



## CITY COMMISSION MEETING AGENDA

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Tuesday, June 3, 2025 at 5:30 PM – Commission Room, City Hall — 118 W. Central Ave

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Please join our meeting and subscribe to our YouTube channel:  
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### I. Routine Business

- [1.](#) Roll Call
- [2.](#) Opening Prayer and Pledge of Allegiance
- [3.](#) Additions or Deletions **(Voice Vote)**
- [4.](#) Approval of the Agenda **(Voice Vote)**

### II. Awards and Proclamations

- [1.](#) Proclaim June 19, 2025, as Juneteenth National Independence Day in Arkansas City.

### III. Consent Agenda (Voice Vote)

*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 the May 16, 2025 special meeting minutes, and May 20, 2025 regular meeting minutes as written.
- [2.](#) A Resolution scheduling a public hearing for July 15, 2025, at 5:30 PM in the Commission Chambers at City Hall to determine if 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, 309 E Van Buren Ave are unsafe and dangerous.
- [3.](#) A Resolution authorizing the City of Arkansas City to approve Supplemental Agreement No. 1 to City-State Agreement No. 104-19 between the City of Arkansas City and the Kansas Department of Transportation (KDOT) for the Hike-Bike Trail Extension Phase 2 project, and to ratify the mayor's prior execution of the agreement due to the time-sensitive nature of the request.
- [4.](#) Approve a new Cereal Malt Beverage (CMB) License for consumption on the premises, for Las Monarcas LLC, located at 2914 N. Summit St.
- [5.](#) Approve a new Cereal Malt Beverage (CMB) License for consumption off the premises, for Las Monarcas LLC, located at 2914 N. Summit St.

### IV. New Business

#### City Manager Department

- [1.](#) A Resolution authorizing the City of Arkansas City to enter into an agreement with Davis Preservation, to update the National Register Nomination of the Historic Downtown Commercial District in accordance with the project agreement with the State Historic Preservation Office and the Historic Preservation Fund Grant previously awarded, for an amount not to exceed \$20,000. **(Voice Vote)**
- [2.](#) A Resolution authorizing the City of Arkansas City to the City of Arkansas City, Kansas, to enter into an Agreement for Fire Inspection Services by and between the Cowley County, Kansas and the Arkansas City Fire Department. **(Voice Vote)**

3. A Resolution authorizing a temporary extension of the permitted sale and detonation of fireworks in Arkansas City, Kansas, through Saturday, July 5, 2025, in observance of Independence Day holiday, establishing specific hours for sale, detonation and cleanup requirements. **(Voice Vote)**

Environmental Services Department

1. A Resolution authorizing the City of Arkansas City to enter into an Engineering Design Services Agreement with Smith & Oaks, Inc., related to the West Kansas Avenue Water Line Improvements Project, for an amount not to exceed \$30,600.00. **(Voice Vote)**
2. A Resolution authorizing the City of Arkansas City to purchase ITpipes software package essential for use with the sewer camera trailer operation, at a total initial amount not to exceed \$56,250.00. **(Voice Vote)**

**V. City Manager Updates & Reminders**

**VI. Items for Discussion by City Commissioners**

**VII. 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.*

**VIII. Adjournment**



# P R O C L A M A T I O N

**WHEREAS**, Juneteenth represents the first day of celebrating freedom in the United States for all Americans and the last known celebration for the ending of enslavement; and

**WHEREAS**, the Emancipation Proclamation, which freed enslaved peoples living in the Confederacy, was enacted and took effect on January 1, 1863; and

**WHEREAS**, over two years later, on June 19, 1865, the news of this freedom finally reached enslaved people living in Galveston, TX. As those who were formally enslaved were recognized for the first time as citizens, Black Americans came to commemorate Juneteenth with celebrations across the country, building new lives and new traditions that we honor today through storytelling, education, music, ceremonies, and celebrations; and

**WHEREAS**, Juneteenth is a day of profound weight and power. A long legacy of systemic racism, inequality, and inhumanity. But it is a day that also reminds us of the incredible capacity to heal, hope, and emerge from the darkest moments with purpose and resolve; and

**WHEREAS**, the history of Kansas as a Free State emphasizes the value of justice, humanity and the rejection of bigotry and oppression; and

**WHEREAS**, ninety-nine years after the inception of Juneteenth, President Lyndon B. Johnson signed the Civil Rights Act of 1964 and, thereafter, the Voting Rights Act of 1965 to guarantee all Americans their inalienable rights; and

**WHEREAS**, in the ongoing national dialogue of the meaning of freedom, Kansans remain committed to ensuring the value and dignity of all people; and

**WHEREAS**, the struggle for freedom and justice for all people must be continuously remembered and waged.

**NOW, THEREFORE**, The Mayor of the City of Arkansas City, Kansas, does hereby proclaim June 19th as

## JUNETEENTH NATIONAL INDEPENDENCE DAY

in Arkansas City, Kansas, and encourage all citizens of the City of Arkansas City to observe Juneteenth National Independence Day with the Cowley County Juneteenth Celebration and other appropriate ceremonies and activities.

IN WITNESS WHEREOF, I have hereunto set my hand and caused this seal to be affixed.

\_\_\_\_\_  
CHAD D. BEESON, MAYOR  
May 20, 2025



## City Commission Agenda Item

Meeting Date: June 6, 2025

From: Tiffany Parsons, City Clerk

Item: Approve May 16, 2025, Special Meeting Minutes &  
May 20, 2025 Regular Meeting Minutes

**Motion:** Approve the May 16, 2025, special meeting minutes, and May 20, 2025 regular meeting minutes as written.

**Background:** Each meeting, the City Commission reviews and approves the minutes of its prior meeting(s).

**Commission Options:**

1. Approve with consent agenda.
2. Remove item(s) from consent agenda for further consideration.

**Approved for Agenda by:**

A handwritten signature in black ink, appearing to read "R. Frazer", is written over a horizontal line.

Randy Frazer, City Manager





## SPECIAL CITY COMMISSION MEETING MINUTES

Tuesday, May 16, 2025 at 12:30 PM — City Hall Commission Room — 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

City staff present: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communication Director Shana Adkisson, Human Resources Director Marla McFarland, and Police Chief Jim Halloway.

### Executive Session

1. Recess into executive session for a period of \_\_\_\_ minutes to discuss provisions of Charter Ordinance No. 35, pursuant to K.S.A. 75-4319(b)(2), which justifies consultation with the attorney for the public body. The open meeting will resume in the commission Chambers at \_\_\_\_ : \_\_\_\_ p.m. **(Voice Vote)**

*Motion made by Mayor Beeson seconded by Commissioner Warren to recess into executive session for a period of 15 minutes to discuss provisions of Charter Ordinance No. 35, pursuant to K.S.A. 75-4319(b)(2), which justifies consultation with the attorney for the public body. The open meeting will resume in the commission Chambers at 12: 47p.m., to include all commissioners, City Manager, City Attorney, Human Resources Director and Chief of Police.*

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

Mayor Beeson called the regular commission meeting back into session at 12:47 p.m. No action was taken.

### 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)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

Prepared by:

Section III, Item 1.

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Tiffany Parsons, City Clerk

DRAFT



## CITY COMMISSION MEETING MINUTES

Tuesday, May 20, 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

City staff present: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communication Director Shana Adkisson, Human Resources Director Marla McFarland, Principal Planner Josh White, and Police Chief Jim Holloway, Police Lieutenant Cory Combes, Master Police Officer Madison Picket, Master Police Officer Otey Spires, Police, Police Officer Keven Horinek, Officer Caleb Rinehart, and Animal Control Officer Eric Petry.

2. Opening Prayer and Pledge of Allegiance led by Principal Planner Josh White.

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 Commissioner Tweedy III to approve the 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.*

City Clerk Parsons offered the following items for consideration:

### Awards and Proclamations

1. Proclaim June 2025 as Archaeology and Historic Preservation Month in Arkansas City as read by Mayor Beeson and presented to Commission Warren.

### Recognition of Visitors/Staff

1. Introduce and swear in newly hired police officers Caleb Rinehart and Kevin Horinek, and new animal control officer Erica Petry.

Police Chief Holloway introduced each officer and shared a brief background about them. City Clerk Tiffany Parsons administered the oaths of office.

## Consent Agenda

Section III, Item 1.

*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 May 6, 2025, regular meeting minutes as written.
2. A Resolution authorizing the City of Arkansas City to allocate Unpledged Healthcare Sales Tax Funds in the amount of \$1,200.00 to SCK Health for uncompensated care provided to the community, consistent with Ordinance No. 2019-02-4481 and the City's intent to annually appropriate available revenues for health care purposes.
3. A Resolution authorizing the City of Arkansas City to approve a payment of \$1,874.34 from the Transient Guest Tax Fund to Cardinal Sign, LLC, representing the City's 50% cost share to replace the billboard frame at Exit 213, in partnership with Visit Ark City.

*Motion made by Commissioner Beeson, Seconded by Commissioner Warren 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. 2025-05-3712** and **Resolution No. 2025-05-3713**.*

## Public Hearing

1. Hold a public hearing to consider an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant (CDBG) Program funds under the Housing Rehabilitation category.

City Manager Frazer provided a brief background on this round of CDBG grant funds consisting of \$300,000.00, recently open to target area encompassing the entire community.

*Motion made by Mayor Beeson, seconded by Vice-Mayor Stover to open a Public Hearing to consider an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant (CDBG) Program funds under the Housing Rehabilitation category.*

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

Mayor Beeson opened the floor for public comment.

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

1. a. A Resolution certifying legal authority to apply for the 2025 Kansas Small Cities Community Development Block Grant (CDBG) Program from the Kansas Department of Commerce and authorizing the Mayor to sign and submit such an application.

City manager Frazer clarified that this does support that the city will donate \$4,000.00 in funds to the project.

*Motion made by Mayor Beeson, seconded by Vice-Mayor Stover to approve a resolution certifying legal authority to apply for the 2025 Kansas Small Cities Community Development Block Grant (CDBG) Program from the Kansas Department of Commerce and authorizing the Mayor to sign and submit such an application.*

*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. 2025-05-3714***

## City Manager Updates & Reminders

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

1. May 21<sup>st</sup>, Airport Economic Development Webinar at 11:00 am in the city manager's office.
2. May 27<sup>th</sup> Pumpkin Pants Ranch grant award invitation; RSVP needed.
3. May 28<sup>th</sup> Chamber Biannual Meeting Pikes Place 5:30 PM

4. May 29<sup>th</sup> fourth 13 Ways Webinar at noon in the city manager's office.
5. June 2<sup>nd</sup> Hike Bike Trail Phase 2 start date.
6. June 5<sup>th</sup> Chamber of Commerce Ribbon Cutting of the new City of Arkansas City Signs in combination with Chamber Coffee.
7. June 6<sup>th</sup> Budget Works Shop beginning at 8:00 am at the Water Treatment Plant meeting room. Auditor to be there at 11 am.
8. Staff met with Burns & Mac on May 15<sup>th</sup> about the Wastewater Treatment Plant, looking into the next permit cycle focusing on phosphorus and nitrogen being the next priority items. Meeting set June 18<sup>th</sup> in Topeka, KS with Tom Stiles who will be retiring soon, staff is hoping to get direction from him.
9. PEC project handout for review by commissioners.
10. CIP and economic outlook summary handout to commissioners.
11. Budget Work Session Retreat will begin at 8:00 AM on Friday, June 6<sup>th</sup> at the Water Treatment Facility Meeting Room.
12. Outside Agency Budget Retreat is Friday, June 13<sup>th</sup>, time to be determined.
13. Environmental Services Monthly Report for April provided to commission.

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

Mayor Beeson inquired about the Chestnut stop light and what it would take to get it back into sync with the other lights. City Manager Frazer mentioned working with staff and the commission to explore eliminating some of the lights to be every other in the Downtown Summit Area.

### **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.*

City resident Llyod Colston of 1825 N 8<sup>th</sup>, presented *The Declaration of Independence and The Constitution of the United States of America* document complements of Hillsdale College. to the commission for review, speaking of due process. Colston referred back to the April 1<sup>st</sup> city commission meeting.

### **Adjournment**

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

*Voice vote was unanimous in favor of the motion. Vice-Mayor Stover 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:

Section III, Item 1.

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Tiffany Parsons, City Clerk

DRAFT



# City Commission Agenda Item

Meeting Date: June 3, 2025  
 From: Mike Bellis, Building Official  
 Item: Set Dangerous Structures Hearing – July 15th

**Motion:** A Resolution scheduling a public hearing for July 15, 2025, at 5:30 PM in the Commission Chambers at City Hall to determine if structures located at **113 S 8<sup>th</sup> ST, 211 N 5<sup>th</sup> ST, 219 N 5<sup>th</sup> ST, 514 S 6<sup>th</sup> ST, 1200 W Linden Ave, 314 E Maple Ave, 309 E Van Buren Ave** are unsafe and dangerous. **(Voice Vote)**

**Background:** The attached resolution sets a public hearing for July 15, 2025, at 5:30 PM in the Commission Chambers at City Hall, for the Governing Body to determine dangerous structures.

The properties to be considered are:

1. 113 S 8<sup>th</sup> ST – Ashly Dill & John Wooten
2. 211 N 5<sup>th</sup> ST – Johnnie Stone
3. 219 N 5<sup>th</sup> ST – James & Sharla Arndt
4. 514 S 6<sup>th</sup> ST – Alfred Navarette III
5. 1200 W Linden Ave – Gladys Townsley/Steve Butler
6. 314 E Maple Ave – Alejandro Rojero-Gonzales
7. 309 E Van Buren Ave – Scott V. Ridgley

During this hearing, owners, agents, lienholders of record, and any occupants of the listed structures may appear and show cause as to why the structure should not be condemned as an unsafe structure. If so ordered, the owner(s) will have 30 days to begin repairs or demolition and 90 days to complete that work after publication of the resolution declaring a dangerous structure. The owner(s) have been properly notified and have not made appropriate corrections.

**Commission Options:**

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

**Fiscal Impact:** Amount:

Fund:                      Department:                      Expense Code:

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

**Attachments:**

**Approved for Agenda by:**

  
 Randy Frazer, City Manager

**RESOLUTION NO. 2025-06-\_\_\_\_\_**

**A RESOLUTION ESTABLISHING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS, AT WHICH TIME THE OWNERS, AGENTS, LIENHOLDERS OF RECORD AND OCCUPANTS OF THE STRUCTURE(S) (IF APPLICABLE) HEREINAFTER LISTED AT THEIR RESPECTIVE LOCATIONS IN SAID CITY, MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED, SHORED OR OTHERWISE MADE SAFE OR IN THE ALTERNATIVE, DEMOLISHED AS UNSAFE OR DANGEROUS STRUCTURES.**

**WHEREAS**, the Enforcing Officer of the City of Arkansas City, Kansas, did, on or about the 3rd day of June 2025 file with the Governing Body of the City of Arkansas City a statement in writing that the structures hereinafter described constitute an unsafe or dangerous structure.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** A hearing will be held on July 15, 2025, before the Governing Body of the City at 5:30 p.m. in the Commission Chambers of the City Building, 118 West Central Avenue, Arkansas City, Kansas at which time owners, agents, Lienholders of record and any occupants of the hereinafter listed structure(s) may appear and show cause why such structure should not be condemned as unsafe or dangerous and ordered repaired, shored or otherwise made safe or in the alternative, demolished as an unsafe structure.

Reasonable accommodations will be made available to persons with disabilities. Requests for accommodations should be submitted to the City Clerk no later than five days prior to the date of the hearing.

**SECTION TWO:** The following described structures shall be considered at said hearing:

Parcel 1:

Dilapidated Structure, including any accessory structures located at 113 S 8<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 6, 7 and 8, Block 2, Love's 1st Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): Ashly Dill & John Wooten  
113 S 8<sup>th</sup> ST  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156



Parcel 2:

Dilapidated Structure, including any Accessory structures located at 211 N 5<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 9 and 10, Block 142, Arkansas City, Cowley County, Kansas

Record Owner(s): Johnnie L. Stone  
26033 71<sup>st</sup> Road  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

Parcel 3:

Dilapidated Structure, including any accessory structures located at 219 N 5<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 19 and 20, Block 58, Original Town Arkansas City, Cowley County, Kansas.

Record Owner(s): James Douglas Arndt and Sharla Kay Arndt  
219 N 5<sup>th</sup> Street  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
Second Installment  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

State of Kansas  
PO Box 12005  
Topeka, KS 66601-2005

Parcel 4:

Dilapidated Structure, including any accessory structures located at 514 S 6<sup>th</sup> Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lot 7, Block 114, City of Arkansas City, Cowley County, Kansas

Record Owner(s): Alfred Navarrette III  
514 S 6<sup>th</sup> ST  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

Parcel 5:

Dilapidated Structure, including any Accessory structures located at 1200 W Linden Ave, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots One (1), to Twenty-eight (28) inclusive, Block Sixteen (16), Summit Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): Gladys Townsley  
1200 W Linden Ave  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

Parcel 6:

Dilapidated Structure, including any Accessory structures located at 314 E Maple Ave, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

The West 44 feet of Lots 17 and 18, Block 37, Arkansas City, Cowley County, Kansas

Record Owner(s): Alejandro Rojero-Gonzalez  
314 E Maple Ave  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

Parcel 7:

Dilapidated Structure, including any Accessory structures located at 309 E Van Buren Ave, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

East Half of Lot 1 and the East Half of the North Half of Lot 2, Block 4, Jenkins and Campbell's Addition to the City of Arkansas City, Cowley County, Kansas

Record Owner(s): Scott V. Ridgley  
309 E Van Buren  
Arkansas City, KS 67005

Record Lienholder(s): Cowley County Treasurer, Unpaid Taxes  
311 E. 9<sup>th</sup> Avenue  
Winfield, KS 67156

State of Kansas  
PO Box 12005  
Topeka, KS 66601-2005

**SECTION THREE:** Be it further resolved that the City Clerk shall cause this Resolution to be published once each week for two consecutive weeks and at least thirty (30) days shall elapse between the LAST PUBLICATION and the date set for hearing, and the City Clerk is further directed to mail a copy of said Resolution by certified mail within three (3) days after the FIRST PUBLICATION to each such owner, agent, Lienholder or occupant at his/her/its last known place of residence and marked "Deliver to Addressee Only" as provided by K.S.A. § 12-1752 and all acts amendatory thereof or supplemental thereto.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas this 3rd day of June, 2025 with City Officials being authorized and directed to execute any and all documents necessary to consummate the purposes and intents as expressed in this Resolution and if executed by the Mayor (or other person authorized by law to act in the event of the absence or inability of the Mayor to act) and the City Clerk is directed to attest to and affix the official seal of the City thereon.

\_\_\_\_\_  
Chad Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry Schwartz, City Attorney

**CERTIFICATE**

I, hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_ of the City of Arkansas City, Kansas adopted by the governing body on June 3, 2025 as the same appears of record in my office.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Tiffany Parsons, City Clerk



# City Commission Agenda Item

Meeting Date: June 3, 2025  
 From: Randy Frazer, City Manger  
 Item: Approval of Supplemental Agreement No. 1 to City-State Agreement No. 104-19 with KDOT (Project No. 18 TE-0471-01 – Hike-Bike Trail Extension Phase 2)

**Motion:** A Resolution authorizing the City of Arkansas City to approve Supplemental Agreement No. 1 to City-State Agreement No. 104-19 between the City of Arkansas City and the Kansas Department of Transportation (KDOT) for the Hike-Bike Trail Extension Phase 2 project, and to ratify the mayor's prior execution of the agreement due to the time-sensitive nature of the request. **(Voice Vote)**

**Background:** The original City-State Agreement (No. 104-19) signed February 9, 2021, for the Hike-Bike Trail Extension Phase 2 project, included a maximum cap on federal funds of \$840,091, with the City responsible for any costs exceeding that cap, in addition to its required 20% match.

On May 22, 2025, the Kansas Department of Transportation submitted Supplemental Agreement No. 1 (Agreement No. 501-25) to the city for execution. The purpose of this supplement is to remove the federal funding cap while maintaining the existing 80% federal / 20% local cost-sharing ratio for construction and construction engineering.

Key Changes in the Agreement:

- KDOT will now cover 80% of actual construction and construction engineering costs, with no maximum limit.
- The city remains responsible for:
  - 20% of actual construction and engineering costs.
  - 100% of costs related to preliminary engineering, right-of-way acquisition, utility adjustments, and non-participating items.

**Financial Impact:** Based on the low bid of \$1,476,822 (Prado Construction LLC), the City's local share under the original agreement would have been approximately \$636,731. Under the new terms in the supplemental agreement, the City's share is reduced to \$295,364, resulting in projected savings of over \$341,000.

Both the City Attorney and Finance Director reviewed the supplemental agreement and confirmed there were no legal or financial concerns. Due to the time-sensitive nature of KDOT's request, and in order to secure the financial benefits, the mayor executed the agreement in advance of this meeting. This action item seeks to formally approve and ratify that decision.

**Commission Options:**

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

**Fiscal Impact:** Amount: (\$341,000.00)

Fund: 68 (Capital Improvement) Department: 100 (General Government) Expense Code: 6220 (Engineering)

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

**Attachments:** Supplemental Agreement No. 1 18 TE-0471-01-TA-T047(101)

**Approved for Agenda by:**

  
 Randy Frazer, City Manager

RESOLUTION NO. 2025-06-\_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO APPROVE SUPPLEMENTAL AGREEMENT NO. 1 TO CITY-STATE AGREEMENT NO. 104-19 BETWEEN THE CITY OF ARKANSAS CITY AND THE KANSAS DEPARTMENT OF TRANSPORTATION (KDOT) FOR THE HIKE-BIKE TRAIL EXTENSION PHASE 2 PROJECT, AND TO RATIFY THE MAYOR’S PRIOR EXECUTION OF THE AGREEMENT DUE TO THE TIME-SENSITIVE NATURE OF THE REQUEST.**

**WHEREAS**, the original City-State Agreement No. 104-19 signed on February 9, 2021, for the Hike-Bike Trail Extension Phase 2 project (KDOT Project No. 18 TE-0471-01), included a maximum cap on federal funds of \$840,091, with the City responsible for any costs exceeding that cap, in addition to its required 20% match.

**WHEREAS**, On May 22, 2025, the Kansas Department of Transportation submitted Supplemental Agreement No. 1 (Agreement No. 501-25) to the city for execution. The purpose of this supplement is to remove the federal funding cap while maintaining the existing 80% federal : 20% local cost-sharing ratio for construction and construction engineering; and

**WHEREAS**, through Supplemental Agreement No. 1 (Agreement No. 501-25), KDOT will now cover 80% of actual construction and construction engineering costs, with no maximum limit, resulting in projected savings of over \$341,000.00.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The Governing Body of Arkansas City, KS authorizes the City of Arkansas City to approve Supplemental Agreement No. 1 to City-State Agreement No. 104-19 between the City of Arkansas City and the Kansas Department of Transportation (KDOT) for the Hike-Bike Trail Extension Phase 2 project, and to ratify the mayor’s prior execution of the agreement due to the time-sensitive nature of the request. Such Agreement is attached hereto and incorporated by reference as if full set forth herein.

**SECTION TWO:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

**SECTION THREE:** This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, on this 3rd day of June 2025.

(Seal) \_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:  
  
\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:  
  
\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_.

\_\_\_\_\_  
Tiffany Parsons, City Clerk

PROJECT NO. 18 TE-0471-01  
TA-T047(101)  
TRANSPORTATION ALTERNATIVES PROJECT  
HIKE-BIKE TRAIL EXTENSION PHASE 2  
CITY OF ARKANSAS CITY, KANSAS

### S U P P L E M E N T A L   A G R E E M E N T   N o . 1

This Supplemental Agreement, effective the date signed by the Secretary or the Secretary's designee, is by and between the **Secretary of Transportation**, Kansas Department of Transportation (KDOT) (the "Secretary") and the **City of Arkansas City, Kansas** ("City"), **collectively**, the "Parties."

#### RECITALS:

- A. The Parties entered into an Agreement dated February 9, 2021, for a Transportation Alternatives (TA) project (the "Original Agreement").
- B. The Parties mutually desire to supplement the Original Agreement to reflect a change in the funding responsibilities of the Parties for the Project.

**NOW, THEREFORE**, the Parties agree as follows:

1. On page 4 of the Original Agreement, Article II, paragraph 4, be replaced in its entirety to read as follows:

4. **Payment of Costs.** The Secretary agrees to be responsible for eighty percent (80%) of the total actual costs of Construction (which includes the costs of all Construction Contingency Items) and Construction Engineering for the Project. The Secretary shall not be responsible for the total actual costs of Preliminary Engineering, Right of Way, and Utility adjustments for the Project.

2. On page 11 of the Original Agreement, Article III, paragraph 19, be replaced in its entirety to read as follows:

19. **Financial Obligation.** The City will be responsible for twenty percent (20%) of the total actual costs of Construction (which includes the costs of all Construction Contingency Items) and Construction Engineering for the Project. Further, the City agrees to be responsible for one hundred percent (100%) of the total actual costs of Preliminary Engineering, Right of Way, and Utility adjustments for the Project. The City shall also pay for any Non-Participating Costs incurred for the Project along with the associated Non-Participating Construction Engineering costs.

3. **Counterparts.** This Supplemental Agreement may be executed in counterparts, each of which shall be an original and all of which shall constitute one in the same Agreement.

Agreement No. 104-19  
 Supplemental No. 1 to  
 Bureau of Transportation Planning

**THIS SUPPLEMENTAL AGREEMENT** shall not be construed to alter, modify, or void the terms, provisions or conditions of the Original Agreement, which is incorporated into this Supplemental Agreement by reference, except as herein specifically provided.

**IN WITNESS WHEREOF**, the Parties have caused this Supplemental Agreement to be signed by their duly authorized officers.

ATTEST:

CITY OF ARKANSAS CITY, KANSAS

\_\_\_\_\_  
 CITY CLERK (Date)

\_\_\_\_\_  
 MAYOR

(SEAL)



KANSAS DEPARTMENT OF  
TRANSPORTATION  
SECRETARY OF TRANSPORTATION

By: \_\_\_\_\_  
Greg M. Schieber, P.E. (Date)  
Deputy Secretary and  
State Transportation Engineer

Approved as to form:



# City Commission Agenda Item

Meeting Date: June 3, 2025  
 From: Tiffany Parsons, City Clerk  
 Item: New Cereal Malt Beverage License – Dorris On Premises

**Motion:** Approve a new Cereal Malt Beverage (CMB) License for consumption on the premises, for Las Monarcas LLC, located at 2914 N. Summit St. **(Voice Vote)**

**Background:** Dorris Herrera, owner of Las Monarcas LLC located at 2914 N. Summit St., is requesting the approval of a new individual CMB retailers license “consumption on the premises”; for consumption on the licensed premises only.

Cereal malt beverage means CMB as that term is defined in K.S.A. 41-2701 (e), and amendments thereto, and such term shall include beer containing not more than six percent alcohol by volume when such beer is sold by a retailer licensed under the Kansas Cereal Malt Beverage Act.

All proceedings have been followed as outlined in Municipal Code of Ordinances [Chapter 6 - ALCOHOLIC BEVERAGES](#), and [Article III - CEREAL MALT BEVERAGES](#). No deficiencies noted.

**Commission Options:**

1. Approve with consent agenda.
2. Disapprove from consent agenda, table for further consideration.
3. Remove from consent agenda, place on new business for further discussion.

**Fiscal Impact:** Amount: **Postage for State remittance & reporting**

Fund: Department: Expense Code:  
☐ Included in budget      ☐ Grant      ☐ Bonds      ☐ Other Not Budgeted

**Attachments:**

**Approved for Agenda by:**

  
 Randy Frazer, City Manager



# City Commission Agenda Item

Meeting Date: June 3, 2025  
From: Tiffany Parsons, City Clerk  
Item: New Cereal Malt Beverage License – Dorris Off Premises

**Motion:** Approve a new Cereal Malt Beverage (CMB) License for consumption off the premises, for Las Monarcas LLC, located at 2914 N. Summit St. **(Voice Vote)**

**Background:** Dorris Herrera, owner of Las Monarcas LLC located at 2914 N. Summit St., is requesting the approval of a new individual CMB retailers license “consumption off the premises”; in the original and unopened container and not for consumption on the licensed premises.

Cereal malt beverage means CMB as that term is defined in K.S.A. 41-2701 (e), and amendments thereto, and such term shall include beer containing not more than six percent alcohol by volume when such beer is sold by a retailer licensed under the Kansas Cereal Malt Beverage Act.

All proceedings have been followed as outlined in Municipal Code of Ordinances [Chapter 6 - ALCOHOLIC BEVERAGES](#), and [Article III - CEREAL MALT BEVERAGES](#). No deficiencies noted.

**Commission Options:**

- 1. Approve with consent agenda.
- 2. Disapprove from consent agenda, table for further consideration.
- 3. Remove from consent agenda, place on new business for further discussion.

**Fiscal Impact:** Amount: **Postage for State remittance & reporting**

Fund: Department: Expense Code:  
☐ Included in budget      ☐ Grant      ☐ Bonds      ☐ Other Not Budgeted

**Attachments:**

**Approved for Agenda by:**

  
Randy Frazer, City Manager



## City Commission Agenda Item

Meeting Date: 6/3/2025

From: Josh White, Principal Planner

Item: Agreement with Davis Preservation

**Motion:** A Resolution authorizing the City of Arkansas City to enter into an agreement with Davis Preservation, to update the National Register Nomination of the Historic Downtown Commercial District in accordance with the project agreement with the State Historic Preservation Office and the Historic Preservation Fund Grant previously awarded, for an amount not to exceed \$20,000. **(Voice Vote)**

**Background:** The city was rewarded with a grant in 2017 to conduct a resurvey of our downtown historic district. The survey was conducted and completed in May 2018. The survey made recommendations to modify the historic district by adding some properties and removing others. The report also recommended creating a thematic nomination of Arkansas City's historic churches but that will not be part of this project. This project also directly aligns with the City's Comprehensive Plan goal to "promote the maintenance and preservation of historical resources" as well as its accompanying action item to "Expand the existing historic district to match the recommendations from the 2018 Resurvey of the Downtown Historic District."

The city was rewarded with another grant earlier this year to continue the project. The new project is to review all the buildings in the district based on the 2018 Survey and nominate a newly revised Historic District with appropriate additions and removals from the district. An RFP was sent out and 7 bids were returned with bids ranging from \$20,000 to \$25,000. The grant award was \$25,000 so all proposals/bids are within the budget. Staff discussed the proposals with members of the Historic Preservation Board and would like to recommend entering into an agreement with Davis Preservation for an amount not to exceed \$20,000. This recommendation is being made since it represents the low bid and is a Kansas-based firm with extensive Kansas-based experience.

**Commission Options:**

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

**Fiscal Impact:** Amount: **\$20,000**

Fund: Department: Expense Code:

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

**Attachments:** Resolution, Bid tab, Davis Preservation proposal

**Approved for Agenda by:**

Randy Frazer, City Manager



## Bid Summary

Project: National Register of Historic Places Nomination – Downtown Historic Commercial District Revisions

Dept: Neighborhood Services Department

Opening: May 1, 2025, 3:00 PM City Clerk's Office - 118 W Central Ave. Arkansas City, KS

Bid No.	Bidder	Total
1	IES - Integrated Environmental Solutions, LLC	\$25,000.00
2	Loggia Preservation, LLC	\$22,400.00
3	The Clark Group, LLC	\$21,399.61
4	Stantec Consulting Services Inc.	\$24,992.00
5	Clifton Historic Resources, LLC	\$24,990.50
6	Davis Preservation	\$20,000.00
7	RDG Planning & Design	\$24,920.00

Note: This bid summary worksheet is provided for review and comparison purposes only. The project will be awarded in accordance with the requirement outlined in the bid specifications.

Attendees: City Clerk Tiffany Parsons & Neighborhood Services Principal Planner Josh White

Time of Bid Opening: 3:00 pm – 3:45 pm

Bid Summary Prepared By: City Clerk Tiffany Parsons

# PROPOSAL

## Updated National Register Nomination

### Arkansas City Downtown Commercial Center Historic District

**Mr. Josh White**  
Principal Planner  
c/o City Clerk, City of Arkansas City  
118 W. Central Ave  
Arkansas City, KS 67005



715 First Street  
Cottonwood Falls, Kansas 66845



April 30, 2025

Mr. Josh White  
Principal Planner  
c/o City Clerk, City of Arkansas City  
118 W. Central Ave  
Arkansas City, KS 67005

Re: **Proposal, Updated National Register Nomination, Arkansas City Downtown Commercial Center Historic District**

Mr. White:

Thanks for the opportunity to submit a proposal for updating Ark City's Downtown Historic District nomination. Below you will find a summary of my qualifications, a proposed project methodology, and proposed budget. I have also attached my resume for your review and consideration.

#### Qualifications

Over a two-decade-long career, **Christy Davis** has worked in every one of the state's 105 counties. After serving as the first preservation planner for the City of Newton, Kansas, she joined the staff of the Kansas State Historic Preservation Office, where she rose to the role of Deputy SHPO. In 2006, she established a historic preservation firm, which assists property owners, architects, non-profits, community leaders and government officials in incorporating historic preservation into planning efforts, evaluating historic structures, nominating properties to the National Register of Historic Places, applying for preservation-related funding, and complying with federal and state preservation laws. *Davis Preservation* has completed historic property surveys for tens of thousands of buildings, written national register nominations for seven of the state's 26 downtown historic districts, and completed numerous plans, including the Kansas State Preservation Plan, Campus Heritage Plan for the University of Kansas, the General Management Plan for Freedom's Frontier National Heritage Area, Preservation Plan for Harrisonville (MO), Rural Preservation Plan for Willow Springs Township, various economic impact studies, and a business plan that has become a model for Wichita businesses.

Davis has also been involved in historic preservation advocacy and property development. She was instrumental in establishing and protecting Kansas's historic tax credit program. Through the years, she has served on the boards of Preservation Action, National Conference of State Historic Preservation Officers, Kansas Preservation Alliance, Kansas Downtown Development Association, Friends of Historic Preservation, Topeka Landmarks Commission, Topeka Turnaround Team, and Chase County Chamber of Commerce. From 2013-2019, Davis served as Executive Director of Symphony in the Flint Hills, a non-profit whose mission is to heighten appreciation and knowledge of the Flint Hills tallgrass prairie, one of the world's most endangered cultural landscapes. Davis also enjoys developing her own buildings in rural communities. Recent projects include Washorama Laundromat in Cottonwood Falls and the State Bank Building in Council Grove. Until January 2025, Davis served as USDA Rural Development Director for Kansas.



### Project-Related Qualifications

There are 26 downtown historic districts in Kansas. Davis Preservation has written 7 of these nominations (Collyer, Council Grove, Dodge City, Wellington, El Dorado, Sedgwick and Emporia) and assisted Spencer Preservation with two (Manhattan and Ellsworth) of the others.

Christy Davis meets the **Secretary of the Interior's Professional Qualifications** in the areas of History and Architectural History:

History – Davis holds an MA in Public History with an emphasis in Historic Preservation from Wichita State University. She has been researching, writing, and teaching history and historic preservation for more than 25 years.

Architectural History – Davis's undergraduate studies included advanced coursework in Architectural History. She has been contributing to the field of architectural history through research and publication for more than 25 years.

Because Davis Preservation is taking on a selected few consulting projects for 2025 and 2026, we will be able to exceed the city's proposed timeline for this project.

For more information on qualifications, please see attached resume.

### Project Methodology/Scope

Davis Preservation proposes the following methodology for meeting the city's desired Scope of Work and Timeline in compliance with the Kansas SHPO's guidelines for HPF-funded projects:

July 2025	Contract negotiation and Execution Review of Existing Survey Records and Report Meet with Kansas SHPO Meet with City Staff
August 2025	Public Meeting #1 Review Survey Project Review National Register Process Discuss SHPO map recommendations Respond to public questions
September 2025	First Draft Nomination for City and SHPO Review Update and collate survey data for nomination Identify district boundaries based on SHPO recommendations Prepare and draft nomination, including detailed historic context with statement of significance
October 2025	Public Meeting #2 Present Draft Nomination to City Discuss project findings with public
November 2025	Second Draft Nomination to SHPO for review and placement on agenda of Historic Sites Board of Review



**Compensation**

Consultant proposes to complete the above scope of work for a total fee of **\$20,000.00**, to be billable at completion of the following scope items:

- |    |   |                    |
|----|---|--------------------|
| a. | Completion of Report from Public Meeting #1 | <b>\$3000.00</b>   |
| b. | First Draft Nomination for SHPO Review      | <b>\$4000.00</b>   |
| c. | SHPO Approval of Final Draft                | <b>\$13,000.00</b> |

Compensation shall cover consulting services and travel for two in-person visits, two in-person community meetings, and in-person presentation to Historic Sites Board of Review. Consultant shall submit an invoice in writing at completion of the above phases. Payment shall be due 30 days following submission of invoice.

I look forward to the opportunity to work with the community of Arkansas City. Should you have any questions, please do not hesitate to call or text me at 785-213-1369.

Thank you for your consideration.



Christy Cauble Davis  
Davis Preservation

**References:****Brenda Spencer**

Spencer Preservation  
10150 Onaga Rd.  
Wamego, Kansas 66547  
brenda@spencerpreservation.com  
785-456-4471

Joined forces on downtown district nominations for Manhattan (2007) and Ellsworth (2007).

**Casey Woods**

Emporia Main Street  
727 Commercial St.  
Emporia, Kansas 66801  
director@emporiainmainstreet.com  
620-794-2957

Coordinated Downtown District project (2012/2016, see enclosure) in Emporia (pop. 24,105) and we've worked on many projects since (through 2025).

**Don Mackey**

Florence Community Foundation  
343 W. 8<sup>th</sup> St.  
Florence, Kansas 66851  
316-215-1036

Individual NR nomination for Battey House (2025) and Downtown District nomination for Florence (pop. 384) (2025).

# CHRISTY DAVIS

Section , Item 1.

Storyteller, Collaborator, Navigator, Changemaker



## Experience

### White House Appointee

2022-Present

USDA Rural Development  
1301 Independence Ave, SW  
Washington, DC

Managed \$700 million in new federal investments in rural Kansas and led a national team that improved processing times for major infrastructure and green energy projects in rural America.

### President/Owner

2006-Present

Davis Preservation  
715 First Street  
Cottonwood Falls, KS

Assist nonprofits, businesses, and individuals in accessing federal and state funding for community development and historic preservation. Own and manage two historic buildings that I rehabilitated.

### Candidate, US House of Reps.

2019-2020

Christy Davis for Kansas

### Executive Director

2013-2019

Symphony in the Flint Hills  
331 Broadway  
Cottonwood Falls, KS

Led a small staff and boards to advocate for one of the world's most endangered landscapes through education programming, high-profile events, and fundraising.

### Director, Cultural Resources Division

1999-2006

Kansas Historical Society  
6425 SW Sixth Avenue  
Topeka, KS

Established state and federal preservation policy and managed a staff of architects, archeologists, and preservation specialists.

## Education

### **MA, Wichita State University**

Public History  
(Historic Preservation/  
Museum Administration)

### **BS, Kansas State University**

History  
(Architecture, Arch Engineering,  
Historic Preservation)

## Contact

715 First Street  
Cottonwood Falls, Kansas 66845  
785.213.1369 (cell)  
christykdavis@gmail.com





# Storyteller.

Section , Item 1.

Great stories happen to those who can tell them. Ira Glass

Every place has a story. As Executive Director of **Symphony in the Flint Hills**, a 501c3 with a mission to “heighten appreciation and knowledge” of one of the world’s most endangered landscapes, I used annual themes to synchronized year-round education programming, Signature Event (5000+ attendees), and fundraising efforts. Below are examples of ways we used storytelling to identify and inspire partners and funders.



## 2019 Ad Astra/JumpStar

I secured funding from the National Endowment for the Arts and built partnerships with Wichita’s Harvester Arts, The Land Institute, and many other collaborators to explore culture-related “constellates” that imagined a future celebration of the transition to the next North Star.

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1251&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1249&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1250&context=sfh>

Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1271&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1262&context=sfh>

## 2018 WaterWays/Sea of Grass

I spent years nurturing partnerships with and securing funding from the Smithsonian Institution, Humanities Kansas, Nature Conservancy, and others to explore water in the Flint Hills. In conjunction with the Smithsonian’s travelling exhibition WaterWays, we developed “Sea of Grass,” a companion exhibit that told the story of how a giant inland sea gave way to the region’s iconic rolling landscape. Our theme-related work included a pioneering event called “Cut Down a Tree for Earth Day,” where volunteers worked to restore grassland waterways by removing invasive Eastern Red Cedars.

Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1226&context=sfh>

Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1228&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1233&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1241&context=sfh>

Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1238&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1246&context=sfh>

## 2017 Chisholm Trail

With corporate funding from Flint Hills Design and Lost Trail Soda, along with partnerships with government and cultural institutions statewide, we commemorated the 150<sup>th</sup> anniversary of the Chisholm Trail. Our award-winning touring exhibition and programming expanded public understanding of the trail beyond the dance halls and gunfights depicted in dime novels and western films. This included a diversity symposium about Black Cowboys in partnership with the Federal Home Loan Bank.

### Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1203&context=sfh>

### Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1204&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1214&context=sfh>

### Article:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1215&context=sfh>

## 2016 Future of the Flint Hills

In 2016, SFH explored the region's future in the face of economic, environmental, and cultural changes.

### Section Intros:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1182&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1190&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1195&context=sfh>

### Article:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1191&context=sfh>

## 2015 Grasslands of the World

For our tenth anniversary, we partnered with The Nature Conservancy to host a symposium featuring an impressive slate of international grasslands experts. We also collaborated with the Tallgrass Film Festival to present screenings of two international films: "The Cave of the Yellow Dog" and "Rams."

### Introduction:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1124&context=sfh>

## 2014 Flint Hills Land, Sky, People

My articles in 2014's Field Journal focused on the hyper-local stories of the area surrounding our annual Signature Event. They included a short biography of Perry Lowery, a nationally renowned bandleader from the black farming community of Reece and a short history of the region's oil boomtowns.

### Articles:

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1102&context=sfh>

<https://newprairiepress.org/cgi/viewcontent.cgi?article=1094&context=sfh>

## Other

My work was featured in publications of The Nature Conservancy, Smithsonian, and Kansas Leadership Center:

<https://www.nature.org/en-us/magazine/magazine-articles/tallgrass-serenade-1/>

<https://www.smithsonianmag.com/arts-culture/american-rhapsody-180970545/>

<https://klcjournall.com/the-unlikeliest-composition-the-symphony-in-the-flint-hills/>



# Collaborator.

Section , Item 1.

Everything you're sure is right can be wrong in another place. **Barbara Kingsolver**

The key to collaboration is exchanging information. Because each place, person, and organization is unique, listening is essential to identifying and solving problems. I apply this approach to managing staff, working with communities, gathering perspectives to inform planning documents, and establishing creating funding partnerships.



## Management

For twenty-five years I have been managing both people and projects through a fine balance of trust and accountability. My approach to managing other managers is to give most the room they need to succeed, motivate those who need it, and hold everyone accountable for meeting goals and expectations.

## Planning

President Eisenhower famously said, "Plans are worthless, but planning is everything." Over the years, I've collaborated with governments, institutions, and nonprofits to gather and incorporate feedback from stakeholders into planning documents. I've prepared plans for organizations, places, and programs. I've also negotiated and executed many cooperative agreements, including one with the National Park Service to present an event for 6000 attendees at the Tallgrass Prairie National Preserve. Below are links related to some of these plans (those without links are available upon request).

<https://freedomfrontier.org/wp-content/uploads/2022/03/FFNHA-Management-Plan.pdf>

[https://www.ci.harrisonville.mo.us/DocumentCenter/View/9466/FINAL\\_historicpreservationplan](https://www.ci.harrisonville.mo.us/DocumentCenter/View/9466/FINAL_historicpreservationplan)

[https://kansasalumnimagazine.org/wp-content/uploads/2022/05/kansasalumni\\_2008\\_06.pdf](https://kansasalumnimagazine.org/wp-content/uploads/2022/05/kansasalumni_2008_06.pdf)

<https://www.calameo.com/read/000572473c4ca837e720b>

[https://khri.kansasgis.org/photos\\_docs/117-3560-00002\\_16.pdf](https://khri.kansasgis.org/photos_docs/117-3560-00002_16.pdf)

## Community Engagement

I've given hundreds of presentations on countless topics to every size of audience. However, I also love to engage in person with individuals and small groups. I've worked in every one of my state's 105 counties.

<https://www.hutchnews.com/story/news/local/2020/07/28/candidate-davis-emphasizes-rural-connections/114838822/>

## Fundraising

I have worked closely with funders to identify projects that align organizational goals with their brands. For instance, at Symphony in the Flint Hills, we worked with local favorite Lost Trail Root Beer as a presenting sponsor for our travelling Chisholm Trail exhibit. We worked closely with The Nature Conservancy to sponsor travel for international experts to speak on Grasslands of the World. In my role at USDA Rural Development, I have coordinated with federal funders, state government, and foundations to bridge funding gaps on crucial infrastructure, conservation, and healthcare projects.

<https://symphonyintheflinthills.org/exhibits/>



# Navigator.

Section , Item 1.

Efforts and courage are not enough without purpose and direction. John F. Kennedy

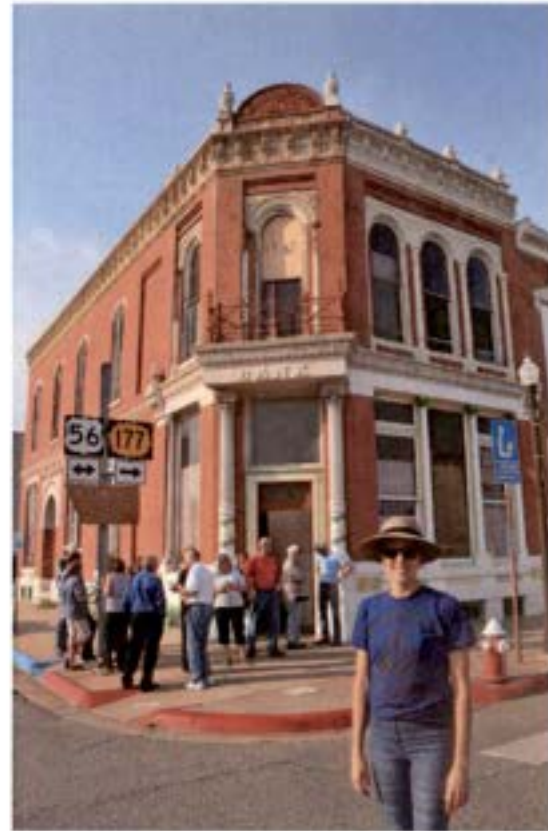


In the case of government programs, every election brings new opportunities and challenges. I have experience navigating an ever-changing funding landscape to get projects done.

In the past two years, I've managed \$700 million in new federal investment in rural Kansas communities. These projects address rural food deserts, build water and broadband infrastructure, supply sustainable energy, and celebrate unique places and underrepresented communities. Through the years, my efforts to develop and access government funding programs have leveraged billions of dollars in investments for community development and conservation. [https://x.com/RurDev\\_Kansas](https://x.com/RurDev_Kansas)

## Selected Boards and Awards

Groundbreaking Task Force, USDA Rural Development, 2023-2024  
Kansas Preservation Alliance, Excellence Award, Morris County Bank, 2019  
Kansas Preservation Alliance, Excellence Award, Washorama, 2017  
Friends of Historic Preservation (Founder, Convener, Organizer), 2010-2013  
Topeka Landmarks Commission (Chair), 2006-2012  
Board of Directors, Preservation Action (PA, National Board), 2007-2009  
Legislative Chair, Kansas Downtown Development Association, 2005-2009  
Board of Directors, NCSHPO  
Topeka Turnaround Team, 2005-2006  
Amer Soc of Landscape Architects, Merit Award, Freedom's Frontier GMP  
Kansas Preservation Alliance, Award for Preservation Advocacy, 2010  
Kansas Main Street, Award for Leadership in Preservation, 2010  
National Trust for Historic Preservation, Kansas Army National Guard, 2008





# Changemaker.

Section , Item 1.

If you don't like something, change it. **Maya Angelou**

I've made a career of doing things thought to be impossible. I established and advocated for the Kansas rehabilitation tax credit program, including recent changes that increased the incentive for projects in rural communities. The program has saved countless historic buildings and resulted in billions in economic impact. When USDA's cumbersome environmental review processes were miring efforts to break ground on sustainable energy projects, I led an effort to cut the red tape. I've personally rehabilitated two threatened rural buildings to serve community needs. If you don't like something, change it.

<https://apnews.com/decb3a1aa1354ea98792c0b85f1f8bf8>

<https://americancoinop.com/node/83319>

[https://savingplaces.org/stories/clean-history-laundromat-that-anchors-a-kansas-town?fbclid=IwZXh0bgNhZW0CMTEAAR1ui5JVfLmOeqXk0hjSJB8SWxxuao1nS2y1rXj6J6D\\_yEW\\_P2ffiF7OzE\\_aem\\_UW-F2dMUIRI3RCIjQi5RkQ#.WjKuxkNpkpw.facebook](https://savingplaces.org/stories/clean-history-laundromat-that-anchors-a-kansas-town?fbclid=IwZXh0bgNhZW0CMTEAAR1ui5JVfLmOeqXk0hjSJB8SWxxuao1nS2y1rXj6J6D_yEW_P2ffiF7OzE_aem_UW-F2dMUIRI3RCIjQi5RkQ#.WjKuxkNpkpw.facebook)







Christy Cauble Davis is a fifth-generation Kansan who has been working to strengthen Kansas communities for more than two decades. She spent her childhood on a dairy farm, where she experienced first-hand the farm crisis of the 1980s. Davis's influences include her grandmothers – one a social reformer, art collector, and Kansan of the Year who baked whole-wheat bread every morning, the other a trailblazing businesswoman who overcame gender barriers to sell Kansas farmland in skirts and heels. From her grandfathers, she learned two mottos: “first, do no harm” from the steady-handed surgeon and “measure twice, cut once” from the cowboy-booted oil-rigger.

Davis found her passion for the state's cultural landscapes while studying history and historic preservation at Kansas State University. While in graduate school at Wichita State, Davis laid the foundation for the City of Newton's historic preservation program by surveying 1,700 historic properties and documenting the history of the railroad town. From 1999 to 2006, Davis worked for the state historic preservation office, where she established funding programs that have generated billions of dollars in economic impact for Kansas communities. Davis successfully led a grassroots campaign to restore these critical programs after they were cut during the Brownback Administration.

Through the years, Davis has worked in every county in Kansas. She has served as Legislative Chair for the Kansas Downtown Development Association, Chair of the Topeka Landmarks Commission, on the Board of Directors for the Topeka Turnaround Team and Chase County Chamber of Commerce – and on the national boards of Preservation Action and National Conference of State Historic Preservation Officers. From 2013 to 2019, Davis was Executive Director of Symphony in the Flint Hills, an organization whose mission is to “heighten appreciation and knowledge of the Flint Hills tallgrass prairie.” In January 2019, after serving on Governor Laura Kelly's transition team, Davis resigned her position at Symphony in the Flint Hills to run for Congress. In 2022, President Biden appointed her to serve as Kansas State Director for USDA Rural Development.

Christy, her husband Luke Davis, and their 12-year-old son Jack live in Chase County, where they continue to revitalize rural communities in their home state. In 2016, they adapted a historic building in Cottonwood Falls to meet a community need for a laundromat. In 2019, they spurred downtown revitalization in Council Grove by rehabilitating a historic bank building to create much-needed housing and space for a new bookstore. When she is not working, Davis likes to hike, swim, read, and attend cultural events with her family. Her favorite reading subjects are political biographies and art history.



United States Department of the Interior  
National Park Service

National Register Listed  
May 2, 2012 (rev. 12/05/2016)

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

## 1. Name of Property

historic name Emporia Downtown Historic District

other names/site number 111-472

## 2. Location

street & number Generally bounded by 10<sup>th</sup> Ave. on the North, 3<sup>rd</sup> Ave. on the South,  
Mechanic St. of the East, and Merchant St. on the West

☐ not for publication

city or town Emporia

☐ vicinity

state Kansas code KS county Lyon code 111 zip code 66801

## 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination     request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets     does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national     statewide X local

SEE FILE

Signature of certifying official

Date

Title

State or Federal agency/bureau or Tribal Government

In my opinion, the property     meets     does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

## 4. National Park Service Certification

I, hereby, certify that this property is:

    entered in the National Register

    determined eligible for the National Register

    determined not eligible for the National Register

    removed from the National Register

    other (explain:)

Signature of the Keeper

Date of Action

## 7. Description

### Architectural Classification

(Enter categories from instructions)

ITALIANATE; RICHARDSONIAN ROMANESQUE

LATE 19<sup>TH</sup>/EARLY 20<sup>TH</sup> CENTURY CLASSICAL

REVIVAL; GOTHIC REVIVAL; BEAUX ARTS;

COMMERCIAL; NEOCLASSICAL; MISSION/

SPANISH ECLECTIC; TUDOR REVIVAL; ART

DECO; ART MODERNE; MODERN; RANCH;

BRUTALISM; POSTMODERN; OTHER

### Materials

(Enter categories from instructions)

foundation: CONCRETE; STONE

walls: STONE; BRICK; TERRA COTTA; GLASS

STUCCO; METAL; SYNTHETICS

roof: ASPHALT; TILE; RUBBER

other:

### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary

Emporia (population 24,916), the county seat of Lyon County, is located in east central Kansas, approximately ninety miles northeast of Wichita and approximately one hundred miles southwest of Kansas City. The town was sited at the junction of the Neosho and Cottonwood Rivers in the Flint Hills region of Kansas, a location that afforded ample timber and limestone. The Emporia Downtown Historic District encompasses the heart of Emporia's central business district. Commercial Street (Highway 99), the main north/south thoroughfare, terminates in the campus of Emporia State University to the north. The main east/west thoroughfare is 6<sup>th</sup> Avenue, or Highway 50. In recent decades, these two highways have been eclipsed by two major U. S. Highways, Interstates 35 and 335, which connect Emporia to Kansas City and Wichita.

The downtown historic district includes approximately eighteen city blocks. The district is generally bounded on the south by 3<sup>rd</sup> Avenue, also the east/west-running Atchison, Topeka, Santa Fe Rail Line (now Burlington Northern Santa Fe). It is bounded on the north by 10<sup>th</sup> Avenue. The western boundary, which generally follows Merchant Street, the north/south street west of Commercial Street, extends west along 6<sup>th</sup> Avenue to include two school buildings, Emporia High School and Lowther Junior High. The eastern boundary, which generally follows along Mechanic Street, extends east along 6<sup>th</sup> Avenue to include the Civic Auditorium and historic auto garage on the east.

In addition to the traditional commercial blocks, the district includes a number of stand-alone buildings, including post office buildings, churches, banks, and county government structures.

### Narrative Description

#### Overview

The architecture of downtown Emporia is reflective of various periods of development. Emporia was founded in 1857. As evidenced by historic photographs, downtown was already showing signs of permanency in the late 1860s, by which time two- and three-story masonry Italianate buildings had already been built. As evidenced in historic Sanborn Fire Insurance Maps, downtown expanded outward from its historic center at 6<sup>th</sup> and Commercial, the location of the town's original building.

Although some of the downtown buildings still represent their original appearance to a degree, most were modified over time. It was not uncommon for commercial buildings to have been built and updated many times through the years, particularly during boom years, such as in the 1910s and 1920s. For purposes of this nomination, a building's construction date reflects the original construction date as evidenced by primary documentation, including Sanborn maps and



governmental buildings, such as courthouses. However, its characteristic heavy massing and wide masonry (usually stone) arches, were often applied to commercial buildings.

#### *Late 19<sup>th</sup> Century/Early 20<sup>th</sup> Century Classical Revival (6)*

Six (6) of the buildings in the district are classified as "Late 19<sup>th</sup> Century/Early 20<sup>th</sup> Century Classical Revival." Unlike the high-style, often free-standing, Neoclassical buildings that post-date them, these buildings generally lack prominent columns. Classical details include dentilled cornices, entablatures, and keystones above windows. These buildings are contemporaries of Richardsonian Romanesque buildings.

#### *Gothic Revival/Collegiate Gothic (2)*

Gothic Revival and Collegiate Gothic architecture, generally reserved for free-standing educational and religious buildings on the outskirts of commercial cores, is identified by pointed arches and crenellated towers. Two (2) of the buildings are Gothic Revival or Collegiate Gothic. These include the Episcopal Church (Property #66) and Presbyterian Church (Property #67).

#### *Beaux Arts (2)*

Beaux Arts, which takes its cues from classical architecture as well as French and Italian Renaissance design, proliferated between 1890 and 1920. Architects generally applied the style to free-standing public buildings, such as city halls and county courthouses, and to financial institutions, including early twentieth-century banks. Most examples are symmetrical in massing with flat, low-pitched or mansard roofs. Commercial examples often use terra cotta. There are two (2) Beaux Arts buildings in the district.

#### *Commercial Style (62)*

The predominant commercial architectural style in the early twentieth century (1910s to 1930s) was the Commercial Style. This style is characterized by simple designs with square window openings, as opposed to tall, narrow ones. They have few architectural details. They generally have no cornices – and instead have parapets or stepped parapets, sometimes punctuated by corbelling. Most are red brick. Reflecting the county's second major period of growth, this is the most prolific of the commercial architectural styles. Sixty-two (62) of the properties in the historic district are categorized as Commercial Style.

#### *Neoclassical (5)*

Five (5) buildings in the district are classified as Neoclassical. As its name implies, Neoclassical architecture draws on the influences of Classical architecture from ancient Greece and Rome. Character-defining features include columns, pediments, entablatures, dressed stone, dentiling and shallow hipped or flat roofs. The style was often employed in the 1910s and 1920s, after the City Beautiful Movement popularized free-standing buildings for public and institutional uses.

#### *Mission/Spanish Eclectic (7)*

Like Tudor Revival, Spanish Eclectic architecture takes its cues from old-world architecture. There are four (4) examples in the district. The style, popular nationwide from 1915-1940, was adopted for both residential and commercial architecture. Character-defining features include low-pitched roofs with clay tiles or pan (metal made to look like clay tile) tiles, arched openings, multi-pane windows, and stucco or blond brick exteriors with polychromatic terra cotta. In addition to those classified as Spanish Eclectic, three (3) buildings in the district are identified as Mission. These tend to be more subdued, without the use of terra cotta. Sometimes the only thing that distinguishes a Mission Style building from a Commercial Style one is a bell-shaped parapet.

#### *Tudor Revival (1)*

One (1) building, the apartment building at 822 N. Merchant (Property #168) is classified as Tudor Revival. Common in 1920s residential architecture, Tudor Revival is distinguished by steeply pitched gabled roofs, half timbering and asymmetry. It takes cues from traditional English architecture.

#### *Art Deco (3)*

Three (3) buildings in the district are classified as Art Deco. Characterized by its verticality and rigid geometric patterns, Art Deco was popular in the late 1920s and early 1930s. In large cities, it took the form of skyscrapers, like the Chrysler Building. On commercial buildings in smaller towns like Emporia, architects executed Art Deco design through applied elements. The best example in Emporia is the Hardcastle and Kenyon Building (Property #88), which was remodeled in 1932.

23	511	N	COMMERCIAL	ST	Commercial Style	1870	Doc	C
24	519	N	COMMERCIAL	ST	Italianate	1880	Est	C
25	521	N	COMMERCIAL	ST	Modern/Modern Mvmt	1880	Est	NC
26	525	N	COMMERCIAL	ST	Other	1985	Doc	NC
27	527	N	COMMERCIAL	ST	Neoclassical	1923	Doc	C
28	603	N	COMMERCIAL	ST	Late 19 <sup>th</sup> /20th C Class Rev	1915	Est	C
29	605	N	COMMERCIAL	ST	Richardsonian Romanesq	1880	Est	C
30	609	N	COMMERCIAL	ST	Late 19 <sup>th</sup> /20th C Class Rev	1880	Est	C
31	611	N	COMMERCIAL	ST	Commercial Style	1880	Est	NC
32	615	N	COMMERCIAL	ST	Commercial Style	1885	Est	C
33	617-23	N	COMMERCIAL	ST	Late 19 <sup>th</sup> /20th C Class Rev	1910	Est	C
34	625	N	COMMERCIAL	ST	Beaux Arts	1890	Est	NC
35	627	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
36	701	N	COMMERCIAL	ST	Art Deco	1910	Est	C
37	703	N	COMMERCIAL	ST	Other	1915	Est	NC
38	705	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
39	709	N	COMMERCIAL	ST	Spanish Eclectic	1925	Est	C
40	713	N	COMMERCIAL	ST	Other	1915	Est	NC
41	715	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
42	717	N	COMMERCIAL	ST	Commercial Style	1915	Est	NC
43	719	N	COMMERCIAL	ST	Other	1925	Est	NC
44	723-25	N	COMMERCIAL	ST	Commercial Style	1925	Est	C
45	727	N	COMMERCIAL	ST	Streamli/Art Moderne	1952	Doc	C
46	801	N	COMMERCIAL	ST	Mission	1915	Est	NC
47	803	N	COMMERCIAL	ST	Other	1980	Est	NC
48	807	N	COMMERCIAL	ST	Spanish Eclectic	1929	Doc	NR
49	815	N	COMMERCIAL	ST	Other	2010	Doc	NC
50	821	N	COMMERCIAL	ST	Other	1930	Est	NC
51	823	N	COMMERCIAL	ST	Commercial Style	1925	Est	C
52	825	N	COMMERCIAL	ST	Commercial Style	1915	Est	C
53	827	N	COMMERCIAL	ST	Other	1915	Est	NC
54	831	N	COMMERCIAL	ST	Other	1900	Est	NC
55	901	N	COMMERCIAL	ST	Craftsman/Bungalow	1915	Est	C
56	907	N	COMMERCIAL	ST	Commercial Style	1929	Est	NC
57	909	N	COMMERCIAL	ST	Streamli/Art Moderne	1958	Doc	C
58	911	N	COMMERCIAL	ST	Modern/Modern Mvmt	1950	Est	C
59	915	N	COMMERCIAL	ST	Modern/Modern Mvmt	1958	Doc	C
60	923	N	COMMERCIAL	ST	Other	1970	Doc	NC
61	928	N	COMMERCIAL	ST	Craftsman/Bungalow	1925	Est	C
62	924	N	COMMERCIAL	ST	National Folk	1895	Est	NC
63	920	N	COMMERCIAL	ST	Modern/Modern Mvmt	1950	Est	C
64	912	N	COMMERCIAL	ST	Streamli/Art Moderne	1950	Est	C
65	906	N	COMMERCIAL	ST	Other	1970	Est	NC
66	828	N	COMMERCIAL	ST	Collegiate Gothic	1925	Est	C
67	802	N	COMMERCIAL	ST	Gothic Revival	1895	Est	C
68	726	N	COMMERCIAL	ST	Other	2009	Doc	NC
69	724	N	COMMERCIAL	ST	Spanish Eclectic	1925	Est	C
70	714	N	COMMERCIAL	ST	Commercial Style	1923	Doc	C
71	710	N	COMMERCIAL	ST	Other	1915	Est	NC
72	708	N	COMMERCIAL	ST	Other	1915	Est	NC
73	706	N	COMMERCIAL	ST	Other	1940	Est	NC

2014



124	105	W	FIFTH	AVE	Italianate	1880	Doc	C
125	115	W	FIFTH	AVE	Modern/Modern Mvmt	1960	Doc	C
126	215	W	SIXTH	AVE	Neoclassical	1925	Doc	C
127	501	N	MERCHANT	ST	Neoclassical	1903	Doc	C
128	20	E	FIFTH	AVE	Streamli/Art Moderne	1895	Est	C
129	24	E	FIFTH	ST	Commercial Style	1930	Est	C
130	522	N	MECHANIC	ST	Streamli/Art Moderne	1940	Doc	C
131	115	E	FIFTH	AVE	Commercial Style	1940	Est	C
132	517	N	MERCHANT	ST	Late 19 <sup>th</sup> /20th C Class Rev	1900	Doc	C
133	109	W	SIXTH	AVE	Commercial Style	1930	Est	C
134	111	W	SIXTH	AVE	Streamli/Art Moderne	1880	Est	C
135	115	W	SIXTH	AVE	Commercial Style	1915	Est	C
136	127	W	SIXTH	AVE	Other	1930	Est	NC
137	520	N	CONSTITUTION	ST	Commercial Style	1915	Est	C
138	216	W	SIXTH	AVE	Neoclassical	1914	Doc	C
139	446	W	SIXTH	AVE	Modern/Modern Mvmt	1965	Est	NC
140	110	W	SIXTH	AVE	Commercial Style	1923	Doc	C
141	201	E	SIXTH	AVE	Other - Industrial	1928	Doc	C
142	512	N	MARKET	ST	Modern/Modern Mvmt	1965	Est	C
143	23	E	SIXTH	AVE	Commercial Style	1880	Est	C
144	19	E	SIXTH	AVE	Commercial Style	1925	Est	C
145	15	E	SIXTH	AVE	Spanish Eclectic	1925	Est	NC
146	13	E	SIXTH	AVE	Commercial Style	1930	Est	C
147	7-11	E	SIXTH	AVE	Italianate	1880	Est	C
148	628	N	MERCHANT	ST	Other-Classical Revival	1915	Est	NC
149	622	N	MERCHANT	ST	Commercial Style	1930	Est	NC
150	614-616	N	MERCHANT	ST	Commercial Style	1915	Est	C
151	610	N	MERCHANT	ST	Commercial Style	1885	Est	C
152	625	N	MERCHANT	ST	Modern/Modern Mvmt	1959	Doc	C
153	115	W	SEVENTH	AVE	Craftsman/Bungalow	1920	Est	C
154	628	N	CONSTITUTION	ST	National Folk	1900	Est	NC
155	620	N	CONSTITUTION	ST	Modern/Modern Mvmt	1957	Doc	C
156	701	N	MERCHANT	ST	Modern/Modern Mvmt	1960	Est	C
157	18	E	SEVENTH	AVE	Commercial Style	1950	Est	C
158	20	E	SEVENTH	AVE	Commercial Style	1925	Est	NC
159	24	E	SEVENTH	AVE	Commercial Style	1925	Est	C
160	702	N	MECHANIC	ST	Commercial Style	1925	Est	C
161	616	N	MECHANIC	ST	Commercial Style	1935	Est	C
162	727	N	MERCHANT	ST	Mission	1925	Est	C
163	715	N	MERCHANT	ST	Brutalism	1972	Doc	NC
164	801	N	MERCHANT	ST	Modern/Modern Mvmt	1965	Doc	C
165	28	W	EIGHTH	AVE	Modern/Modern Mvmt	1959	Doc	C
166	10	W	EIGHTH	AVE	Commercial Style	1925	Est	NC
167	11	W	NINTH	AVE	Commercial Style	1925	Est	C
168	822	N	MERCHANT	ST	Tudor Revival	1925	Est	C
169	823	N	MERCHANT	ST	Modern/Modern Mvmt	1961	Doc	C
170	611	N	MERCHANT	ST	Commercial Style	1923	Doc	C

Demo'd  
2012

12/2/2016

002. Commercial Building

Status: Non-Contributing

**Address:** 315 N COMMERCIAL ST  
**Date of Construction:** 1890 (Estimated)  
**Parcel ID:** 195-15-0-20-15-006.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Restaurant  
**Architectural Classification:** Other  
**Photos:** 16

**Description:** This one-part commercial block has non-historic wood siding concealing both the east and south elevations. Single-light, high-set, fixed display windows flank the flush center-bay entrance, which contains a non-historic multi-light wood door. A secondary entrance and a non-historic round-arch window penetrate the side (south) elevation. A vacant lot is to the south.

**History:** A one-story building on this parcel was built between 1888 and 1893, as evidenced in the Sanborn maps. The building originally housed county offices. In 1905, after the construction of the new courthouse, the building was vacant. It was used for storage in 1911. There was a feed store here in 1946. Although much modified, evidence suggests that the extant building is the same as that which was built about 1890.

**Integrity:** Major modifications, including the covering with wood siding, have affected the building's integrity and rendered it non-contributing.

003. IOOF Hall

Status: Contributing

**Address:** 319 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated)  
**Parcel ID:** 195-15-0-20-15-007.00-0  
**Historic Function:** Social - Clubhouse  
**Current Function:** Commerce/Trade  
**Architectural Classification:** Italianate  
**Photos:** 16

**Description:** This load-bearing stone, two-part commercial block is seven bays wide and six bays deep. Upper-story fenestration defines the bays. Round arches characterize each upper-story window opening in the primary façade. Three of these openings contain the historic tall, narrow, one-over-one double-hung wood windows; non-historic multi-light vinyl windows occupy the remaining window openings in the front facade. The street-level entrance to the second floor occupies the center bay, which contains non-historic painted wood infill. The second-floor entrance is flanked on each side by a storefront. The south storefront has a center-bay recessed entrance flanked by a display windows. The north storefront has a flush entrance and a three-part display window. Both storefront transom openings contain non-historic painted wood infill. Additional character-defining features include: the pressed metal cornice; the quarry-faced stone on the primary and secondary (south) elevations, which has regular courses on the front façade and irregular courses on the side elevations; the full-height engaged stone piers flanking the center bay and at each end of the front façade; the modest pier capitals at the top of each storefront; and the round arch ashlar stone second-story window hoods with decorative keystones and springers. The secondary elevation window openings feature segmental arches with stone lintels and contain non-original one-over-one windows with plywood infill above.

**History:** This building was built by 1884, when it housed a "99-cent Variety Store" on the first floor and offices on the second floor. By 1888, there was a furniture/undertaking business on the first floor and IOOF hall on the second floor. In 1893 and 1899, there was a second-hand store on the north, grocery on the south, and IOOF hall upstairs. By 1905, the first floor was occupied by a wholesale grocery.



- History:** In 1884, there were three small shops on this parcel - a fish shop, barber and lunch counter. These three small shops remained until the years between 1911 and 1923, when the current building housed a fruit warehouse.
- Integrity:** This building is classified as non-contributing because the storefront and transom have been infilled. If the infill was removed and a compatible storefront installed, the building's status could be re-evaluated.

**006. Jones Block Status: Contributing**

**Address:** 325 N COMMERCIAL ST  
**Date of Construction:** 1884 (Documented); 1925 (Estimated)  
**Parcel ID:** 195-15-0-20-15-010.00-0  
**Historic Function:** Transportation - Road-Related (Vehicular)  
**Current Function:** Commerce/Trade - Specialty Store  
**Architectural Classification:** Commercial Style  
**Photos:** 16

**Description:** This brick two-part commercial block has non-original stucco cladding on each elevation. The primary façade is four bays wide. Upper-story fenestration defines the bays, with each opening containing paired, one-over-one wood windows. A broad storefront occupies the street-level bays and features a central recessed entrance flanked by large, two- and three-part display windows. The second-floor entrance is at the south end. The storefront transom contains non-historic infill. An aluminum visor awning spans the full width above the storefront. Original decorative brickwork at cornice level is visible through in the form of bands of square blocks and a "+" motif.

**History:** The Jones Block was identified in the 1884 Sanborn map as "being built." By 1888, there was a clothing store on the north half of the first floor, a restaurant on the south half, and boarding rooms on the second floor. The south half of the first floor, with an office, dining room and kitchen, had developed into the "Emporia Hotel" by 1893. By 1899, however, the south half of the first floor had been converted into a grocery and the second floor was identified as "Tenements." The south half of the first floor was vacant in 1905 and 1911, by which time the north half housed a cigar factory. By 1923, the south half was an auto paint shop. Between 1923 and 1929, the first floor was opened up to house a 50-car capacity garage and repair shop. The building's current exterior appearance interprets the ca. 1925 auto garage remodel.

**Integrity:** This building's exterior reflects a ca. 1920s overall design change, with ca. 1925 features including stucco façade, geometric parapet features, and square window openings. Therefore, it has sufficient integrity from the period of significance to classify as a contributor.

**007. Commercial Building Status: Non-Contributing**

**Address:** 329 N COMMERCIAL ST  
**Date of Construction:** 1890 (Estimated); 1970 (Estimated)  
**Parcel ID:** 195-15-0-20-15-011.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Specialty Store  
**Architectural Classification:** Other  
**Photos:** 16

**Description:** This brick two-part commercial block has a single bay defined by a rectangular, horizontal metal screened opening centered in the non-historic metal siding that covers the upper-façade wall. The first-story storefront has a recessed, off-center entrance and a three-part display window. The historic pressed metal cornice is intact across the top of the parapet wall.

historic recessed entrance. Historic character-defining features present include: the cast stone parapet coping; the courses of contrasting dark brick that form belt courses at cornice and lintel level on the upper-façade wall; the three-over-one light wood windows intact in the upper-story openings; the header brick windowsills; the original cast iron storefront lintel that retains remnants of historic painted signage; and the historic storefront transom opening that currently contains non-historic painted plywood. The south side elevation has fifteen bays, defined by asymmetrically arranged upper-story fenestration comprised of single and paired windows beneath segmental arches. Large square window openings and a secondary entrance penetrate the first-story of the south elevation. A vacant lot is adjacent to the south.

**History:** There was a one-story building on this parcel in 1923. The current two-story building was built between 1923 and 1929, when the first floor housed a bakery. By 1946, the first floor had been divided into two commercial spaces, a restaurant in the southeast corner of the south half and a print shop in the remainder of the first floor. By the time this two-story building was built, the adjacent buildings to the south had been demolished for the construction of a small filling station on the northwest corner of 4th and Commercial. This allowed for windows on the south facade of this building. The former filling station lots now house a parking lot.

**Integrity:** Although the storefront has been partially infilled, the side elevation and upper level retain a high degree of integrity. Therefore, it has been classified as a contributor to the district.

**010. Commercial Building**

**Status: Contributing**

**Address:** 407 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated)  
**Parcel ID:** 195-15-0-20-14-010.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Specialty Store  
**Architectural Classification:** Richardsonian Romanesque/Romanesque Revival  
**Photos:** 17

**Description:** This two-part commercial block is three bays wide. Upper-story fenestration defines the bays. Each upper-story window opening features a segmental arch formed of three header brick courses with rough-cut stone keystones and springer blocks. All upper-story windows are currently partially covered with non-historic pressed wood siding. The mid-twentieth century aluminum-framed storefront has two large display windows resting on a brick bulkhead, a full-width transom with non-historic infill material, and a recessed entrance. Opposite the retail entrance, the historic second-story entrance is intact. Additional, character-defining features include: the pressed metal cornice; the projecting brick piers under the cornice; the corbel and recessed brick courses embellishing the upper façade wall; and the quarry-faced stone belt course below the upper-story windows that forms a continuous windowsill.

**History:** There was a two-story building on this location by 1884, when the first floor was occupied by a hardware and stove shop. There was an elevator in the building by 1888. It continued to house a hardware and stove shop until the years between 1899 and 1905 when it was converted to a grocery and meat shop. There was a tin shop on the second floor. There was still a grocery store there in 1911.

**Integrity:** Although the upper-story windows have been partially covered, the building has an open storefront with large display windows and recessed entrance, original cornice, and historic upper-story windows, and, therefore, retains sufficient integrity to be classified as a contributor.



**Integrity:** This building has been classified as a non-contributor because the upper-story windows have been enclosed and storefront and transom have been enclosed. The building's contributing status could be re-evaluated if the storefront was opened a compatible storefront was installed.

**013. Commercial Building****Status: Non-Contributing**

**Address:** 413 N COMMERCIAL ST  
**Date of Construction:** 1930 (Estimated); 2000 (Estimated)  
**Parcel ID:** 195-15-0-20-14-013.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Other  
**Photos:** 17

**Description:** This one-part commercial block building has non-historic EIFS cladding and a non-historic cornice. Non-historic pilasters define the three façade bays. Non-historic display windows flank a non-historic flush, center-bay entrance. A cloth awning spans the top of the storefront.

**History:** There was a one-story book and jewelry store, as well as a very small barber shop, on this lot by 1884. In 1888, 1893, and 1899, the southernmost building housed a barber shop. There was an office in the northernmost building until the 1890s. By 1899, there was a grocery in the small northernmost building - a cobbler's shop in 1905, a lunch counter in 1911. There was an office here in 1911 and a store in 1923. The current configuration dates to the years between 1929 and 1946. The current facade dates to ca. 2000.

**Integrity:** This building is classified as a non-contributor because its exterior appearance reflects a ca. 2000 façade renovation. Unfortunately, these changes appear to be irreversible.

**014. Commercial Building****Status: Contributing**

**Address:** 415 N COMMERCIAL ST  
**Date of Construction:** 1915 (Estimated)  
**Parcel ID:** 195-15-0-20-14-014.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Commercial Style  
**Photos:** 17

**Description:** This one-part commercial block has a non-historic aluminum-framed storefront with a flush center entrance flanked on each side with two-part display windows. The transom opening is covered with painted plywood. Stone blocks accent the piers that frame each end of the primary façade. Otherwise, belt courses of soldier and header brick provide the only other embellishment to the primary façade.

**History:** There was a one-story millinery here in 1884, 1888, 1893. By 1899, the building had been converted to a lunch counter, later a bakery. It remained in 1905 and 1911. The building had been expanded to the west by 1923. The expansion likely corresponded with modifications to the facade, which remain today.

**Integrity:** This building is classified as a contributor because it retains an open storefront.

017. Commercial Building

Status: Contributing

**Address:** 423-425 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated); 1910 (Estimated)  
**Parcel ID:** 1951502014017000  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Classical Revival  
**Photos:** 17

**Description:** This brick two-part commercial block occupies a double-width lot. The upper-story fenestration defines four bays, each containing the historic paired one-over-one wood windows with transoms above. The two original first-story storefront openings each reflect mid-to-late twentieth century remodels. The north storefront has a high-set narrow, horizontal window and an aluminum-framed entrance door at the south end surrounded by salmon-colored brick infill distinguished by long, narrow brick units that project slightly in an asymmetrical pattern. The south storefront has polished granite panels cladding the transom opening and buff brick infill surrounding a high-set narrow, horizontal window and a flush entrance at the south end. A visor awning spans the top of the south storefront. Historic character-defining features present include: the cream-colored projecting terra cotta cornice; the decorative brick work in the form of dentils and rectangular panels over each window; the five short, engaged brick piers with stone capitals and bases between each bay on the upper-façade wall; the ashlar stone window lintels and keystones and flared corner blocks; the beige and brown brick facing on the upper-façade wall; the vertical brick recesses flanking each upper-story window; and the continuous stone windowsills forming a belt course below the upper-story windows.

**History:** There were two two-story buildings here by 1884, a boot and shoe store with dentist's office on the south end and a drug store and offices on the north. By 1888, by which time the south building had been expanded west to match the west elevation of the building to the north, the buildings housed a drug store and dry goods store. There was a drug store on the south and music store on the north in 1893. The drug store remained in 1893, 1905, 1911 at which time the north store housed a millinery. The drug store was still there in 1946. The ca. 1910 construction date derives from this building's design, which falls in the evolution between the Italianate, Richardsonian Romanesque and Queen Anne styles of the late nineteenth century and the Commercial Style that predominated from 1910 to 1930.

**Integrity:** This building is classified as a contributor because the upper level retains a high degree of integrity. Although the lower level has been infilled, the infill itself falls within the district's period of significance.

018. Bank

Status: Contributing

**Address:** 427 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated); 1925 (Estimated); 1960 (Estimated)  
**Parcel ID:** 1951502014001000  
**Historic Function:** Commerce/Trade - Financial Institution  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Modern/Modern Movement  
**Photos:** 17

**Description:** This brick two-part commercial block occupies a corner lot and has two primary elevations - east and north. The building reflects a mid-twentieth century Modern Movement remodel whose character-defining elements include: buff brick facing; the stone parapet coping; a horizontal band of aluminum screen panels spanning both primary elevations covering the upper-story window openings; the applied metal band over the first story and spanning both elevations; polished stone panels cladding on the first-story walls; and the visor awning over the canted corner entrance.



was remodeled in 1962 after a fire. Emporia's Palace Clothing Store closed in 1963 following Morton Guettel's death in 1962. (*Emporia Gazette*, 8 January 1931; 9 January 1931; 3 June 1931; 28 October 1938; 4 May 1940; 6 September 1940; 6 February 1950; 18 February 1960; 25 June 1962; 6 July 1963. *Northern Lyon County Journal*, 26 February 1936.)

**Integrity:** This building is classified as a non-contributor because the storefront is infilled with brick and a shingled awning. If the infill was removed and a compatible storefront installed, the building's contributing status could be re-evaluated.

**020. Perry Shoe Store/Lyric Theater**

**Status: Contributing**

**Address:** 505 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated); 1954 (Documented)  
**Parcel ID:** 195-15-0-20-01-006.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Commercial Style  
**Photos:** 18, 19

**Description:** This brick two-part commercial block is two bays wide, defined by upper-story fenestration that is comprised of two paired window openings currently containing non-historic two-part fixed sash windows. The original first-story storefront opening contains non-historic brick infill around a non-historic narrow, horizontal high-set window and a non-historic recessed entrance. Historic character-defining features present include: the salmon-colored brick wall facing; the red brick work providing decorative contrast in the form of corbel courses of brick at cornice level that suggest dentils, the soldier brick belt course below the cornice, the header brick rectangular enframement on the upper-façade wall, and the soldier brick window surrounds.

**History:** Morton Guettel, who owned the Palace Clothing Store in the adjacent building to the south, purchased this building in 1954 and extensively remodeled it, with work including truncating the building to two stories and building a new façade, soon thereafter for the Perry Shoe Store. Before the shoe store moved in, the building housed the Lyric Theater. There was a three-story building here by 1884, with a dry goods store on the first floor, offices on the second, and lodge room on the third. In 1888 and 1893, the third floor was a ballroom and the first floor was a drug store. In 1899, there was a restaurant on the first floor; a clothing store in 1905; a barber shop in 1911. The Lyric Theater occupied the building by 1946. According to the 1946 Sanborn map, the building was still three-stories in height then.

**Integrity:** This building is classified as a contributor because although the storefront is infilled with brick, the upper façade retains its 1954 appearance.

**021. Commercial Building**

**Status: Contributing**

**Address:** 507 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated); 1950 (Estimated)  
**Parcel ID:** 195-15-0-20-01-007.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Specialty Store  
**Architectural Classification:** Commercial Style  
**Photos:** 18, 19

**Description:** This brick two-part commercial block is two bays wide, defined by upper-story fenestration comprised of two paired window openings. Each opening currently contains a non-historic one-over-one window and plywood infill. The first-story storefront features an aluminum-framed three-part display window resting on a brick bulkhead and a recessed entrance at the north end. A non-

features present include the dark brown brick facing, the white terra cotta parapet coping and projecting cornice, and the soldier brick courses surrounding each window and storefront opening.

**History:** Although the current façade dates to a 1919-1920 overall design change, this building evolved over a long period of time, beginning in 1874 when Newman Dry Goods Company bought the building at 513 Commercial Street. Newman Dry Goods Company was founded by Albert Augustus Newman in 1868. In May 1870, the company moved to a new two-story stone building at 6th and Mechanic. Newman Dry Goods moved to 513 Commercial in 1874. In 1879, Newman's purchased the adjacent building to the north, expanding the first-floor showroom to 50' X 120'. In 1901, the business, which was known as G. W. Newman & Co. (the name of Augustus Newman's brother, who took over the store), expanded again into the Bruner building to the north. The company completed another major renovation in 1910. It renovated again in 1919-1920, following the death of G. W. Newman, when the store expanded into the building to the south and received a new front. The renovation expanded the store's floor space to 40,000 square feet. In 1926, Newman merged with the Rorabaugh-Paxton Dry Goods Company. Like many other companies in the Great Depression, the Rorabaugh store went into receivership in 1932. Soon thereafter, the *Emporia Gazette* announced that the store would re-open under the Newman name, with Mrs. G. W. Newman as president. But the store continued to face financial woes. It reorganized again in 1935-36, after Mrs. Newman became ill and died, placed under the control of Fort Scott merchandisers W. K. and W. G. Calhoun. The building was updated again in 1937.

In 1888, 1893 and 1905, these middle parcels were labeled "Union Block." The Union Block was a massive brick Italianate structure with limestone details. The building was modernized with a metal facade in the 1960s. In 1998, the building was purchased by Antique Mall Co., LLC. Soon thereafter Den Calhoun announced that Newman's Department store would close after 130 years. The antique mall closed in 2001. In 2003, Jean Woods purchased the building, removed the metal facade, installed new aluminum storefronts, and remodeled the interior for her bridal store, Madelynn's. Madelynn's was closed in 2009. (*Emporia Gazette*, 13 October 1926; 18 July 1932; 21 April 1932; 20 July 1932; 30 September 1932; 1932 October 20; 8 November 1932; 21 November 1932; 5 November 1932; 29 November 1932; 26 November 1932; 29 November 1932; 3 December 1932; 13 October 1926; 5 December 1932; 19 February 1920; 6 September 1935; 5 November 1935; 14 November 1935; 30 December 1936; 16 January 1937; 28 January 1937; 24 February 1937; 25 February 1937; 11 March 1937; 26 February 1937; 31 October 1940; 12 October 1968; 13 April 1973; 2 September 1997; 17 October 1998; 24 December 1998; 3 June 1998; 20 October 1998; 9 July 1999; 23 July 2001; 22 February 1919; 23 March 1960; 29 March 1960; 14 April 1903; 9 March 1922; 5 May 1939; 9 November 1936)

**Integrity:** New windows, which fill the original masonry openings, were installed after the metal façade was removed in 2003. The building retains its overall form, window openings and integrity from its 1920 overall design change and, therefore, is classified as a contributor.

#### 024. Commercial Building

**Status: Contributing**

**Address:** 519 N COMMERCIAL ST  
**Date of Construction:** 1880 (Estimated); 1910 (Estimated)  
**Parcel ID:** 195-15-0-20-01-012.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Professional  
**Architectural Classification:** Italianate  
**Photos:** 18, 19

**Description:** This brick two-part commercial block is four bays wide. Upper-story fenestration defines the bays, where each opening contains a non-historic single fixed-sash window. The storefront opening contains non-historic brick infill around non-historic display windows and a center-bay recessed entrance. Standing seam metal fills the storefront transom opening. Applied metal awnings surmount each storefront display window. Historic character-defining features present include the



**Integrity:** This building is classified as a non-contributor because its construction post-dates the district's period of significance.

**027. Citizens National Bank**

**Status: Contributing**

**Address:** 527 N COMMERCIAL ST  
**Date of Construction:** 1923 (Documented)  
**Parcel ID:** 195-15-0-20-01-001.00-0  
**Historic Function:** Commerce/Trade - Financial Institution  
**Current Function:** Commerce/Trade - Financial Institution  
**Architectural Classification:** Neoclassical  
**Photos:** 18, 19

**Description:** This brick two-part vertical block occupies a corner lot and has two primary elevations - east and north. This five-story building has a two-story base supporting a three-story shaft. The building is four bays wide and seven bays deep. Upper-story fenestration, arranged single and in pairs, defines the bays. Non-historic anodized aluminum window units occupy all window openings. The primary entrance is centered in the first story of the east elevation and features a stone surround with a stepped, shouldered architrave. Additional historic character-defining features present include: the projecting terra cotta cornice with modillions; the two projecting terra cotta belt courses between the second and third stories, defining the transition between the base and the shaft; the two-story, engaged round Corinthian columns set within the recessed façade wall of the east elevation; the two-story, engaged brick pilasters with terra cotta capitals between each bay on the north elevation; the decorative brick work around the windows in the building's two-story base; and the stone water table spanning each elevation. A clock sign projects from the northeast corner at the second story.

**History:** There has been a bank on this corner since before 1884. The telephone office on the second floor from 1884 until at least 1905. The current building was built in 1923 as the Citizens National Bank.

**Integrity:** Although the windows and storefronts have been replaced, the historic openings remain and the building retains its overall integrity. Therefore, it is classified as a contributor.

**028. Commercial Building**

**Status: Contributing**

**Address:** 603 N COMMERCIAL ST  
**Date of Construction:** 1915 (Estimated)  
**Parcel ID:** 192-10-0-30-42-006.00-0  
**Historic Function:** Commerce/Trade - Specialty Store  
**Current Function:** Commerce/Trade - Specialty Store  
**Architectural Classification:** Late 19<sup>th</sup> & Early 20<sup>th</sup> Century Classical Revival  
**Photos:** 20, 21

**Description:** This brick two-part commercial block occupies a double-width corner lot and has two primary elevations - east and south. The building is three bays wide and eight bays deep. Upper-story fenestration defines the bays. The window openings are arranged singly, in pairs, and in a band of three, and contain non-historic one-by-one sliding windows with plywood infill above. Stone hoods over each window and window group enunciate each bay. A non-historic storefront occupies the first story of the east elevation and includes: a metal pent roof awning, uncoursed rough-cut uncoursed stone cladding on the end piers and bulkheads, and a recessed entrance porch. Historic character-defining features present include: the tall parapet wall with stone cap visible above the cornice; the projecting cast-stone or terra cotta cornice spanning both primary elevations; the stone belt course below the upper-story windows that forms a continuous sill; and the stone belt course above the first-story windows on the south elevation. A second, non-historic

**168. Apartment Building****Status: Contributing**

**Address:** 822 N MERCHANT ST  
**Date of Construction:** 1925 (Estimated)  
**Parcel ID:** 192-10-0-30-28-003.00-0  
**Historic Function:** Domestic - Multiple Dwelling  
**Current Function:** Domestic - Multiple Dwelling  
**Architectural Classification:** Tudor Revival  
**Photos:**

**Description:** This walk-up apartment building has a gable-front roof aligned perpendicular to the street. Paired windows and a center-bay entrance define the five façade bays. The entrance occurs within a gabled-projection that rises 1.5 stories. Additional architectural elements present include: the wide eaves overhang with decorative knee brackets and exposed rafter tails; historic stucco wall cladding with faux half-timbering on the upper-story walls; the brick cladding of the first story, including header brick windowsills; the soldier brick courses spanning the top and bottom of the first story walls on each elevation; the glass block sidelights that curve to wrap the corners of the entrance projection; and the historic six-over-one light wood windows.

**History:** This apartment building was built between 1923 and 1929.

**Integrity:** This building retains its original 1920s appearance, with features including 6/1 wood windows. It is classified as a contributor.

**169. First United Methodist Church****Status: Contributing**

**Address:** 823 N MERCHANT ST  
**Date of Construction:** 1961 (Documented)  
**Parcel ID:** 192-10-0-30-27-001.00-0  
**Historic Function:** Religion - Religious Facility  
**Current Function:** Religion - Religious Facility  
**Architectural Classification:** Modern/Modern Movement  
**Photos:**

**Description:** This church building has an irregular plan comprised of a central two-story gabled block with a one-story gabled wing at the south east corner and a flat-roof two-story wing extending from the northwest corner. The main block has a shallow-pitch gabled roof with the ridgeline aligned northeast-southwest. The main entrance is through four central doors in the north elevation. Character-defining features include: the salmon-colored brick cladding; the five full-height piers that define the bays of the north elevation; the wide eaves overhang; and the five tall, narrow full-height leaded glass windows centered in the east elevation and surrounded by ashlar stone panels. A free-standing bell tower structure is adjacent to the north of the main block. The northwest wing features engaged concrete piers defining the first-story bays, each of which contain four-part aluminum fixed windows with salmon-colored brick cladding below. Ashlar stone clads the second story of this wing.

**History:** The Methodist Episcopal Church held its first services in Emporia in 1857. The congregation started construction on its first building in 1860. Delayed by the Civil War, the congregation was unable to complete the building in 1864. The Emporia Methodist Church's first permanent building was destroyed by fire in 1901 and replaced by a building dedicated in 1903. The 1903 building burned on September 14, 1957. The current building was completed in 1961 from plans by architect J. Trevor Lewis (Sachs and Ehrlich, 109; for more on J. Trevor Lewis, see Brandy Nance, "Retired Architect Trevor Lewis Dies," *Emporia Gazette* 24 November 2010.).

**Integrity:** The building retains a high degree of integrity from its 1961 construction date. It is classified as a contributor to the district.



### Criteria Considerations (explanation, if necessary)

The district includes four buildings that were constructed as churches. Three of these buildings, the Episcopal Church, Presbyterian Church, and Methodist Church, continue to be used by religious institutions. All derive their primary significance from their architectural importance. The Presbyterian Church is significant as an example of Gothic Revival architecture. The Episcopal Church is a great example of Collegiate Gothic. The First United Methodist Church is an example of Modern design.

### Narrative Statement of Significance

**Summary Paragraph** (provide a summary paragraph that includes level of significance and applicable criteria)

The Emporia Downtown Historic District is nominated to the National Register of Historic Places for local significance under Criterion A in the areas of Community Planning and Development and Commerce for its association with the growth and development of Emporia. It is also being nominated under Criterion C in the area of Architecture as a collection of commercial buildings from various periods in the community's development. The downtown retains a high degree of integrity, with 68% of the buildings being classified as contributors.

### Narrative Statement of Significance

#### A Brief History of Emporia

Emporia, the county seat of Lyon County, is located in the Flint Hills region of Kansas, at the junction of the Cottonwood and Neosho Rivers. The area was the traditional home of the Kansa and Osage Indians. In the 1840s, following Indian Removal, the area also came to be home to the Sac and Fox Indians of Mississippi. Charles Withington, the first Euro-American to live in the area, arrived in 1846 and worked as a gunsmith for the Sac and Fox.

Breckenridge County, the precursor to Lyon County, was established in 1855 by the so-called "Bogus Legislature," which was dominated by pro-slavery delegates from Missouri. Permanent white settlers arrived in the Emporia area by 1855, founding a pro-slavery community at present-day Neosho Rapids.<sup>1</sup>

By the time Emporia was founded in 1857, the territory's political allegiances had shifted, due in part to the influence of the New England Emigrant Aid Company, which established a stronghold in Lawrence. Of the five members of the Emporia Town Company, four were Lawrence residents. The fifth, Preston Plumb, made his home in Emporia and thus earned the title of town founder.<sup>2</sup>

George W. Brown, editor of Lawrence's free-state newspaper *Herald of Freedom*, sited the town during a 10-day excursion.<sup>3</sup> The town company purchased the land for \$1800 from the Wyandotte Indians and named it Emporia ostensibly after a Greek market center known as "a place of great wealth and importance."<sup>4</sup> The original town plat stretched between present-day 6<sup>th</sup> and 18<sup>th</sup> Avenues South Avenue and 12<sup>th</sup> Avenue.<sup>5</sup> The entire incorporated town was also different in that it stretched to 18<sup>th</sup> Avenue even though that half section was not platted as part of the original town. It was later platted as additions and subdivisions. [Corrected 2-17-2014 SJM]

The new town grew quickly. In 1857, John Hammond built the town's first building (no longer extant), a wood-framed structure on the northwest corner of 6<sup>th</sup> and Commercial that not only housed Hammond's boarding house and a broker's office, but also served as the town's religious, educational and governmental headquarters. Other buildings, including the Hornsby and Fick store and the Emporia House hotel, soon followed.<sup>6</sup> As soon as he arrived, Preston Plumb, who had

<sup>1</sup> Centennial Celebration Committee, *Historical Booklet: Centennial, 1857-1957. 100 Years of Progress, Emporia, Kansas, Centennial Celebration, June 30-July 6, 1957* (Emporia, KS: Emporia Centennial Inc., 1957), 17.

<sup>2</sup> Federal Writers' Project of the Works Projects Administration, *The WPA Guide to 1930s Kansas* (Lawrence, KS: University Press of Kansas, 1984), 186.

<sup>3</sup> *Centennial*, 5.

<sup>4</sup> WPA, 186.

<sup>5</sup> Lyon County Bicentennial Commission, *Our Land A History of Lyon County Kansas* (Emporia, Kansas: Emporia State Press, 1976), 143.

<sup>6</sup> Frank Blackmar, *Kansas: A cyclopedia of State History....* vol. II. (Chicago: Standard Publishing Company, 1912).



lights in 1885, and a new sewer system in 1890.<sup>16</sup> These public improvements were matched with cultural and educational advances. In 1882, the Presbyterian Church established the city's second institution of higher learning, the College of Emporia. When the Whitley Opera House opened in 1881, boosters took to calling Emporia the "Athens of Kansas."<sup>17</sup> Between 1880 and 1886, the city's population more than doubled to 9107. By 1888, there was a solid row of commercial buildings between 4th and 7th Avenues. Among the major intact Italianate buildings from the 1880s is the Moore's Block (Property #100).

Drought, crop failure and railroad overexpansion devastated the national, state and local economies and propelled a decade-long recession. In 1898, the First National Bank, which had survived the nationwide Panic of 1893 only to be embroiled in a scandalous fraud, failed. Both the bank's disgraced president Charles S. Cross and bank investor and booster editor Charles Vernon Eskridge committed suicide. A downtown fire added insult to injury. In 1893, the entire 600 Block between Commercial and Mechanic was destroyed. In addition to the \$75,000 in damage to the buildings, the fire killed twenty-five horses.<sup>18</sup> The economy did not show signs of recovery until 1899 when the area finally had a productive harvest. By then, enrollment at the Kansas Normal School had recovered to the point that it was not only the largest institution of higher learning in the state, but also the nation's largest normal school.

In the first two decades of the twentieth century, with *Emporia Gazette* editor William Allen White as its tireless promoter, Emporia took on the mantle of the ideal Midwestern town, a place that valued fairness, sanitation, moderation, and other progressive values. In 1906, Emporia boasted that it was the largest town (the population then was about 8000) in Kansas without a saloon.<sup>19</sup> The town's Midwestern charm was on full display in ornate buildings in the Richardsonian Romanesque and Late 19<sup>th</sup>/Early 20<sup>th</sup> Century Classical Revival Styles, the majority of them on the west side of the 400, 500 and 600 Blocks of Commercial.

In addition to the downtown commercial blocks, a great number of imposing free-standing educational and institutional buildings worthy of the City Beautiful Movement were built in the first decades of the twentieth century. In 1904, the imposing Neoclassical post office (Property #127) was completed. In 1912, Emporia constructed a new high school. The junior high school, also an imposing Neoclassical structure, was built in 1925. The more subdued YMCA, which was built in 1916, became a center for Red Cross activities during World War I.<sup>20</sup> The courthouse at 4<sup>th</sup> and Commercial, completed in 1901, included a women's rest room, a place where farmers' wives and children could gather while they conducted business in town, which often consumed entire Saturdays.

Rest rooms would become less necessary as automobiles made trips to town less taxing. By 1907, there were already twenty-four cars on the roads of Emporia. Emporia boasted 8.5 miles of paved streets by 1910; and there were \$60,000 in road improvements in 1915 alone.<sup>21</sup> Ironically, in 1911, just as cars were becoming ubiquitous, Emporia installed electric street cars downtown. Other civic improvements, completed under the direction of Emporia's new city commission/city manager form of government, including new water pipelines, were more practical.<sup>22</sup> In 1913, after \$60,000 in fire losses that included the destruction of the beloved Whitley Opera House, the city finally established a fire department.<sup>23</sup> Unfortunately, firefighting was complicated by the growing community's water shortages. The water problem attracted national attention in 1920 when the public utilities commissioner demanded that Emporians use no more than four inches of water in their baths.

All of the Progressive-Era improvements gave Emporia ample bragging rights as it marketed itself to tourists in the new auto age. In the early 1920s, the New Santa Fe Trail (designated U. S. Highway 50 in 1926), which generally followed the historic route of the Santa Fe Trail, stretched from coast to coast and connected Emporia to Kansas City and Newton. Recognizing the highway's economic potential, Emporia boosters took action. Under the leadership of Emporian O. M. Wilhite, president of the New Santa Fe Trail, the Emporia Chamber of Commerce distributed thousands of pamphlets aimed at luring auto tourists and potential residents. The promotional materials touted the city's "up-to-date" schools, well-maintained churches, a "well-lighted white way in the business district," institutions from the YMCA to the Country Club, twenty hotels and a free auto tourist camp. The 1921 pamphlet included photos of the new Emporia High School, the

<sup>16</sup> Coulter and Ramaley, 72; French, *History of Emporia*.

<sup>17</sup> Lyon County Bicentennial Commission, *Our Land: A History of Lyon County Kansas* (Emporia, Kansas: Emporia State Press, 1976), 72.

<sup>18</sup> French.

<sup>19</sup> *Emporia Gazette*, *The Blue Book of Lyon County* (Emporia, KS: Emporia Gazette, 1906).

<sup>20</sup> French, 110.

<sup>21</sup> *Ibid*, 87, 97.

<sup>22</sup> *Ibid*, 94.

<sup>23</sup> *Ibid*, 102.



In 1952, the Chamber of Commerce established the Industrial Park on the northwest side of town. Among the businesses that located there were Dolly Madison, Iowa Beef Packing Plant, and Detroit Diesel. New industries brought new residents. Between 1940 and 1970, the population nearly doubled to 25,287. Despite the industrial and commercial development in the outskirts, new construction continued in downtown. In 1951, Lyon County completed construction of a new courthouse (Property #96) to replace the 1901 building. Emporia Masonic Lodge #12 built its Modern building (Property #120) in 1952. Both Southwestern Bell (Property #165) and the U. S. Post Office (Property #152) built new buildings in 1959 (Property #165).

Still other new buildings were constructed between the historic core of the central business district and the Kansas State Teachers College. The northward march of downtown was likely due not only to the increased overall population growth, but also to the growth of the college owing to the success of the GI Bill, which provided support for World War II veterans to attend college. This growing part of downtown was closest to new student housing, such as the 96-unit ESU Apartments, built as married student housing in 1963.

The explosion of the auto culture in the post-war years also shaped downtown. In the late 1940s, 1950s and 1960s, the city's population grew and the city limits expanded. But the majority of the city's shops and services were still located in the central business district. An increasing number of downtown shoppers traveled from greater distances by car and required parking. Downtown businesses, competing with an ever-increasing number of stores with free parking, explored ways to provide the off-street parking their customers had come to expect. On December 5, 1962, the Emporia City Council held a public hearing on its resolution to acquire and "improve" downtown properties for the creation of five new off-street parking zones. The city paid 70% of the cost with temporary notes. Property owners within the downtown improvement district were assessed for the remaining 30%. Much of the land assigned to downtown parking was residential. For instance, the east side of the 700 Block of Merchant had been occupied by six homes and an auto repair shop. The commercial buildings on the north side of Seventh west of Mechanic were spared. But to their north, five homes were demolished. Elsewhere, industrial buildings were destroyed. For instance, a mismatched collection of buildings on the west side of the 600 Block of Mechanic had served as warehouses for Haynes Hardware and the Kansas Lumber Company.<sup>28</sup>

In the past thirty years, Emporia has had little to no population growth. As new businesses opened on the outskirts of town, many downtown businesses closed. In an effort to recruit new businesses and revitalize downtown, the City of Emporia established a Main Street program in 1991. Among the recent developments in Emporia's downtown is the rehabilitation of the Granada Theater. Emporia Main Street is working to continue the downtown revitalization.

#### Community Planning and Development

Downtown Emporia is locally significant in the area of Community Planning and Development as a district that interprets the community's development over a period of nearly 150 years. Commercial Street, originally platted as the main north/south thoroughfare – a linear design that takes its cues from New England planning methods, remains a nearly uninterrupted row of commercial buildings terminating in a courthouse that faces the street. The intersection of Sixth and Commercial was designed as the town's principal junction, the corner where the town's competing financial institutions used elaborate architecture to vie for attention. The designation as the principal intersection continued as Highway 50 followed the path of Sixth Street. Churches, which traditionally could not afford prime commercial real estate – or whose benefactors donated less-desirable lots – were located on the north end of downtown, a distance from the core of the central business district and Santa Fe railway. Four historic churches, three of them still used for their original purpose, remain on the north side of downtown. During the early twentieth century, downtown expanded east and west. Among the first non-residential buildings constructed on the west side, along Merchant and Constitution, were free-standing institutional, educational and governmental buildings such as Emporia High School, Junior High, U. S. Post Office, YMCA and Emporia Welfare Association. These buildings were quickly joined by an array of auto-related structures along Highway 50, Merchant and Mechanic Streets, as well as in the theretofore residential area along Commercial Street to the north. The northward march of businesses continued in the post-war years as the Kansas State Teachers College took on more prominence and attracted non-traditional students who lived independently.

#### Commerce

Downtown Emporia is locally significant in the area of Commerce. The extant buildings interpret a broad array of historic business-related uses, from banks, telegraph offices and department stores to warehouses, garages and drive-thrus. Downtown buildings interpret the community's evolution from railroad shipping point and wholesale center to regional trading center to self-proclaimed auto tourist destination. In addition to these early developments, downtown reflects the

<sup>28</sup> *Emporia Gazette*, 1962 December 13; 1946 Sanborn Map.

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Zone	Easting	Northing	Zone	Easting	Northing
11 14	746225	4254911	25 14	746403	4254359
Zone	Easting	Northing	Zone	Easting	Northing
12 14	746162	4254928	26 14	746403	4254261
Zone	Easting	Northing	Zone	Easting	Northing
13 14	746283	4255062	27 14	746353	4254261
Zone	Easting	Northing	Zone	Easting	Northing
14 14	746295	4254678	28 14	746353	4254208
Zone	Easting	Northing	Zone	Easting	Northing
			29 14	746299	4254208
			Zone	Easting	Northing
			30 14	746299	4254106
			Zone	Easting	Northing

**Verbal Boundary Description** (describe the boundaries of the property)

The downtown historic district includes approximately eighteen city blocks. The district is generally bounded on the south by 3<sup>rd</sup> Avenue, also the east/west-running Atchison, Topeka, Santa Fe Rail Line (now Burlington Northern Santa Fe). It is bounded on the north by 10<sup>th</sup> Avenue. The western boundary, which generally follows Merchant Street, the north/south street west of Commercial Street, extends west along 6th Avenue to include two school buildings, Emporia High School and Lowther Junior High. The eastern boundary, which generally follows along Mechanic Street, extends east along 6th Avenue to include the Civic Auditorium and historic auto garage on the east.

More specifically, the boundary begins at the southwest corner of 301 S. Merchant (Property #1, Point #1), continues north along the alley between Commercial and Merchant to the southeast corner of 17 W. 4<sup>th</sup> (Property #110, Point #2), thence west to the western boundary of 331 N. Merchant (Point #3), thence north to the southeast corner of 115 W. 5th Avenue (Property #125, Point #4), west along the southern boundary of 115 W. 5th Avenue (Point #5) to the property's western boundary, north along the western boundary of 115 W. 5th Avenue to 5th Avenue (Point #6). From there, the boundary extends west along 5th Avenue to Congress Street (Point #7), thence north along Congress to 7th Avenue (Point #8), thence east along 7th Avenue to the alley between Merchant and Constitution (Point #9), thence north to 9th Avenue (Point #10), thence east to the alley between Merchant and Commercial Streets (Point #11), thence north to 10th Avenue (Point #12), thence east to the alley between Commercial and Mechanic (Point #13), thence south to the northern boundary of Properties #157, 158, and 159 (Point #14), thence east to the alley between Mechanic and Market Streets (Point #15), thence south to the southeast corner of 616 N. Mechanic (Property #161, Point #16), west to Mechanic (Point #17), south to Sixth (Point #18), east to alley between Market and Union (Point #19), thence south along the alley to the southeast corner of 512 N. Market (Property #142, (Point #20), thence west to Market Street (Point #21), thence south to 5<sup>th</sup> Avenue (Point #22), thence west to the eastern boundary of 115 E. 5<sup>th</sup> (Property #131, Point #23), thence south to the southern boundary of 115 E. 5th (Property #131, Point #24), thence west to the alley between Market and Mechanic (Point #25), thence south to 4th Avenue (Point #26), thence west to Mechanic (Point #27), thence south to the southern boundary of 319 S. Mechanic (Property #116, Point #28), thence west to the alley between Mechanic and Commercial (Point #29), thence south to 3rd Avenue (Point #30), thence west to the point of beginning (Point #1).

**Boundary Justification** (explain why the boundaries were selected)

These boundaries were selected because the area is at the heart of Emporia's downtown commercial business district. To the south, the Atchison, Topeka and Santa Fe rail line provides a southern boundary, south of which falls an incongruous smattering of commercial and industrial buildings that do not convey an intact commercial district. West of the west boundary on the southwest, along Constitution Street, is a core residential neighborhood with single-family dwellings. North, south and west of the historic middle school and high school is a residential neighborhood interrupted by non-historic construction related to Highway 50. West of the properties along Merchant Street, between 7th and 9th Avenues, are a series of parking lots that provide a clear dividing line between the commercial business district and the residential

- 12 of 28 East side of 800 Block of North Commercial, north half, looking southeast.  
 13 of 28 East side of 900 Block of North Commercial, south half, looking northeast.  
 14 of 28 East side of 900 Block of North Commercial, north half, looking southeast.  
 15 of 28 West side of 300 Block of North Commercial, looking southwest at Poehler Building.  
 16 of 28 West side of 300 Block of North Commercial, looking northwest.  
 17 of 28 West side of 400 Block of North Commercial, looking northwest.  
 18 of 28 West side of 500 Block of North Commercial, south half, looking northwest.  
 19 of 28 West side of 500 Block of North Commercial, north half, looking southwest.  
 20 of 28 West side of 600 Block of North Commercial, south half, looking northwest.  
 21 of 28 West side of 600 Block of North Commercial, north half, looking southwest.  
 22 of 28 West side of 700 Block of North Commercial, south half, looking northwest.  
 23 of 28 West side of 700 Block of North Commercial, north half, looking southwest.  
 24 of 28 West side of 800 Block of North Commercial, south half, looking northwest.  
 25 of 28 West side of 800 Block of North Commercial, north half, looking southwest.  
 26 of 28 West side of 900 Block of North Commercial, south half, looking northwest.  
 27 of 28 West side of 900 Block of North Commercial, north half, looking southwest.  
 28 of 28 South side of 100 Block of West Fourth Avenue, looking southwest.

**Property Owner:**

(complete this item at the request of the SHPO or FPO)

name See SHPO file for property owner list.

street &amp; number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**RESOLUTION NO. 2025-06-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ENTER INTO AN AGREEMENT WITH DAVIS PRESERVATION, TO UPDATE THE NATIONAL REGISTER NOMINATION OF THE HISTORIC DOWNTOWN COMMERCIAL DISTRICT IN ACCORDANCE WITH THE PROJECT AGREEMENT WITH THE STATE HISTORIC PRESERVATION OFFICE AND THE HISTORIC PRESERVATION FUND GRANT PREVIOUSLY AWARDED, FOR AN AMOUNT NOT TO EXCEED \$20,000.00.**

**WHEREAS**, the City of Arkansas City was awarded a Historic Preservation Fund Grant in the amount of \$25,000 to conduct a survey of the Historic Downtown Commercial District; and

**WHEREAS**, a request for proposals was sent out to prospective bidders; and

**WHEREAS**, staff have reviewed the proposals and recommended Davis Preservation be awarded the contract under the terms of the Grant.

**NOW, THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes an agreement with Davis Preservation, Cottonwood Falls, to update the National Register Nomination of the Historic Commercial Downtown Commercial District, for an amount not to exceed \$20,000.00.

**SECTION TWO:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or City Manager of the City of Arkansas City to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

**SECTION THREE:** This Resolution will be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, this 3rd day of June 2025

(Seal)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM.

\_\_\_\_\_  
Larry Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas adopted by the Governing Body on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_

\_\_\_\_\_  
Tiffany Parsons, City Clerk



## City Commission Agenda Item

Meeting Date: June 3, 2025

From: Tiffany Parsons, City Clerk

Item: Firework Stands - Fire Inspection Services Agreement between Arkansas City Fire & Cowley County

**Motion:** A Resolution authorizing the City of Arkansas City to the City of Arkansas City, Kansas, to enter into an Agreement for Fire Inspection Services by and between the Cowley County, Kansas and the Arkansas City Fire Department. **(Voice Vote)**

### **Background:**

The County requires fire safety inspections to be conducted at fireworks stands. For several years, the Arkansas City Fire Department has operated under a verbal agreement with the County to perform these inspections within County jurisdiction. The compensation rate of \$200.00 per inspection completed has remained consistent with the terms of that original agreement. This action formalizes the arrangement in writing to provide clarity, accountability, and a reference for future use.

### **Commission Options:**

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

### **Fiscal Impact:** Amount:

Fund: Department: Expense Code:

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

**Attachments:** Resolution and Agreement

### **Approved for Agenda by:**

A handwritten signature in black ink, appearing to read "Randy Frazer", is written over a horizontal line.

Randy Frazer, City Manager

RESOLUTION NO. 2025-06-\_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY, KANSAS TO ENTER INTO AN AGREEMENT FOR FIRE INSPECTION SERVICES BY AND BETWEEN COWLEY COUNTY, KANSAS AND THE ARKANSAS CITY FIRE DEPARTMENT.**

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** That the Governing Body of the City of Arkansas City, Kansas hereby authorizes the City of Arkansas City, Kansas to enter into an agreement for fire inspection services by and between the Cowley County, Kansas and the Arkansas City Fire Department. Such Agreement is attached hereto and incorporated by reference as if fully set forth herein.

**SECTION TWO:** That the Governing Body of the City of Arkansas City hereby authorizes the Mayor and/or city staff of the City of Arkansas City to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

**SECTION THREE:** This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, on this 3rd day of June 2025.

(Seal)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_.

\_\_\_\_\_  
Tiffany Parsons, City Clerk





## AGREEMENT FOR FIRE INSPECTION SERVICES

This Agreement is made and entered into this 20<sup>th</sup> day of May, **2025**, by and between **Cowley County, Kansas** (hereinafter referred to as "County"), and the **Arkansas City Fire Department**, a municipal fire department located in Arkansas City, Kansas (hereinafter referred to as "Fire Department").

### RECITALS

WHEREAS, the County requires fire safety inspections to be conducted at fireworks stands located within its jurisdiction to ensure compliance with applicable fire codes and safety regulations; and

WHEREAS, the Fire Department is qualified and equipped to perform such inspections; and

WHEREAS, the County agrees to compensate the Fire Department for providing fire inspection services;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. **Scope of Services**

The Fire Department shall perform fire safety inspections at all fireworks stands operating within Cowley County that are scheduled or requested by the County.

2. **Compensation**

The County shall pay the Fire Department a fee of **Two Hundred Dollars (\$200.00)** for each completed inspection conducted under this Agreement.

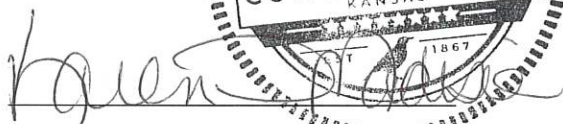
3. **Hold Harmless**

To the extent permitted by law, the County agrees to hold harmless and indemnify the Fire Department, its officers, agents, and employees from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorney fees) arising out of or in connection with the performance of inspections under this Agreement, except where such claims arise solely from the gross negligence or willful misconduct of the Fire Department.

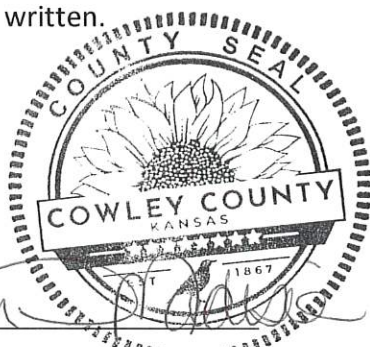


IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate on the day and year first above written.

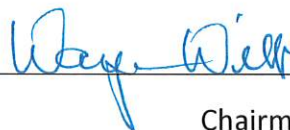
ATTEST:



Karen D. Madison, County Clerk



BOARD OF COUNTY COMMISSIONERS OF  
COWLEY COUNTY, KANSAS



Chairman, Wayne Wilt

ATTEST:

Tiffany Parsons, Arkansas City  
Clerk

BOARD OF CITY COMMISSIONERS OF  
ARKANSAS CITY, KANSAS

Mayor, Chad Beeson



## City Commission Agenda Item

Meeting Date: June 3, 2025

From: Tiffany Parsons, City Clerk

Item: Temporary Extension - 2025 Fireworks Sales & Discharge Period

**Motion:** A Resolution authorizing a temporary extension of the permitted sale and detonation of fireworks in Arkansas City, Kansas, through Saturday, July 5, 2025, in observance of Independence Day holiday, establishing specific hours for sale, detonation and cleanup requirements. **(Voice Vote)**

**Background:** Kansas Statute 31-134, subsection (b), which establishes the Kansas Fire Prevention Code, explicitly grants cities the authority "to prohibit or regulate the sale, handling, use or storage of fireworks within its boundaries". The City of Arkansas City exercises this authority to determine fireworks use through [Chapter 35, Article III. Fireworks](#), Section 34-45 of the Municipal Code, which governs the use of fireworks within city limits.

With the 4<sup>th</sup> of July holiday falling on a Friday this year, city staff recommend temporarily extending the 2025 holiday fireworks season by one day, allowing sales and detonation of fireworks beginning Friday, June 27<sup>th</sup> and ending Saturday, July 5<sup>th</sup> for this year only. All other provisions of Chapter 34 pertaining to fireworks remain lawful and in full effect.

Although recent state legislation (Senate Bill 199) expands the potential for sales and discharge of fireworks statewide, city staff believe the city's ordinance regarding fireworks is appropriate for the City of Arkansas City and municipal code will remain unchanged at this time.

### **Commission Options:**

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

### **Fiscal Impact:** Amount:

Fund: Department: Expense Code:

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

### **Attachments:** Resolution

### **Approved for Agenda by:**

Randy Frazer, City Manager

**RESOLUTION NO. 2025-06-\_\_\_\_\_****A RESOLUTION AUTHORIZING A TEMPORARY EXTENSION OF THE PERMITTED SALE AND DETONATION OF FIREWORKS IN THE CITY OF ARKANSAS CITY, KANSAS, THROUGH SATURDAY JULY 5, 2025, IN OBSERVANCE OF THE INDEPENDENCE DAY HOLIDAY, AND ESTABLISHING SPECIFIC HOURS OF SALE, DETONATION, AND CLEAN UP REQUIREMENTS.**

**WHEREAS**, Kansas Statute 31-134, subsection (b), which establishes the Kansas Fire Prevention Code, explicitly grants cities the authority “to prohibit or regulate the sale, handling, use or storage of fireworks within its boundaries”; and

**WHEREAS**, The City of Arkansas City exercises this authority to determine fireworks use through Chapter 34, Article III, Section 34-45 of the Arkansas City Municipal Code which regulates the sale and detonation of fireworks within the city limits; and

**WHEREAS**, city staff recognizes that in 2025, the Independence Day holiday falls on a Friday, and recommends an extension through Saturday July 5<sup>th</sup>, to allow for greater public enjoyment and coordinated safety efforts; and

**WHEREAS**, this resolution is intended as a temporary extension to the established schedule set forth in Section 34-45, applicable for the year 2025 only.

**NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City to approve a temporary extension of the period for the sale and detonation of fireworks through Saturday, July 5, 2025, and establishes specific hours for sale, detonation, and cleanup requirements for the 2025 fireworks season from as follows:

**Friday, June 27 – Thursday, July 3**

1. Hours of Sale: 8:00 AM until 10:00 PM
2. Hours of Detonation: 10:00 AM until 10:00 PM.

**Friday, July 4 – Saturday, July 5**

1. Hours of Sale: 8:00 AM until 10:00 PM
2. Hours of Detonation: 10:00 AM until midnight.

**Clean up**

1. The adult granting permission for the detonation of fireworks on private property shall be responsible for clearing all debris resulting from the detonation from the front yard of that property and all adjacent public right-of-way by 10:00 p.m. on July 6.

**SECTION TWO:** All other provisions pursuant to Chapter 34, Article III, Section 34-45 of the Arkansas City Municipal Code pertaining to fireworks remain in full force and effect.

**SECTION THREE:** This Resolution will be in full force and effect from its date of passage by the Board of City Commissioners of the City of Arkansas City.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, on this 3rd day of June 2025.

(Seal)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_.

\_\_\_\_\_  
Tiffany Parsons, City Clerk



## City Commission Agenda Item

Meeting Date: June 3, 2025

From: Kyle Blubaugh, Environmental Services

Item: West Kansas Water Line Improvements Project  
Engineering Design Services Agreement – Smith & Oaks

**Motion:** A Resolution authorizing the City of Arkansas City to enter into an Engineering Design Services Agreement with Smith & Oaks, Inc., related to the West Kansas Avenue Water Line Improvements Project, for an amount not to exceed \$30,600.00. **(Voice Vote)**

**Background:** This represents the initial phase of the water line replacement/improvements project. The engineering work outlined in this phase pertains specifically to the replacement of water lines in the West Kansas Avenue area. It will include the development of detailed plans and the preparation of a standardized materials list, which will facilitate a more efficient approval process with the Kansas Department of Health and Environment (KDHE) for future waterline replacement efforts in Arkansas City. This area has been strategically selected as a starting point due to its minimal need for complex boring operations, which aligns with current equipment availability. Additionally, initiating the project here provides an ideal opportunity for city crews to begin hands-on training in waterline replacement procedures and associated technical skills. The relatively low density of utilities and absence of confined neighborhood spaces further enhance the suitability of this location for early project implementation, allowing progress to be made as funding continues to accumulate for future equipment purchases and project expansion.

**Commission Options:**

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

**Fiscal Impact:** Amount: **\$30,600.00**

Fund: **68 – Capital Improvement** Department: **650 – Environmental Services** Expense Code: **6220 – Engineering Services**

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

**Attachments:** Resolution, Bid Tab, Engineers Proposal, Initial Project Map

**Approved for Agenda by:**

Randy Frazer, City Manager



**RESOLUTION NO. 2025-06-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ENTER INTO AN ENGINEERING DESIGN SERVICES AGREEMENT WITH SMITH & OAKES, INC., RELATED TO THE WEST KANSAS AVENUE WATER LINE IMPROVEMENTS PROJECT, FOR AN AMOUNT NOT TO EXCEED \$30,600.00.**

**BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City of Arkansas City, Kansas, to enter into an Engineering Design Services Agreement with Smith & Oakes, Inc., related to the West Kansas Avenue Water Line Improvements Project, for an amount not to exceed \$30,600.00. Such Agreement is attached hereto and incorporated by reference as if fully set forth herein.

**SECTION TWO:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or city staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

**SECTION THREE:** This Resolution shall be in full force and effect from and after its adoption by the Governing Body of the City of Arkansas City.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, on this 3<sup>rd</sup> day of June 2025.

(Seal)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_.

\_\_\_\_\_  
Tiffany Parsons, City Clerk

**AGREEMENT FOR ENGINEERING DESIGN SERVICES**

**BETWEEN**

**THE CITY OF ARKANSAS CITY, KANSAS**

**AND**

**SMITH & OAKES, INC.**

**FOR**

**WEST KANSAS AVENUE WATER LINE IMPROVEMENTS**

**NOW EFFECTIVE ON THIS** \_\_\_\_\_ **day of** \_\_\_\_\_ **2025** this Agreement is made and entered into,

BY AND BETWEEN

**THE CITY OF  
ARKANSAS CITY,  
KANSAS**, a Municipal  
Corporation,

hereinafter referred to as  
**"OWNER"**,

AND

**SMITH & OAKES, INC.**

hereinafter referred to as  
**"ENGINEER"**.

WITNESSETH:

WHEREAS, the OWNER hereby contracts with the ENGINEER for services hereafter outlined for the **"WEST KANSAS AVENUE WATER LINE IMPROVEMENTS"**, herein referred to as the PROJECT.

NOW THEREFORE, the parties hereto agree to be bound as follows:

**SECTION 1. GENERAL PROJECT DESCRIPTION**

The OWNER has requested that the ENGINEER provide engineering design and bidding services for the replacement of waterlines and appurtenances, as generally indicated on the attached sketch.

## SECTION 2. SCOPE OF SERVICES

### I. Engineering Design Services:

#### A. Initial Activities:

1. Attend a project start-up meeting with OWNER to discuss project goals, individual responsibilities, and obtain information available at that time.
2. Contact utility owners and obtain record as-built information.
3. Obtain record of ownerships, right-of-entry, and GIS information for use in depicting boundary information on base drawings.
4. Obtain right-of-way record information for use on base drawings.
5. Obtain topographic design survey of the project area.
6. Establish site control, set benchmarks, and establish ties to known section corners.

#### B. Field Check Design:

1. Prepare the base sheets to be used for the project drawings
2. Determine the new waterline alignment for each respective replacement section.
3. Develop construction sequencing plans to minimize water service interruption.
4. Review the alignment and design with respect to utility locations, topographic features, existing right-of-way, and property ownerships.
5. Prepare field check drawings and details.
6. Prepare draft project specifications.
7. Attend a Field Check review meeting with the OWNER.

#### C. Final Design:

1. Revise waterline alignments, drawings and details based upon comments received.
2. Revise project specifications based on comments received.
3. Attend office check meeting with OWNER.
4. Obtain all necessary local and state permits.
5. Submit plans to KDHE for approval.
6. Attend an Office Check review meeting with the OWNER.

### SECTION 3. RESPONSIBILITY OF THE OWNER

The OWNER agrees to provide the following pursuant to the ENGINEER accomplishing the Scope of Services outlined herein:

1. Provide access to the site.
2. Secure the necessary easements (permanent and temporary for construction) and all right-of-way acquisitions for the project, if necessary.
3. Furnish copies of all existing plans, drawings, maps, records, reports, files and any other information relevant to the PROJECT.

### SECTION 4. TIME OF PERFORMANCE

The ENGINEER shall commence work on the PROJECT within ten (10) days following receipt of an executed (signed and dated) Agreement from the OWNER and shall complete all work within sixty (60) days, thereafter.

### SECTION 5. PAYMENT PROVISIONS

For services performed under this Agreement the OWNER will reimburse the ENGINEER the following lump sum fees for the separate items of work.

TOPOGRAPHIC SURVEY	\$ 9,700
ENGINEERING DESIGN	\$ 17,600
<u>KDHE PERMITTING/SPECS</u>	<u>\$ 3,300</u>
TOTAL	\$ 30,600

### SECTION 6. SUPPLEMENTAL SERVICES

Any work requested by the OWNER that is not included in the Scope of Services will be classified as Supplemental Services. Supplemental Services shall include, but are not limited to, the following:

1. Changes in general scope, extent, or character of the project or its design, including but not limited to changes in size, complexity, OWNER's schedule, character of construction or method of financing; and revising previously accepted studies, reports, or design documents when such revisions are required by changes in laws, regulations, ordinances, codes, or orders enacted subsequent to the preparation of such studies/reports/documents or designs or due to any other causes beyond the ENGINEER's control.
2. Geotechnical investigations or soil analysis.
3. Tract maps or legal descriptions for potential utility easements.
3. Construction Staking, Construction Administration, or Construction Inspection services.



**SECTION 7. OTHER MATTERS**

Any action or claims arising out of or related to this Agreement or the project that is the subject of this Agreement shall be governed by Kansas law. Good faith negotiation and mediation are express conditions precedent to the filing of any legal action. Mediation shall be conducted in accordance with the latest edition of the Construction Mediation Rules of the American Arbitration Association.

The OWNER or ENGINEER shall not assign, transfer, or sublet any rights, duties, or interests accruing from the Agreement without the prior written consent from the other party. This Agreement shall be binding upon both, the OWNER and ENGINEER, their respective successors and assigns.

This Agreement and attachments hereto comprise the entire agreement between the OWNER and ENGINEER. The Agreement may be altered only by Supplemental Agreement.

IN WITNESS WHEREOF, the parties hereto have executed the Agreement the day and year first above written.

**OWNER: CITY OF ARKANSAS CITY, KANSAS**

BY: \_\_\_\_\_  
Chad Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

**ENGINEER: SMITH & OAKES, INC.**

BY: \_\_\_\_\_  
Chris Meinen, President

## West Kansas Ave. Water Line Engineering Services Bid Tab

COMPANY	PEC	Smith & Oaks
Price	\$45,000	\$30,600
DELIVERY TIME	Shall Commence with 14 Days Design Duration 6 Months approx.	Shall Commence with 10 Days Design Duration 60 Days
MEET SPECS	Yes	Yes
	<b>Footnotes</b>	<b>Footnotes</b>
	TOPOGRAPHIC SURVEY \$ 25,900	TOPOGRAPHIC SURVEY \$ 9,700
	ENGINEERING DESIGN \$ 19,100	ENGINEERING DESIGN \$ 17,600
		KDHE PERMITTING/SPECS \$ 3,300



## City Commission Agenda Item

Meeting Date: June 3, 2025

From: Kyle Blubaugh, Environmental Services

Item: ITpipes Software Package for Sewer Camera

**Motion:** A Resolution authorizing the City of Arkansas City to purchase ITpipes software package essential for use with the sewer camera trailer operation, at a total initial amount not to exceed \$56,250.00. **(Voice Vote)**

**Background:** This software is essential for use in conjunction with our existing camera trailer to develop a comprehensive inventory of the condition of the city's sewer lines through use of ITpipes' Assisted Inspection Coding (AIC) features which revolutionizes sewer inspections by combining AI-powered automation. This initiative is particularly important, as the sewer infrastructure has been largely overlooked for many years. The ITpipes™ software offers a range of advanced features including the AIC technology, Mobile and Web-based benefits that will significantly enhance our ability to assess the overall condition of the sewer system. It enables detailed grading of pipeline segments, allowing us to generate a clear and data-driven representation of the system's current state. This graded inventory will serve as a critical tool for identifying and prioritizing sewer lines that require immediate repair or replacement, thereby improving the efficiency and effectiveness of our infrastructure management efforts.

This is an annual subscription under the Government Tier 2 package, priced at \$41,250.00. A one-time implementation fee of \$15,000.00 covers the initial software setup. The total cost for the first year, including implementation, is \$56,250.00.

**Commission Options:**

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

**Fiscal Impact:** Amount: **\$56,250.00**

Fund: **18 - Sewer** Department: **661 – Wastewater Collection** Expense Code: **7505 – Computer Software**

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

**Attachments:** Resolution; ITPipes Quote; AIC, Mobile & Web product features

**Approved for Agenda by:**

Randy Frazer, City Manager

**RESOLUTION NO. 2025-06-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO PURCHASE ITPIPES SOFTWARE PACKAGE ESSENTIAL FOR USE WITH THE SEWER CAMERA TRAILER OPERATION, AT AN INITIAL AMOUNT NOT TO EXCEED \$56,250.00.**

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS CITY, KANSAS:**

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City of Arkansas City, Kansas, to accept a quote submitted by IT Pipes™, to purchase new mobile and web-based software annual subscription under the Government Tier 2 package priced at \$41,250.00 for use with the sewer camera trailer operation. Additionally, the Governing Body approves a one-time implementation fee of \$15,000.00 to cover the full software set up, for a total initial amount not to exceed \$56,250.00.

**SECTION TWO:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the Mayor and/or City Staff of the City of City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment.

**SECTION THREE:** This Resolution shall be in full force and effect from its date of passage by the Governing Body of the City of Arkansas City, Kansas.

**PASSED AND RESOLVED** by the Governing Body of the City of Arkansas City, Kansas, on this 3<sup>rd</sup> day of June 2025.

(Seal)

\_\_\_\_\_  
Chad D. Beeson, Mayor

ATTEST:

\_\_\_\_\_  
Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Larry R. Schwartz, City Attorney

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-06-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 3, 2025, as the same appears of record in my office.

DATED: \_\_\_\_\_.

\_\_\_\_\_  
Tiffany Parsons, City Clerk



## **Client Name: Arkansas City, KS**

**Solution Details:** This solution includes licensing for the following:

- **Annual Subscription (Gov't Tier 2):** Due upon licensing activation
- **Implementation:** Due 30 days after implementation start

**Pricing:**

Product	Option B
Web User	3
Unlimited Read Only Users	Yes
Mobile Unit	1
Cloud Storage	1TB
Sewer Asset Class	Yes
Storm Asset Class	Yes
Mainline	Yes
Manhole	Yes
AIC	85,000 feet
Subscription Cost	\$41,250
One-time Implementation Cost	\$15,000
<b>Total Cost</b>	<b>\$56,250</b>
Notes	*@ \$0.25/foot

[Link to Service Level Agreement](#)

\_\_\_\_\_  
Signator (First and Last Name)

\_\_\_\_\_  
Date

*\* Implementation and training require Client staff, IT resources, and collaboration with ITpipes Project Manager.*

***The terms of this quote are valid until June 30th, 2025***



# ASSISTED INSPECTION CODING

ITpipes' Assisted Inspection Coding (AIC) revolutionizes sewer inspections by combining AI-powered automation with expert human oversight. AIC cuts review time in half, ensures NASSCO-compliant accuracy, and delivers instant, actionable results—all while seamlessly integrating into your current systems and processes.



## HOW DOES AIC WORK?

- 1 Record inspection video and upload to secure, cloud-hosted location
- 2 AIC auto-detects pipe defects and applies NASSCO coding, while low confidence items are flagged and reviewed by NASSCO-certified trainers
- 3 Structured reports are completed and exported in flexible, ready-to-use formats
- 4 Report data can be integrated directly into asset management systems for long-term, strategic planning



### Accelerate Inspection Timelines

Cut coding and QA time by 50%, enabling teams to process more footage and reduce backlog without adding staff.



### Improved Data Accuracy

AIC delivers consistent 97% accuracy in defect detection—reducing rework, missed issues, and manual errors.



### Make Faster, Data-Driven Decisions

Get instant access to standardized reports that drive better planning, prioritization, and project execution.



### AI-Powered. Human Verified

AI flags high-risk or uncertain areas for review by NASSCO-certified experts—ensuring quality control without losing efficiency.



### Simplify Deliverables and Reporting

Meet internal and external standards with easy-to-use, NASSCO-compliant outputs that integrate with your AMS, GIS, and reporting systems.



### Work Within Existing System & Workflows

AIC data and reporting fits seamlessly into your current workflows, eliminating the need for major tech overhauls or retraining.



### Justify Budget with Confidence

Use accurate inspection data to support funding requests, demonstrate ROI, and transition to proactive asset management.

**Your Dependable Solution for Fast, Accurate Field Inspections****Rubust In-Field Inspections**

Enables fast, accurate data collection, reducing manual errors, and boosting productivity with automated tools like video capture, distance calibration, and clock position entry.

**Smart Coding Tools**

Simplifies coding with dropdown defect selection and customizable HotButtons, reducing training time while ensuring accurate, consistent inspections.

**Offline Capability**

Allows inspections to be completed without internet access, syncing data later when connected to ensure uninterrupted fieldwork in remote or underground environments.

**Work Order Creation in the Field**

Empowers crews to create work orders from the field for unplanned or emergency inspections, increasing autonomy and responsiveness without relying on office input.

**Asset Creation via GPS**

Operators can add missing assets directly on the map using GPS, allowing inspections to continue even when GIS data is incomplete or outdated.

**Customizable Data Exports**

Supports exports in multiple formats, including ITpipes Access and NASSCO Exchange, ensuring compliance, system compatibility, and complete media and data integrity.

**Multi-Asset Inspection Platform**

Conduct PACP<sup>TM</sup>, MACP<sup>TM</sup> and LACP<sup>TM</sup> certified inspections of mainlines, laterals, and manholes using Mobile for reliable, standards-based field data.

**Custom and NASSCO Templates**

Supports both standardized (PACP, MACP) and custom inspection templates, ensuring consistent data collection and compliance with industry or client-specific standards.

**Hardware Compatibility**

Compatible with several CCTV camera systems, including:

- IBAK Cameras (Panoramo, Orpheus, Mainlite, Soft Control)
- CUES Cameras (K2 Summit, PDR 2K)
- Aries Industries Cameras (VL3000, VL5000)
- iPEK Cameras (DE03SW, DE07C, VC300, VC500)
- Rausch Cameras (WKI, MiniCam)
- Pipetech PI (Black, Red & Blue)
- Spering OSDcc (OSDcc, OSDcck)





# pipes<sup>TM</sup> Mobile & Web

Section , Item 2.

Experience the power of connecting field inspections and office management

ITpipes Mobile and Web work together to create a seamless, connected workflow allowing field crews to collect inspection data and sync it to the office for instant review, QA/QC, and reporting. This powerful integration improves data accuracy, streamlines work order management, and delivers a complete solution from initial inspection to final report.



## Seamless Sync from Field to Office

Synchronize inspection data in real time or on schedule, allowing offline field work with seamless syncing and immediate office review, eliminating manual transfers and improving collaboration across teams.



## Understand Your Data Instantly

SmartTabs enable filtering, sorting, and performance tracking of synced inspection data, allowing teams to identify items needing review, trigger automated alerts for critical defects, and generate NASSCO-compliant reports for streamlined compliance and stakeholder sharing.



## Integrated GIS Mapping

Ensures consistency across platforms, enabling field crews to view accurate asset details on-site and allowing office staff to spatially visualize inspection results, all while reducing manual entry errors.



## Direct Connection to AMS

Provides seamless integration with AMS platforms like Cityworks and Cartegraph by automating the flow of work orders to and from Mobile, reducing double entry, ensuring accurate records, and supporting both planned and unplanned inspections.



## Centralized QA/QC and Review

Allows office users to review, edit, and approve inspections synced from Mobile field inspection software, ensuring data quality before reporting and supporting centralized oversight and standardized inspection practices.



## Efficient Media Management

Videos and images captured in Mobile are centrally stored and accessible in Web, making it easy to manage, share, export, and archive inspection media.



## Dynamic Work Order Management

Work orders can be created in Web and assigned to Mobile users or generated in the field and synced back to the office, supporting dynamic scheduling, emergency response, and flexible inspection workflow management.



## Unified Hardware Support

Mobile and Web share support for a wide range of CCTV camera systems and video capture devices, ensuring consistent performance, minimizing compatibility issues, and simplifying hardware support across field and office environments.



[solutions@itpipes.com](mailto:solutions@itpipes.com)



877-ITPIPES



[www.itpipes.com](http://www.itpipes.com)