer. This led to the discovery that approximately \$350,000 that remains owed before the loan agreement can be concluded. The agreement has 22 years it sunsets or the 7% interest is paid back, whichever comes first. This ordinance also repeals Ordinance No. 2025-07-4638 previously approved July 1, 2025.

*Motion made by Mayor Beeson, seconded by Commissioner Tweedy III to approve the item as written.*

*Roll Call Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Ordinance No. 2025-07-4639.***

3. A Resolution authorizing the City of Arkansas City to approve the Notice of Intent to Exceed the Revenue Neutral Rate (RNR) and set the date for a public hearing for 5:30 p.m. on September 2, 2025, for the purpose of hearing and answering objections of taxpayers relating to the Revenue Neutral Rate and the amount of ad valorem tax and proposed use of all funds.

Finance Director/Treasurer Waggoner noted that as part of the budget process in accordance with Senate Bill 13, the city is required to notify the county clerk on or before July 20<sup>th</sup> of its intent to exceed the revenue neutral rate, calculated at 57.478. The current amount proposed by staff with budget cuts and adjustments made, currently sets at 58.274 which is just over a mill. Waggoner further reminded the governing body that whatever the mill rate is set tonight, we cannot exceed that among, but we can lower. Public hearings must be held between August 20<sup>th</sup> and September 20<sup>th</sup>, annually.

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

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Resolution No. 2025-07-3734.***

4. A Resolution authorizing the City of Arkansas City, Kansas, to accept \$115,840 in federal grant funds from the Kansas Department of Wildlife through the National Park Service Land and Water Conservation Fund (LWCF) Project No. 20-00839, for the Wilson Park Pickleball Courts project, and committing a local match of \$115,840 provided by a private fundraising group, for a total project cost of \$231,680.

On Monday, July 14, 2025 (yesterday), the City of Arkansas City was awarded a \$115,840 Land and Water Conservation Fund (LWCF) grant from the Kansas Department of Wildlife and Parks for the Wilson Park Pickleball Courts project. The total project cost is \$231,680, with a local pickleball fundraising group providing the required 50% match. City Manager Frazer noted that the group has currently raised somewhere between \$50,000 and \$100,000 and will continue fundraising over the next three years. The grant, which runs through May 31, 2028, will help replace the park's existing tennis courts with new pickleball courts.

*Motion made by Commissioner Tweedy III, seconded by Vice-Mayor Stover to approve the item as written.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, and Commissioner Tweedy III. Mayor Beeson declared the motion approved; given **Resolution No. 2025-07-3735**.*

### **City Manager Updates & Reminders**

City Manager Frazer provided the following reminders and updates before the commission:

1. **CDBG Grant Not Awarded:** City received word from the Dept. of Commerce that we were not awarded the CDBG Grant this round, but will continue to apply in the future.
2. **Storm Damage Assistance Efforts:** The City was approached by the Chamber of Commerce and several downtown business owners regarding the financial impact of the recent hailstorm, yielding up to baseball or even softball sized hail across the majority of the city and parts of the surrounding County area. Many insured businesses face the cost of deductible, some as high as \$40,000, creating significant hardship. Elected Officials at all levels have been contacted for support. The City is actively working with Cowley County, a local disaster declaration has been issued, we are now pending declaration from the State through the Kansas Department of Emergency Management (KDEM) to explore disaster relief options, including possible SBA low-interest loans.
3. **Hike/Bike Trail Phase II:** Preliminary work has begun, and crews are currently mobilizing at the site. Visible progress is expected soon.
4. **Sewer Line Replacement Under F ST. Railroad:** Permits are secured for the sewer line replacement at Avenue F and near the Travel Center by the middle school. Equipment is being set up, Khun Mechanical will begin work soon. Crews are focusing on finishing the middle school section before classes start. The project involves placing manholes and directional boring under the railroad.
5. **City Hall Roof Replacement:** Work is underway on replacing the City Hall roof, with progress expected to continue over the next several days.
6. **City Property and Vehicle Claims:** Staff is working diligently to document and process damage claims related to City-owned properties and vehicles following the June 17<sup>th</sup> hailstorm.
7. **Historic Preservation Funding:** Historic preservation funds may be available for building repairs within the historic district. While not an immediate solution due to required paperwork and timelines, interested property owners can contact Principal Plann Josh White in Neighborhood Services for assistance.
8. **Fire/EMS "Pop in the Park" Event:** Scheduled for Friday, August 2nd from 3:00–6:00 PM. The Fire/EMS Department will host a community event at the park with activities including water fun with the fire truck. Council members are encouraged to attend.
9. **Joe B. Avery Award Nominations:** Nominations for the annual Joe B. Avery Community Spirit Award are due by Thursday, August 1st. Please submit recommendations to the board secretary, City Clerk Tiffany Parsons, for deserving individuals.

### **Items for Discussion by City Commissioners**

Mayor Beeson received a citizen complaint regarding the continued offset of traffic lights along Summit Street. City Manager Frazer followed up with Public Services Superintendent Tony Tapia, who explained that syncing the newer traffic light systems with older ones is difficult, especially after power outages. Staff will coordinate with the Police Department to evaluate whether any of the lights can be removed to improve traffic flow.

Commissioner Tweedy III inquired about the F Street Bridge Project. City Manager Frazer mentioned that while there is no confirmed construction start date yet for the F Street bridge project, progress is ongoing. City staff recently received correspondence from the project engineer, Kirkham Michael, primarily related to design work. Further updates will be provided as more information becomes available.

### **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 five (5) minutes.*

No one signed up or wished to speak.

### **Financial Summary**

The June 2025 Financial Summary is located in the back of meeting packet for review.

### **Adjournment**

*Motion made by Mayor Beeson, Seconded by Commissioner Tweedy III to adjourn the meeting.*

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

THE CITY OF ARKANSAS CITY  
BOARD OF CITY COMMISSIONERS

(Seal)

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Chad D. Beeson, Mayor

ATTEST:

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Tiffany Parsons, City Clerk

Prepared by:

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Tiffany Parsons, City Clerk