



City Commission Agenda Item

Meeting Date: September 16, 2025

From: Randy Frazer, City Manager

Item: Library Lease Agreement - Third Addendum with the Arkansas City Public Library

Motion: A Resolution to approve the Third Addendum to the Lease Agreement with the Arkansas City Public Library Board of Directors, extending the lease term through September 30, 2035. **(Voice Vote)**

Background: The City of Arkansas City and the Arkansas City Public Library Board entered into a Lease Agreement on October 21, 1986, for the property located at 120 East Fifth Avenue. This agreement was previously amended by a First Addendum on October 1, 1996, and a Second Addendum on April 7, 2009, which extended the lease term and revised specific provisions to September 30, 2016, then further adding an additional 10-years set to expire September 30, 2026.

The proposed **Third Addendum** extends the lease term an additional ten (10) years, beginning October 1, 2025, through September 30, 2035, as both parties desire to enter into the agreement one year early. It also:

- Adds a provision allowing either party to terminate the lease if a new library facility is constructed or relocated within the city, with 90 days' notice.
- Clarifies insurance requirements by correcting the term "lightening" to "lightning" in all references.
- Provides that net proceeds from the sale of the existing library property, if sold following relocation, be placed into a dedicated fund for the construction and equipping of a new library facility.
- Affirms that continued occupancy at the current site, even after new construction, may occur only with the mutual written consent of both the City and Library.
- Reaffirms all terms and conditions of the original Lease Agreement and prior amendments not specifically modified.

This addendum protects both the City's and Library's long-term interests while providing flexibility for future planning of library services and facilities.

Commission Options:

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

Fiscal Impact: None.

Attachments: Resolution & Third Addendum Library Lease 2025 Draft

Approved for Agenda by:

Randy Frazer, City Manager