



City Commission Agenda Item

Meeting Date: November 4, 2025

From: Randy Frazer, City Manager

Item: Real Estate Sales Contract & Statutory Quit Claim Deed transferring City-owned property to Kenneth W. & Dolores A. Beougher

Motion: A Resolution authorizing the City to approve the Real Estate Sales Contract and Statutory Quit Claim Deed, transferring approximately 0.67 acres of City-owned property to Kenneth W. and Dolores A. Beougher, by way of gift for the purpose of combining with their adjoining property at 725 E Jackson Avenue. **(Voice Vote)**

Background: The City of Arkansas City owns a 0.67-acre tract of land located near Jackson Avenue and the U.S. Highway 77 Bypass within Hill Addition. Kenneth W. and Dolores A. Beougher own the adjoining parcel located at 725 E Jackson Avenue. They have approached the City with a request to acquire the City-owned parcel in order to combine both lots into a single buildable residential site.

The attached Real Estate Sales Contract and Statutory Quit Claim Deed convey the City parcel to the Brougher's by way of gift, donation, or contribution, subject to existing easements, record restrictions, and zoning requirements. The Buyers intend to clean up and improve both lots and subsequently construct a single-family residence, supporting reinvestment and neighborhood stabilization efforts.

Upon closing, possession of the property will transfer immediately to the Buyers. They will assume responsibility for all property taxes from the date of closing forward and may obtain title insurance at their own expense. This action represents the productive reuse of excess public property and will remove ongoing maintenance obligations from the City.

Commission Options:

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

Fiscal Impact: No purchase price. Eliminates city liability and future maintenance costs while supporting improved taxable valuation and residential development.

Fund: **16 – Water** Department: **998 – Non-departmental** Expense Code: **7401 – land/easements/ROW**

☒ Included in budget ☐ Grant ☐ Bonds ☐ Other Not Budgeted

Attachments:

- Resolution
- Quit Claim Deed
- Contract

Approved for Agenda by:

Randy Frazer, City Manager