



CITY COMMISSION MEETING MINUTES

Tuesday, August 19, 2025 at 5:30 PM — Commission Room, City Hall — 118 W. Central Ave

Routine Business

1. Roll Call

PRESENT:

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

ABSENT:

City staff present: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communication Director Shana Adkisson, Environmental Services Superintendent Kyle Blubaugh, Police Chief Jim Hallway, and Principal Planner Josh White.

2. Opening Prayer led by Rev. Josh White and Pledge of Allegiance led by Mayor Beeson.

3. Addition or Deletions to the agenda.

City Manager Frazer stated that there were no additions or deletions to the agenda.

4. Approval of the Agenda.

Motion made by Commissioner Spielman, seconded by Vice-President Stover to approve the agenda as amended.

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

City Clerk Parsons offered the following items for consideration.

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 August 5, 2025, regular meeting minutes as written.

2. A Resolution authorizing a Change Order for additional work on the emergency repair and rehabilitation of Well 9, including assembly labor and materials supplied by Layne Christensen Company, for an amount not to exceed \$17,688.00.

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

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3743**.*

New Business

City Manager Department

1. A Resolution approving Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project on approximately 100-acres within city limits.

City Manager Frazer noted that Lange Real Estate approached the City with the opportunity to create comprehensive master plan, including planning and marketing on the city owned land. Lange Real Estate will pull together the financing and infrastructure working with local contractors. This type of project is their specialty. The city will maintain ownership of the property until all phases are complete. The plan will be set up for different housing types and community needs.

Motion made by Commissioner Warren, seconded by Commissioner Tweedy III, to approve the item as written.

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3744**.*

2. Select three (3) voting delegates and three (3) alternates for the 2025 League of Kansas Municipalities (LKM) Annual Business Meeting to be held on Saturday, October 11, 2025.

The 2025 League Annual Conference will be October 9-11, 2025 in Overland Park. The Annual Business Meeting & Convention of Voting Delegates will be on Saturday, October 11. City Manager Frazer advised that this is an annual request, with current signed up to attend are Vice-Mayor Stover, Commissioner Warren, City Manager Frazer and City Clerk Parsons. City Clerk Parsons spoke the League who advised that as long as we have three voting delegates, we are ahead of the game and just need to assign one alternate, if all we have is four signed up to attend this year.

Motion made by Mayor Beeson, seconded by Commissioner Spielman, to select commissioner Stover, Commissioner Warren and City Clerk Tiffany as delegates and City Manager Randy Frazer as an alternate for the 2025 League of Kansas Municipalities Annual Business Meeting to be held on Saturday, October 11, 2025.

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

Police Department

1. A Resolution authorizing the purchase of a 2025 Dodge Durango Pursuit Vehicle with Emergency Light Package for the Arkansas City Police Department from Superior Emergency Response Vehicles in Andover, KS, utilizing \$9,166.00 insurance proceeds from a totaled 2015 Dodge Durango, for an amount not to exceed \$48,009.21.

Chief Holloway explained that as a result of the hailstorm back in June, Police Department had 10 vehicles that received hail damage. Nine vehicles they are working to repair and one at a total loss with damage more than vehicle actually worth, which is the 2015 Dodge Durango. Due the fact the is only has 75K miles and the windshield has been replaced, the City would like to keep the 2015 Durango and use it as a shared City Hall staff vehicle and then purchase the 2025 Dodge Durango Pursuit Vehicle with Emergency Light Package as a pre-stocked replacement vehicle for the Police Department.

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, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3745**.*

City Manager Updates & Reminders

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

1. **Fire Department:** Two firefighters, Will Henkins and Jackson Slater, will graduate from Cowley College paramedic training on August 20th.
2. **Employee Health Insurance:** A meeting with Blue Cross Blue Shield is scheduled for August 28th to review health insurance renewals.

3. **PBC Hospital Bonds:** The Public Building Commission will call \$1.9 million in hospital bonds, continuing early payoff efforts (approximately 7 years ahead of schedule). Last resolution agreement allows for the PBC chairman to sign bond calls until the 2035 bonds, at which point Commission approval will again be required. The current payoff trajectory is estimated around 2037–2038, assuming sales tax revenues remain strong.
4. **Water Well 16:** Construction nearly complete, pending final test results to go online.
5. **Highway 166 Project (KDOT Grant):** Plans have been submitted to KDOT for improvements between 8th Street and the Madison bridge; construction may occur this fall or next spring.
6. **Lift Station Relocation (Strother Field to Patterson Park):** Easements are being secured for a new wastewater line from Strother Field to Patterson Park lift station. Property owner easement requests are expected to be mailed this week. Line will generally follow Highway 77 on the private property side, with minor realignment near Strother Field.
7. **East Pressure Zone Project:** Preliminary plans expected by the end of August; due to SRF funding cuts by 80% statewide, projects will likely proceed with utility revenue bonds.
8. **City Financial Update:** Year-to-date financials remain strong; Commissioners were reminded to review June 2025 summary provided in back of this meeting packet.

Items for Discussion by City Commissioners

Commissioner Tweedy invited fellow commissioners to an informational meeting at the Winfield United Methodist Church this Thursday at noon, hosted by House of Hope.

Mayor Beeson expressed appreciation of the Environmental Services Crew for their late-night emergency repair efforts to the water main break at 1st and Central Ave., in front of the Police Station.

Mayor Beeson also applauded The Police Department for their two arrests made Monday night.

Commissioner Tweedy inquired about infrastructure repair work in terms of ground settling impacts.

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

Adjournment

Motion made by Mayor Beeson, Seconded by Vice-Mayor Stover 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)

Chad D. Beeson, Mayor

ATTEST:

Tiffany Parsons, City Clerk

Prepared by: Tiffany Parsons, City Clerk