



Tuesday, June 4, 2024  
Regular Meeting Minutes  
118 W Central Ave, Arkansas City, KS

### Routine Business

1. Opening Prayer led by Principal Planner White and Pledge of Allegiance led by Mayor Warren.
2. Roll Call

#### **PRESENT**

Commissioner Chad Beeson  
Commissioner Diana Spielman  
Commissioner Tad Stover  
Commissioner Charles Tweedy  
Mayor Jay Warren

**Also present from staff:** City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communications Director Shana Adkisson, and Finance Director/Treasurer Jennifer Waggoner.

3. There were four additions and no deletions to the agenda.

#### **Additions:**

- **Section II. Awards & Proclamations, Item No. 1.** Proclaim June 19, 2024, as Juneteenth National Independence Day 2024 in Arkansas City.
- **Consent Agenda, Item No. 3.** Receive and file the 2023 Audit by Gordon CPA LLC.
- **Consent Agenda, Item No. 4.** Approve the donation of a surplus siren to Bolton Township in the IXL District.
- **New Business, City Manager Dept. Item No. 2.** An Ordinance exempting the application of K.S.A. 41-719(d), to allow the sale and consumption of alcoholic liquor at a designated area of the east corner of Central Ave. and Summit St. for one day, commencing June 6, 2024. **(Roll Call Vote)**

*Motion made by Commissioner Tweedy, Seconded by Commissioner Stover to approve the amendments to the agenda as presented.*

*Voice Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved.*

4. Approval of the Agenda

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

*Voice Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved.*

## Awards and Proclamations

1. **Proclaim June 19, 2024, as Juneteenth National Independence Day 2024 in Arkansas City.**

As ready by Mayor Warren and presented to Robin Henderson, founder of LoveNJoyCo. and organizer of the Juneteenth Cowley County Celebration Events happening June 15<sup>th</sup> at Wilson Park and June 19<sup>th</sup> at Lovie Watson Park this year.

## 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. Ratify Mayor Jay Warren's appointment of Duane Oestmann and Dorothy "Dotty" Smith to the Historic Preservation Board.
2. Ratify Mayor Jay Warren's appointment of Michael Bergagnini to the Planning Commission/Board of Zoning Appeals Committee.
3. **Receive and file the 2023 Audit by Gordon CPA LLC.**
4. **Approve the donation of a surplus siren to Bolton Township in the IXL District.**

*Motion made by Commissioner Tweedy, Seconded by Commissioner Stover to approve the consent agenda as written.*

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved.*

## New Business

City Clerk Parsons offered the following items for consideration:

### City Manager Department

1. An Ordinance approving the plat of Fugate Commercial Addition, and accepting land dedicated for the public purposes included therein. **(Roll Call Vote)**

Principal Planner White clarified that Mr. Larry Fugate and his trust applied to split their property located at 1745 and 1801 N. Summit where commercial businesses of Taco Bell and AT&T currently reside. The surrounding area is comprised of commercial uses. The rear vacant portion is partially within the floodplain and floodway. The proposed plat for commercial development, known as Fugate Commercial Addition, will divide the property into three sections, splitting the shopping center/restaurant and vacant land into separate lots. The Planning Commission held a public hearing on Tuesday, May 14, 2024, and voted to approve the preliminary plat.

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

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Ordinance No. 2024-06-4611.***

2. **An Ordinance exempting the application of K.S.A. 41-719(d), to allow the sale and consumption of alcoholic liquor at a designated area of the east corner of Central Ave. and Summit St. for one day, commencing June 6, 2024. (Roll Call Vote)**

City Clerk Parsons explained that this is a request submitted by The Sandbar owner Brandi Webb, to add the beer garden to the First Thursday Downtown Shopping Event on June 6<sup>th</sup> to offer a place for legal

participants to set and enjoy the festivities and entertainment that go on past 8:00 p.m. The alley from Central to Summit is already set to be blocked off to traffic.

*Motion made by Mayor Warren, Seconded by Commissioner Tweedy to approve the item as written.*

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-06-4612.***

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

Commissioner Tweedy noted that Merchants in Motion are hosting First Thursday's Events in effort to aid in the revitalization of downtown. They are going to have various vendors, activities and food trucks set up.

Commissioner Beeson spoke of a gentleman who had concerns about stoplights at the intersection of B Street and Madison not being in use anymore. Stop lights at the post office and library are also seemingly not in as high traffic areas as they used to be. Mayor Warren added that there may be other areas of town that may also need to be evaluated. More questions raised in conversation, if so many lights were needed along main street and with the added expense of repair and upkeep, are they worth maintaining? Beeson inquired about having a traffic study evaluation done by Chief Holloway to see if any of these are able to be removed.

Mayor Warren mentioned getting a wellness program started for employees as discussed at Friday's work session meeting then brought to the Hospital Board. Chick-Fil-A will be in the Spring Hill Golf Course parking lot 3202 N Summit St. on Wednesday June 12<sup>th</sup>, 2024, from 11:00 a.m. to 1:00 p.m. Pre-Order ahead to guarantee lunch or walk-ups are welcome while supplies last.

### **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.*

Chey Stone of 228 Random Road express concerns and read a few statements surrounding hatred for the LGBTQ+ Community, sharing personal experiences and insights. Commissioner Tweedy spoke in response to the event holder cancelling their event last year that was to be held at the Burford, on their own terms. Mayor Warren and the commission thanked Chey for having the courage to come before the commission and speaking out.

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

City Manager Frazer provided reminders and updates before the commission.

1. Cowley House of Hope would like to explore the possibility of housing.
2. Principal Planner White and City Manager Frazer met with The Nash Group LLC who would like to explore housing development.
3. Neighborhood Services Director Bellis, Principal Planner White and City Manager Frazer met with PEC to review the Master Plan Process for the city owned 101 acres up north. This information will go July 9<sup>th</sup> before the Planning Commission, then a public meeting will occur before the August City Commission Meeting.
4. Equipment will move in on June 9<sup>th</sup> at the Travel Center and start scarifying the property. Archaeologists will be here June 13<sup>th</sup>.

5. City met with Idea Tek on future fiber optic installation, giving our citizens another more affordable internet solution. They would like to present a franchise agreement to before the commission.
6. Evergy franchise agreement is up for renewal in the near future.
7. Special Budget Work Session is this Thursday, June 6<sup>th</sup> at noon, in the Commission Chambers of City Hall, located at 118 W. Central Ave. Outside agencies will present their 2025 budget requests.

**Adjournment**

*Motion made by Mayor Warren, seconded by Commissioner Stover to adjourn the meeting.*

*The voice vote was unanimous in favor of the motion. Mayor Warren declared the meeting adjourned.*

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

(Seal)

\_\_\_\_\_  
Jay Warren, Mayor

**ATTEST:**

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Tiffany Parsons, City Clerk

**Prepared by:**

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Tiffany Parsons, City Clerk