



City Commission Meeting

October 15, 2024 at 5:30 PM

118 W Central Ave, Arkansas City, KS

Please join our meeting <https://global.gotomeeting.com/join/503655221>
Or dial in using your phone: United States: +1 (872) 240-3412 Access Code: 503 655 221

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. 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 October 1, 2024, regular meeting minutes as written.
2. A Resolution authorizing a public meeting of the Governing Body to attend a Land Bank Board of Trustees meeting at 5:00 p.m. Tuesday, November 5, 2024, in the Commission Room at City Hall, located at 118 W. Central Avenue in Arkansas City.

III. New Business

City Manager Department

1. An Ordinance authorizing the rezoning of 800 & 824 West Madison Ave., from "C-3" (General Commercial District) to "I-1" (Light Industrial District). **(Roll Call Vote)**
2. A Resolution authorizing the City of Arkansas City to enter into agreements for the Entrance Welcome Signs Project with various contractors, for an amount not to exceed \$42,474.95. **(Voice Vote)**
3. A Resolution authorizing the City of Arkansas City to approve a temporary extension of licensed premise at The Sandbar, to allow a Parklet Hospitality Area on public property, located at 408 S. Summit St. **(Voice Vote)**
4. An Ordinance exempting the application of K.S.A. 41-719(d), to allow the sale and consumption of alcoholic liquor at a designated area of Ben Givens Center City Park during Arkalalah, on October 23-26, 2024. **(Roll Call Vote)**

IV. City Manager Updates & Reminders

V. Items for Discussion by City Commissioners

VI. 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.

VII. Financial Summary

- [1.](#) September 2024 Financial Summary

VIII. Adjournment



City Commission Agenda Item

Meeting Date: October 15, 2024
From: Tiffany Parsons, City Clerk
Item: Approve the October 1, 2024, Regular Meeting Minutes

Purpose: Approve the October 1, 2024, 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 from consent agenda for further consideration.

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



Tuesday, October 1, 2024
 Regular Meeting Minutes
 118 W Central Ave, Arkansas City, KS

Routine Business

1. Roll Call

PRESENT

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

ABSENT

Commissioner Charles Tweedy III

Also present from staff: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communications Director Shana Adkisson, Environmental Services Superintendent Rod Philo, Interim Fire Chief Stuart Cassaboom, Municipal Project Manager Nick Rizzio, Neighborhood Services Director Mike Bellis, and Police Chief Jim Holloway.

2. Opening Prayer led by City Attorney Larry Schwartz and Pledge of Allegiance led by Mayor Warren.

3. There were no additions or deletions to the agenda.

Motion made by Commissioner Stover, Seconded by Commissioner Spielman to approve no additions or deletions the agenda.

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

4. Approval of the Agenda

Motion made by Commissioner Stover, Seconded by Commissioner Beeson to approve the agenda.

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

Consent Agenda

Note: All matters listed below on the Consent Agenda are considered under one motion and enacted by one motion. There should be no separate discussion. If such discussion is desired, any item may be removed from the Consent Agenda and then considered separately under Section VI: New Business.

1. Approve the September 13, 2024, special meeting minutes and September 17, 2024, regular meeting minutes as written.

Motion made by Commissioner Spielman, Seconded by Commissioner Beeson to approve the consent agenda as written.

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

Public Hearing

1. Hold a public hearing and consider a resolution declaring the structure located at 426 S. Summit St., as unsafe and dangerous, and directing that said structures be repaired, shored, or, in the alternative, demolished.

Neighborhood Services Director Bellis presented a slide show presentation regarding 426 S. Summit St. being deemed a dangerous structure.

Motion made by Mayor Warren, Seconded by Commissioner Stover to move into a public hearing regarding the structure at 426 S. Summit St.

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

Mayor Warren opened the floor for public comment.

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

Motion made by Mayor Warren, Seconded by Commissioner Spielman to close the public hearing.

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

Motion made by Mayor Warren, Seconded by Commissioner Spielman to consider a resolution declaring the structure located at 426 S. Summit St., as unsafe and dangerous, and directing that said structures be repaired, shored, or, in the alternative, demolished.

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved and given **Resolution No. 2024-10-3647**.*

New Business

City Clerk Parsons offered the following items for consideration:

City Manager Department

1. Review and discuss preliminary renovation plans for the Arkansas City Fire/EMS Station, along with financing options as presented by Ranson Financial Advisor, Larry Kleeman.

City Manager Frazer provided that Interim Fire Chief Stuart Cassaboom has been working with Agora Architecture for 6 months to a year on designs and plans for a newly renovated fire station, that is currently in rough shape. Staff corresponded with the city's financial advisor Larry Kleeman to see what kind of financing options are available, including PBC bonds.

Fire Chief Cassaboom discussed his research on the project and reviewed the preliminary plans presented in the packet. The intent is to remodel the existing structure inside and out. Ranson Financial Advisor,

Larry Kleeman spoke of possible financing options and the likelihood of interest rates decreasing. Public Building Commission (PBC) Revenue Bonds are commonly financed by municipalities for projects such as this.

Loyd Colston, 1825 N 8th, suggested staff look into the hazard mitigation grant program if this is to be a completely newly built fire station.

- 2. An Ordinance modifying Municipal Code Part II, Chapter 14, concerning the composition of the Building Trades Board and amending Municipal code to so reflect.

Neighborhood Services Director Bellis spoke that the request of staff and The Building Trades Board was to go from a nine-member board down to a seven-member board. Bellis also mentioned the request to reduce the board's regular meetings from four times a year to once, allowing them to convene as needed for business rather than holding scheduled meetings with no agenda items. The current nine-member composition of The Building Trades Board has proven problematic recently with persistent vacancies partially with at-large members. The board and city staff seek to reduce the number of at-large members from three to one, thus lowering the overall membership from nine (9) to seven (7) voting members, to aid the board in meeting a quorum and reduce to one regularly scheduled meeting a year.

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

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Ordinance No. 2024-10-4620.***

- 4. A Resolution authorizing the City of Arkansas City to enter into an agreement for engineer design services with Professional Engineering Consultants (PEC), for the CCLIP Surface Preservation Grant Project on West Madison Ave. (U.S. Hwy 166) from Ark River Bridge to 8th St., for an amount not to exceed 66,550.00.

Municipal Project Manager Nick Rizzio further explained that partnering with PEC will include survey services being an added option, with a projected start date of 2025.

Motion made by Commissioner Beeson, Seconded by Commissioner Spielman to approve the item as written.

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-10-3648.***

Environmental Services Department

- 1. A Resolution authorizing an agreement with Professional Engineering Consultants (PEC), to provide survey, design, engineering and construction administration services, and assist with SRF Loan procurement for the East Pressure Zone High Service Pump Station Rehabilitation Project, for an amount not to exceed \$357,000.00.

Environmental Services Superintendent Rod Philo explained that the existing equipment was only put in temporary years ago. The new service pump will allow for more pressure flushing, improve fire protection, allow for better maintenance, and better capacity which means more volume. Once approved, the project may take up to two years to complete.

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

*Voice Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-10-3649.***

City Manager Updates & Reminders

City Manager Frazer provided reminders and updates before the commission.

- 1. Sunday Sept. 22nd The City Water Treatment Plant hit with a cyber security attack around 5:30 a.m., which disabled the SCADA System. Staff have been working around the clock to sustain. The Division of Homeland security and FBI have been working with the city to resolve it. The city does have insurance and has been working with a legal group called Baker Hostetter. New server have been ordered at \$26,571.00 each, for software to run system is \$79,870.00 Legal & investigation is \$82,000.00 (covered by ins.) with a \$10,000.00 deductible. Critical infostructure item so FBI is taking seriously. City staff has run on a three-

man crew 24/7, recent retiree Mike Frank is also taking on a few shifts. The city has also reached out for mutual aid assistance from Kansas Maps.

- 2. Water Master Plan is to kick off, thanks to the recent east pressure zone approval and the water rate analysis approved back in August. Water Master Plan notices will appear in water bills, the newspaper and future social media posts.
- 3. City was awarded VJ Wilkens \$50,000 grant contingent upon getting CDBG grant approval.
- 4. Mayor Warren, Commissioner Tweedy and City Manager Frazer attended the local Regional Issues Forum in Wichita last week. Three takeaways that were affecting other municipalities were: 1. Jobs & business growth, 2. Transportation & infrastructure/water issues, 3. Mental health & housing.
- 5. Updated handout for price index for inflation provided to commissioners.
- 6. The Cowley County Humane Society has recently been overwhelmed by a surge in animal intake, which is giving our animal control officer nowhere to take found animals. To help address their \$60,000 deficit, the City of Winfield and the City of Arkansas City will each contribute an additional \$20,000. The Humane Society will be responsible for covering the remaining \$20,000, which has been attributed to challenges with pet ownership and responsibility, resulting in high veterinary costs and animal housing expenses.
- 7. City Clerk Parsons noted that the regularly scheduled work session for Friday, October 11th, has been rescheduled to Monday, October 14th, to accommodate the commissioner and staff's attendance at the 2024 LKM conference. The Monday work session will follow the previously scheduled Special Meeting and public hearing at noon regarding the KDHE Kansas Water Supply Loan grant program, which pertains to the greensand filter project.
- 8. Municipal Project Manager Rizzio provided an update on city projects.

Comments from the Audience for Items not on the Agenda

Those who signed up to speak during the meeting will have the opportunity to address the commission for a period of 5 minutes.

- Police Chief Holloway mentioned National Night Out block parties that are going on this evening in Arkansas City. Holloway provided t-shirts to commissioners for the event.
- Loyd Colston, 1825 N 8th Ave., encouraged voting for the upcoming election concerning local changes involving the Public Library.
- Vicki Jackson, 1310 N 3rd Ave., voiced concerns for interactions with Commissioner Beeson.
- Steve Young, 118 N 10th Ave., thanked each commissioner for encouraging him to join the meetings and say what is on his mind.
- Rhonda Jordan, county resident & business owner of Snappy Chicks 111 S. Summit St., expressed gratitude to the commissioners for their ongoing contributions to the community and for attending events. Jordan apologized for the allegation made against Commissioner Beeson, clarifying that she does not support its validity.

Adjournment

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

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

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

(Seal)

Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

Prepared by:

Tiffany Parsons, City Clerk

DRAFT



City Commission Agenda Item

Meeting Date: October 15, 2024
From: Tiffany Parsons, City Clerk
Item: **Consent Agenda Item:** Schedule a Special Land Bank Board of Trustees Meeting

Purpose: A Resolution authorizing a public meeting of the Governing Body to attend a Land Bank Board of Trustees meeting at 5:00 p.m. Tuesday, November 5, 2024, in the Commission Room at City Hall, located at 118 W. Central Avenue in Arkansas City.

Background:

All five (5) members of the Governing Body of the City of Arkansas City, Kansas, also serve as members of the City’s Land Bank Board of Trustees. In order to comply with the Kansas Open Meetings Act, the Governing Body of the City of Arkansas City, Kansas, must designate this upcoming Land Bank Board of Trustees meeting as a public meeting of the Governing Body.

At this meeting the board will consider a transfer of property out of the City’s Land Bank.

Commission Options:

1. Approve the Resolution
2. Disapprove the Resolution
3. Table the Resolution for further consideration

Fiscal Impact:

Amount:

Fund: Department: Expense Code:

Included in budget Grant Bonds Other (explain)

Approved for Agenda by:



Randy Frazer, City Manager

A RESOLUTION AUTHORIZING A PUBLIC MEETING OF THE GOVERNING BODY TO ATTEND A LAND BANK BOARD OF TRUSTEES MEETING AT 5:00 P.M. ON NOVEMBER 5, 2024, IN THE COMMISSION ROOM AT CITY HALL, 118 W. CENTRAL AVE.

WHEREAS, all members of the Governing Body of the City of Arkansas City, Kansas, also serve as members of the City’s Land Bank Board of Trustees; and

WHEREAS, in order to comply with the Kansas Open Meetings Act, the Governing Body of the City of Arkansas City, Kansas, must designate this upcoming Land Bank Board of Trustees meeting as a public meeting of the Governing Body.

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 establishes that it shall hold a public meeting at 5:00 p.m. on Tuesday, November 5, 2024, in the Commission Room at City Hall, 118 W. Central Ave., Arkansas City, Kansas, to attend a Land Bank Board of Trustees meeting.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes 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, and to also notify all persons requesting notice of such public meetings under the Kansas Open Meetings Act and K.A.R. 16-20-1.

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 15th day of October 2024.

(Seal)

Jay Warren, 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. 2024-10-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on October 15, 2024, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk



City Commission Agenda Item

Meeting Date: October 15, 2024
From: Josh White, Principal Planner
Item: 800 & 824 W Madison Rezone

Purpose: An Ordinance authorizing the rezoning of 800 & 824 West Madison Ave., from “C-3” (General Commercial District) to “I-1” (Light Industrial District). **(Roll Call Vote)**

Background:

The subject property is located at 800 & 824 West Madison Ave. The surrounding area is comprised of residential, commercial and industrial uses. The property consists of approximately 0.75 acres. The project will be to utilize the existing building and expand onto the adjacent lot a wood manufacturing business that produces rollout boardwalks and other related products. The applicant is requesting a rezone from the C-3, General Commercial to District to an I-1, Light Industrial District. Staff recommend approval of the rezone.

The Planning Commission held a public hearing on Tuesday, September 10, 2024 and voted unanimously to recommend that the City Commission approve the request.

Commission Options:

1. Approve ordinance on the first reading
2. Table and approve on second reading
3. Dissapprove ordinance with 2/3 majority
4. Table and send back to Planning Commission for further consideration

Fiscal Impact:

Amount: Cost of publication

Fund: Department: Expense Code:

Included in budget Grant Bonds Other Not Budgeted

Attachments: Staff report, ordinance

Approved for Agenda by:

Randy Frazer, City Manager

ORDINANCE NO. 2024-10-_____

AN ORDINANCE AUTHORIZING THE RE-ZONING OF 800 & 824 WEST MADISON AVE. FROM “C-3” (GENERAL COMMERCIAL DISTRICT) TO “I-1” (LIGHT INDUSTRIAL DISTRICT).

WHEREAS, the City of Arkansas City Planning Commission, after providing notice and holding a hearing pursuant to K.S.A. § 12-756 and K.S.A. § 12-757, has considered the proposed request to re-zone property, and recommended the City grant the Petition to re-zone; and

WHEREAS, the Governing Body of the City of Arkansas City, Kansas, after due investigation and consideration has determined that the nature and extent of the public use and interest to be subserved is such as to warrant the re-zoning of the property at issue; and

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

SECTION ONE: The property legally described as

Lots 9-18, Block 126 Original Town, Arkansas City, Cowley County, Kansas more commonly known as 800 & 824 West Madison Ave.

IS HEREBY RE-ZONED from a C-3 (General Commercial District) to an I-1 (Light Industrial District).

SECTION TWO: This ordinance shall take effect and be in full force from and after its adoption by the governing body of the City of Arkansas City and either (a) publication once in the official newspaper of the City, or (b) publication of a summary of this Ordinance certified as legally accurate and sufficient by the City Attorney.

SECTION THREE: A certified copy of this ordinance signed by the City Clerk for the City of Arkansas City, Kansas, shall be recorded in the Office of the Register of Deeds, Cowley County, Kansas.

PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas this 15th day of October 2024.

(Seal)

Jay Warren, 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 Ordinance No. 2024-10-_____ of the City of Arkansas City, Kansas, adopted by the governing body on October 15, 2024 as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk



STAFF REPORT

City of Arkansas City Neighborhood Services Division
 Josh White, Principal Planner
 118 W Central Ave, Arkansas City, KS 67005
 Phone: 620-441-4420 Fax: 620-441-4403 Email: jwhite@arkansascityks.gov Website: www.arkcity.org

CASE NUMBER
 RZ-2024-120

APPLICANT/PROPERTY OWNER
 Warren McLeod

PUBLIC HEARING DATE
 September 10, 2024

PROPERTY ADDRESS/LOCATION
 800 & 824 West Madison Ave

SUMMARY OF REQUEST

The subject property is located at 800 & 824 West Madison Ave. The surrounding area is comprised of residential, commercial and industrial uses. The property consists of approximately 0.75 acres. The project will be to utilize the existing building and expand onto the adjacent lot a wood manufacturing business that produces rollout boardwalks and other related products. The applicant is requesting a rezone from the C-3, General Commercial to District to an I-1, Light Industrial District. Staff recommend approval of the rezone.



Map data ©2024 Esri World Topographic map

EXISTING ZONING C-3, General Commercial District	EXISTING LAND USE Commercial/Vacant	SURROUNDING ZONING & LAND USE North: R-2; Residential South: I-2; Industrial East: C-2; Commercial (Restaurant) West: I-1; Vacant	SITE IMPROVEMENTS Office building	SIZE OF PROPERTY 0.75 acres
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STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

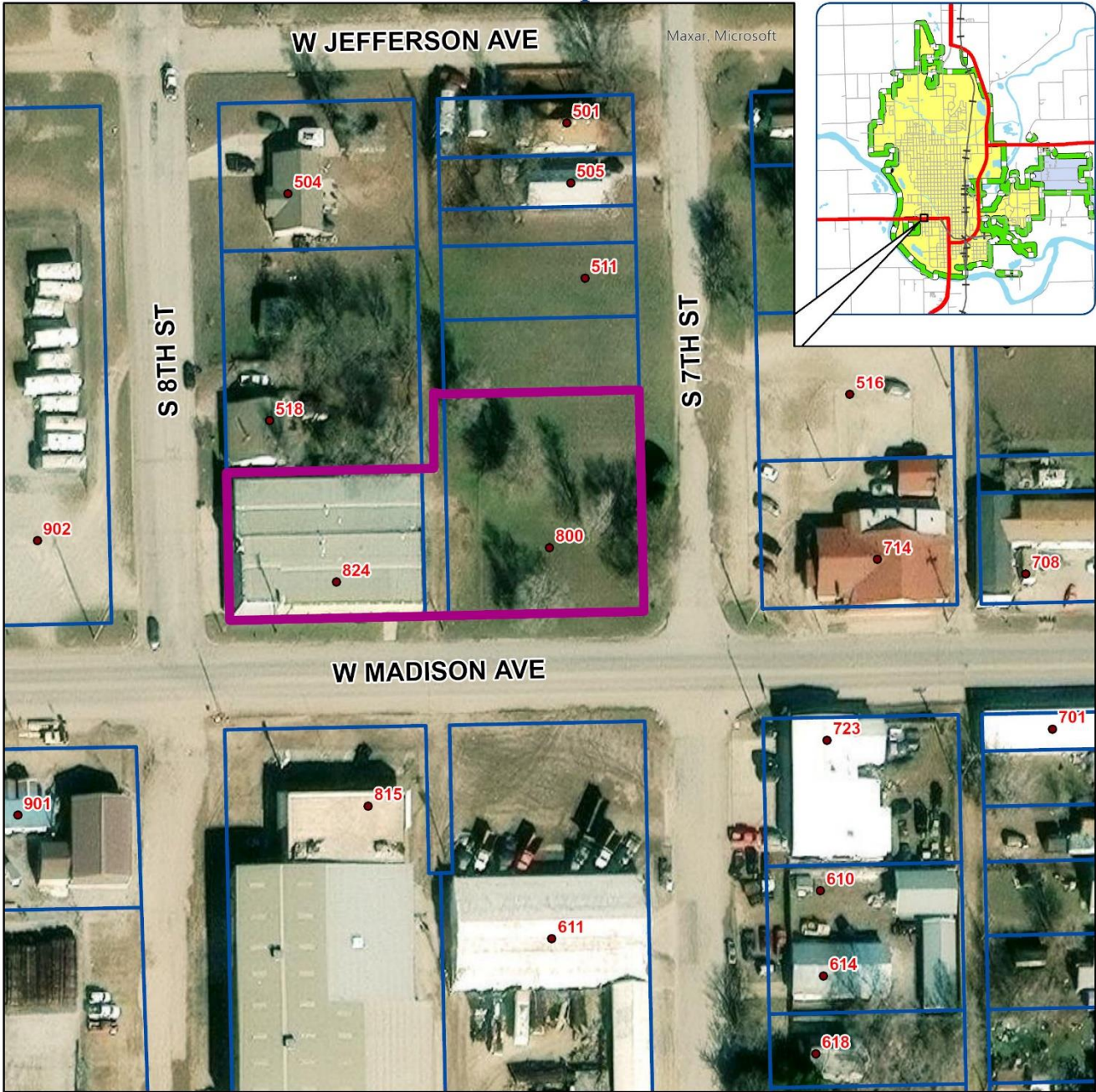
DENY

COMPATIBILITY with the COMPREHENSIVE PLAN
 The Future Land Use portion of the Comprehensive Plan designates this property as commercial as that was the use in 2014 when the maps were originally drawn. The use remained commercial in 2022 when the maps were updated. The properties to the south are industrial. The West Madison Ave Corridor is largely a mix of commercial and industrial. There is a goal in Chapter 4 of the Plan to "Attract new industries and businesses that complement our economy and labor force." This expansion will add 3-5 jobs to the local economy with a possibility for additional jobs in the future. There is also a goal in Chapter 8 of the Plan to "Provide adequate and appropriate areas for industrial land uses" with an action of "Industrial areas should have convenient access to highways and railroad facilities." This property is located along US-166 Highway.

PROPERTY HISTORY
 According to County Records the original building was built in 1920 with additional improvements in 1986. In 1986 it was rezoned from I-1 to I-2 (both would be similar to today's I-1) for a U.S. Army. In 2007, the alley was vacated for a proposed daycare so that the adjoining lot could be used as a playground. The vacation was conditional on the development of that facility. In 2008, the daycare had still not been developed and the vacation was rescinded. In 2014, the property was rezoned to C-3 to match its use as an office building again.

COMPATIBILITY with the ZONING ORDINANCE
 The surrounding area is comprised of residential, commercial and industrial uses. It is the intent of the industrial districts to provide for areas of light and heavy industrial uses and for other compatible uses. Light Industrial (I-1) uses generate few effects felt off-site, such as smoke, noise or odor. Heavy Industrial (I-2) uses tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site. The change in classification would be consistent with the intent and purpose of these regulations.

Rezone Request



A request to rezone 820 & 824 W Madison Avenue
 from an
 C-3 General Commercial District
 to an
 I-1 Light Industrial District

- Rezone
- Property Lines

Produced by the
 City of Arkansas City GIS
 using the best available
 data to date.
 Created: July 17, 2024



Rezone Request



A request to rezone 820 & 824 W Madison Avenue
 from an
 C-3 General Commercial District
 to an
 I-1 Light Industrial District

-  Rezone
-  Property Lines

- Future Land Use**
-  Residential
 -  Commercial
 -  Industrial

Produced by the
 City of Arkansas City GIS
 using the best available
 data to date.
 Created: July 17, 2024



Zoning map

Rezone Request



A request to rezone 820 & 824 W Madison Avenue

from an

C-3 General Commercial District

to an

I-1 Light Industrial District

- Rezone
- Property Lines

Zoning Districts

- R-2, Medium Density Residential District
- C-2, Restricted Commercial District
- C-3, General Commercial District

- I-1, Light Industrial District
- I-2, Heavy Industrial District

Produced by the City of Arkansas City GIS using the best available data to date. Created: July 17, 2024



No site plan was provided and was not required for the application.

Findings

When a proposed amendment would result in a change of the zoning classification of any specific property, the recommendation of the Planning Commission, accompanied by a copy of the record of the hearing, shall contain statements as to the present classification, the classification under the proposed amendment, the reasons for seeking such reclassification, a summary of the facts presented, and a statement of the factors upon which the recommendation of the Planning Commission is based, using the following guidelines. Note that all references to agriculture in this report also include associated residential uses.

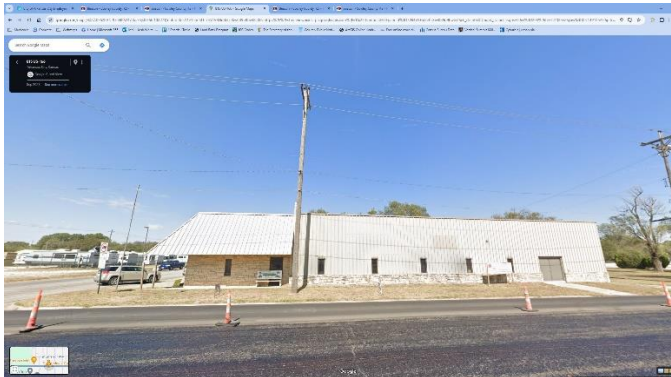
1. Whether the change in classification would be consistent with the intent and purpose of these regulations.

The surrounding area is comprised of residential, commercial and industrial uses. It is the intent of the industrial districts to provide for areas of light and heavy industrial uses and for other compatible uses. Light Industrial (I-1) uses generate few effects felt off-site, such as smoke, noise or odor. Heavy Industrial (I-2) uses tend to be basic or primary industries which do often produce vibration, smoke, noise, odor, glare, dust and other effects that travel off-site. The change in classification would be consistent with the intent and purpose of these regulations.

2. The character and condition of the surrounding neighborhood and its effect on the proposed change.

The surrounding area is comprised of residential, commercial and industrial uses.

Neighborhood Photos



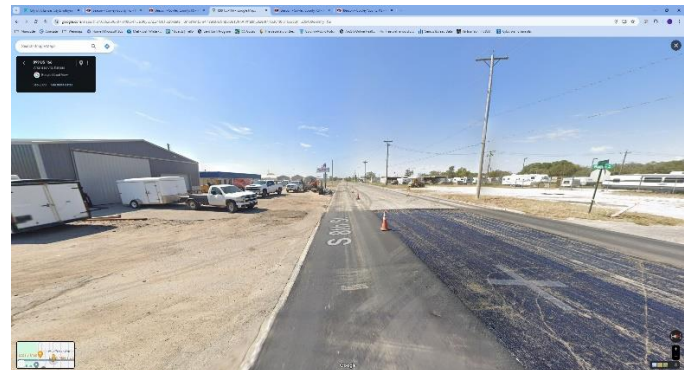
Subject Property 824 W Madison Ave. Google Streetview from September 2023



Subject Property 800 W Madison Ave. Google Streetview from September 2023.



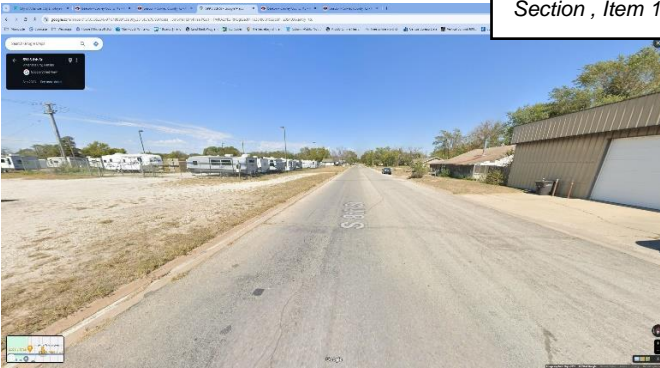
Looking East along Madison Ave. Google Streetview from September 2023.



Looking West along Madison Ave. Google Streetview from September 2023.



Looking North along 7th Street. Los Cabos Mexican Restaurant is on the right. Google Streetview from September 2023.



Looking North along 8th Street. Subject property on the right. Google Streetview from September 2023.



Looking across the Madison Ave to the South. L.G. Pike Construction. Google Streetview from September 2023.

3. Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions.

The current General Commercial District does not allow the proposed use. The proposed I-1 district allows manufacturing uses as proposed. The conditions of the area are not changing outside of this property. This property was zoned industrial in the past as it was used as a U.S. Army Reserve Armory.

4. The current zoning and uses of nearby properties, and the effect on existing nearby land uses upon such a change in classification.

The properties surrounding the site are residential, commercial and industrial. The proposed use is generally the same intensity as the surrounding uses. The change in classification would be compatible with the nearby properties, especially to the south. The project will require screening for the residential properties to the north

5. Whether every use that would be permitted on the property as reclassified would be compatible with the uses permitted on other property in the immediate vicinity.

The property has been zoned industrial in the past and with proper screening can remain compatible with the other nearby properties.

6. The suitability of the applicant’s property for the uses to which it has been restricted.

The property is currently zoned for general commercial use. The site has long been an office building and an armory in the past. The most recent use was for office space but the business wishes to expand into a manufacturing facility.

7. The length of time the subject property has remained vacant or undeveloped as zone

The property at 800 W Madison Ave has been vacant for many years. This project would finally develop it.

8. Whether adequate sewer and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified.

No additional infrastructure will be required.

9. The general amount of vacant land that currently has the same zoning classification proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances that make a substantial part of such vacant land available or not available for development.

There is not much other land available with industrial zoning in this area. There is industrially zoned vacant property but it is either not readily available or is at the far north end of the City in Goff Industrial Park.

10. Whether the proposed amendment would be in conformance to and further enhance the implementation of the City's Comprehensive Plan.

The Future Land Use portion of the Comprehensive Plan designates this property as commercial as that was the use in 2014 when the maps were originally drawn. The use remained commercial in 2022 when the maps were updated. The properties to the south are industrial. The West Madison Ave Corridor is largely a mix of commercial and industrial. There is a goal in Chapter 4 of the Plan to "Attract new industries and businesses that complement our economy and labor force." This expansion will add 3-5 jobs to the local economy with a possibility for additional jobs in the future. There is also a goal in Chapter 8 of the Plan to "Provide adequate and appropriate areas for industrial land uses" with an action of "Industrial areas should have convenient access to highways and railroad facilities." This property is located along US-166 Highway.

11. Whether the relative gain to the public health, safety, and general welfare outweighs the hardship imposed upon the applicant by not upgrading the value of the property by such reclassification; and,

Public health, safety and general welfare should be able to be mitigated by providing screening along the residential properties to the north. All traffic should utilize Madison Avenue to prevent additional traffic along 7th Street.

12. Such other factors as the Planning Commission may deem relevant from the facts and evidence presented in the application.

13. The recommendations of professional staff.

It is the recommendation of staff that the requested rezoning C-3 to I-1 be approved based on the following conclusions:

- The property was previously zoned for Industrial use.
- No additional infrastructure will be needed.
- The property is located along a highway for easy shipping and receiving of goods.
- The project will add 3-5 manufacturing jobs to the local economy.
- Negative impacts can be mitigated with proper site design.

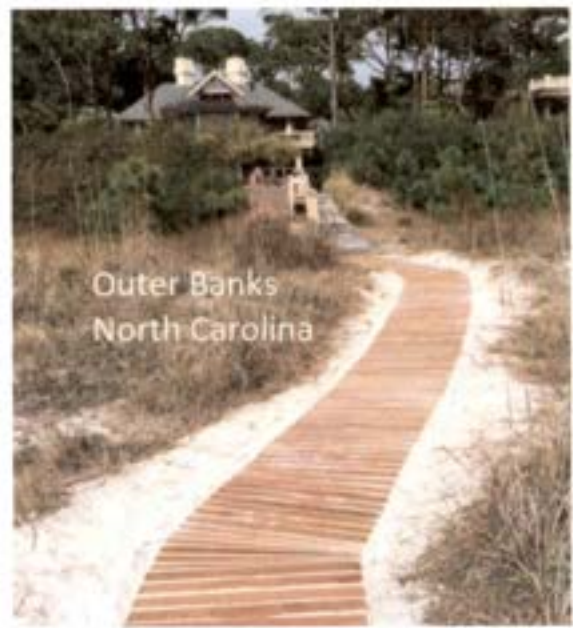


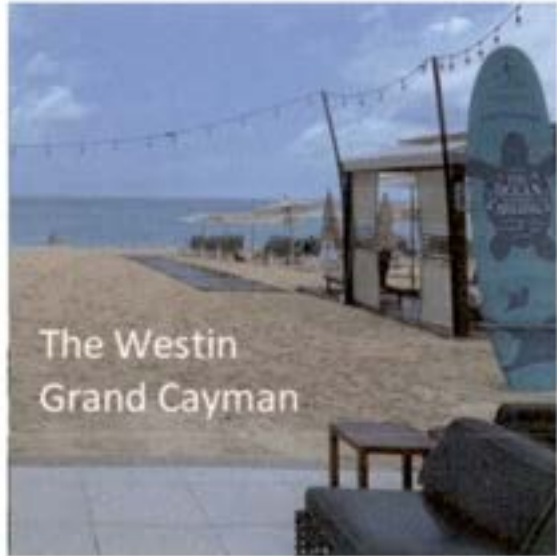
Recent High Profile Projects

Royal Hashemite Court, Amman, Jordan
Super Bowl LIV – Fox Sports, Miami Beach
Walt Disney World
Ritz Carlton Hotels and Beach Resorts
Universal Studios
Four Seasons Resorts
Hilton Casino Resorts
City of Miami Beach
Special Olympics USA
Bakers Bay, Bahamas
Okinawa, Japan
Disney Hollywood Studios
Loews Hotels
National Park Service USA
Tropicana Resort & Casino
Waldorf Astoria
Westin Beach Resorts
Wyndham Resorts
Nevada Beach, Lake Tahoe
Santa Catalina Island Company
The Breakers, Palm Beach
Chatham Bars Inn, Cape Cod
Marthas Vineyard



Photos of Actual Installations







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Recent Modular Walkway & Deck Projects

(Please feel free to call for references and contact info for each project.)

PROJECTS ALPHABETICALLY:

6 North Michigan Condo, Chicago, IL
 Aberdeen, NJ
 Airlie Gardens, Wilmington, NC
 Air National Guard, AZ
Albany Beach, Albany, CA
 All Saints Day School, NJ
 Amelia South Condo, Fernandina Beach, FL
 American Ramp Systems, MN
 AMRAMP, NC
 Anchorage on the Bay, Truro, MA
Anchor's Bend, Asbury Park, NJ
 Anheuser-Busch (Kingsmill Resort),
 Williamsburg, VA
**Anthony's Oceanview Fine Catering, East
 Haven, CT**
 Army Corps. of Engineers, Philadelphia, PA
 Army Corps. of Engin., New Orleans, LA
 Aruba Marriot Resort & Stellaris Casino,
 Aruba
 Atlantic City, NJ
 Atlantic County Utilities Auth., NJ
**Audemars Piguet at Art Basel Miami
 Beach, Miami, FL**
 Ausable Pt Campground, NY
 Avery Coonley School, IL
 Barnegat Light, NJ
 Barrier Island Realty, Kitty Hawk, NC
Bay Ave Plant Co., Love Ladies, NJ
 Bay County, MI
Bay Harbour HOA, Provincetown, MA
 Bay Head, NJ
 Beach Place, Sunny Isles Beach, FL
 Berkeley Twp, NJ
 Big Bend National Park, TX
 Big Entertainment Events, NJ
 Bikrum Yoga, Petaluma, CA
 Biltmore Co., NC
 Borgata Casino & Resort, Atlantic City, NJ
 Bradley Beach, NJ
 Branches Catering, West Long Branch, NJ
 Brewster, MA
 Brigantine, NJ
 Brookfield Homes, VA
 Bureau of Land Management, UT
 Bureau of Land Management, VA
 Cabana Beach Resort, Vero Beach, FL
 Caesars Resort & Casino, Atlantic City, NJ
 Cape May, NJ
 Casa Marina Resort & Beach Club, Key
 West, FL
 Chatham Bars Inn, Chatham, Cape Cod, MA
 Chelka Lodge, NY
**Chesapeake Resort, Chesapeake Beach,
 MD**
 Chilmark (Martha's Vineyard, Lucy Vincent
 Beach), MA
 Clear Creek State Park, PA
 Club at Diamond Beach, Wildwood, NJ
 Coast Guard, Chincoteague Island, VA
**Commodore Club South, Key Biscayne,
 FL**
Creative Designscapes, Suttons Bay, MI
 Crescent Beach Club, LI, NY
 Deal, NJ
 Deerfield Beach, FL
 Dept of Agriculture, Canada
 Dept of the Interior, MD
 Dept of Veterans Affairs, AL

Desert Shores, Las Vegas, NV

Deweese Island POA, SC
 Disney Hollywood Studios, Lake Buena Vista, FL

Dunescape Beach Club, New Buffalo, MI

East Bay Regional Park Distr., Oakland, CA
 East Penn School District, PA

Edgewater Arms, Ft. Lauderdale, FL

Edwards Air Force Base, CA
 Elberta, MI

Elmwood Charter Township, MI
 Environ. Quality Resources (EQR), MD
 Equinox Fitness, New York, NY
 Eventquest (American Express), NY

Flagg Coastal, Coronado, CA

Four Seasons Resort, Palm Beach, FL
 Four Seasons, Great Exuma, Bahamas
 Freedom Mortgage, NJ
 Galen Breakers Condos, Key Biscayne, FL
 Gates County, NC

Gateway National Recreation Area, NY
 Grand Isle, LA

Great America, MO

Great Lakes Dock & Dredge, IL

Great Southern Studios, Miami Beach, FL

Green River Swim Area, Greenfield, MA
 Greystone Park Hospital, NJ

Gurney's Montauk Resort & Seawater Spa, Montauk, NJ

Halifax County, VA

Hampton Beach Club, Lauderdale by the Sea, FL

Harbor Beach Marriott Resort, Ft. Lauderdale, FL

Hawaiian Construction Co., HI

Harbor Road, Harwich Port, MA

Hilton Hotel, Honolulu, HI
 Hilton Casino Resort, Atlantic City, NJ

Hingham, MA

Hot Springs National Park, AR
 Housers Hotel, Fire Island, NY

Icona Resorts, Avalon, NJ**Iggy's Doughboys, Warwick, RI****Indian Hills Country Club, KY**

ING, MN

ING, Wilmington, DE

Island Plaza, Valencia, CA

Island View Townhomes, NJ

Jade Ocean Condo, Sunny Isles Beach, FL

Jekyll Island Authority, GA

J.W. Wells State Park, Cedar River, MI

Kar Hall, Hallandale Beach, FL

Keiser University, FL

Key Colony Homeowners Asso., FL

Knightsen School, CA

Kill Devil Hills, NC

Kitty Hawk, NC

Lakeland Hills Family YMCA, Mt. Lakes, NJ

Lake Naomi Beach Club, PA

Lake Rousseau RV Park, FL

Laurel Springs, NJ

Laurita Winery, New Egypt, NJ

Lavallette, NJ

Lemon Bay Hotel, Englewood, FL

Lido Beach Towers, Lido Beach, NY

Linger Longer by the Sea, Cape Cod, MA

Loch Arbour, NJ

Loews Miami Beach, Miami Beach, FL

Long Beach, NY

Long Beach Island, NJ

Longhorn Cavern State Park, Burnet, TX

Longport, NJ

Los Corales Homeowners Asso., Padre Island, TX

Lower Township, NJ

Makai Events, Manhattan Beach, CA

Manasquan, NJ

Manassas National Battlefield, VA

Marathon Oil, Detroit, MI

Massachusetts State Parks & Rec. (State Contract Provider), MA

Maui, HI

MECO Constructors, PA

Meeks Bay Resort & Campground, Lake Tahoe, CA

Miami Awning, Miami Beach, FL

Miami Beach, FL

Michael Reese Hospital, Chicago, IL
 Midway Beach, NJ
 Mimosa Condominium, Miami Beach, FL
Mirlo Beach HOA, Rodanthe, NC
 Monterey Beach, NJ
Mount Brilliant Farms, Lexington, KY
 Nassau County, Long Island, NY
 Nature Conservancy, Boulder, CO
 Naval Air Station (Fitness Center),
 Pensacola, FL
 National Park Service, DC
 National WWII Museum, LA
 Nature's Cradle, NYC
 Nevada Beach, Lake Tahoe, CA
 Newburyport, MA
 New Buffalo, MI
 New York State Parks, NY
 Norfolk, VA
 North Carolina Museum of Art, NC
 North Wildwood, NJ
**NYS Dept of Environmental
 Conservation, Stamford, NY**
 Oak Bluffs, (Inkwell Beach, Martha's
 Vineyard), MA
 Oak Island, NC
 Ocean Beach Surf Club, NJ
 Ocean Beach, NJ
 Ocean City, MD
**Ocean Edge Resort & Golf Club,
 Plymouth, MA**
 Ocean Four Condo, Sunny Isles Beach, FL
 Ocean Grove, NJ
 Ocean Place Resort & Spa, NJ
OKC Boathouse Foundation, OKC, OK
One Trick Pony NYC, Greenwich, CT
Pacific Opera, Ocean Port, NJ
 Palisades School District, PA
 Paradise Cove Beach Café, Malibu, CA
Pemberton Township, NJ
**Penn State Nittany Lion Inn, State
 College, PA**
 Peterson Party Center, MA
 Priscilla Beach, MA

Production Glue Events, NYC, NY

Port Huron, MI

Port of Oakland, CA

Pure Fitness, Toronto, Canada

Quogue Beach Club, Quogue, NY

Regency Tower, Ft. Lauderdale, FL

Raritan Bay Waterfront Park, Sayreville, NJ

Richboro Swim Club, PA

Ridgefield High School, IL

Ritz Carlton, Amelia Island, FL

Ritz Carlton, Aruba

Ritz Carlton, Key Biscayne, FL

**Ritz Carlton Lake Oconee, Greensboro,
 GA**

Ritz Carlton, Naples, FL

Ritz Carlton, San Francisco, CA

Ritz Carlton, San Juan, PR

Ritz Carlton, Sarasota, FL

Royal Ambassador, Ft. Lauderdale, FL

Sandals, Great Exuma, Bahamas

Sandy Beach Asso., Cohasset, MA

Sans Condo, Beach Haven, NJ

Santa Catalina Island Co., Compton, CA

Seacrest Beach Club, NJ

Sea Bright, NJ

Sea Isle City, NJ

Sea Pines, Hilton Head, SC

Seapointe Village, Wildwood Crest, NJ

Seascape Condos, Westhampton Beach, NY

Seaside Park, NJ

Seven Gates Farm, Vineyard Haven, MA

Shangri-La Hotels, NY

Sharon, MA

Shawnee Country, Medford, NJ

Silver City Museum, Silver City, NM

Silver Gull Club, NY

Six Flags New England, MA

Skyline Exhibits, IA

Southampton, Long Island, NY

Spring Lake, NJ

Spring Point Asso., Martha's Vineyard, MA

Springside Chestnut Hill Academy,

Philadelphia, PA

St. Augustine, FL

St. Michaels, MD
 St. Clair County, MI
 Stockton Springs, ME
 Stone Harbor, NJ
 Stone Mountain Park, GA
 Surf City, NJ
 Surfrider Foundation, Long Island, NY
 Surprise Valley Youth Camp, WV
 Swan Point Yacht & Country Club, MD
Tar Landing Villas, Atlantic Beach, NC
 Tea Lane Nursery, Martha's Vineyard, MA
 The Breakers, Palm Beach, FL
 The Colony Hotel & Cabana Club, Delray
 Beach, FL
TDR Towers, Sunny Isles Beach, FL
**The Delray Beach Club, Delray Beach,
 FL**
 The Grand at Diamond Beach, NJ
 The Highlands, NJ
**The Mansions at Acqualina, Sunny Isles
 Beach, FL**
 The Pelicans Condo, Fernandina Beach, FL
 The Summer House, Nantucket Island, MA
**The Towers of Key Biscayne, Key
 Biscayne, FL**
**Thomas Edison State University,
 Trenton, NJ**
 TOAST, Los Angeles, CA
 Toll Brothers, PA
Tonopalo, Tahoe Vista, CA
 Tropicana Resort/Casino, Atlantic City, NJ
Tropic Isles, Gulf Shores, AL
 Tyndall Air Force Base, FL
 Universal Studios, CA
 U.S. Army Garrison, Okinawa, Japan
 University of Florida, St. Augustine, FL
 U.S.D.A., ID
 U.S. Steel, Pittsburgh, PA
 Valentino Designs, NY
 Ventnor, NJ
 Vicksburg Nat'l Military Park, MS
Waldorf Astoria, Key West, FL
 Walt Disney World, FL
 Warrenville Public Library, IL

Washington County, NC
 Water Glades Condo, Singer Island, FL
 Werner Home, Santa Rosa Beach, FL
 West Atlantic City, NJ
 Westin Beach Resort, Key Largo, FL
West Tisbury, MA
 Wildwood Crest, NJ
Windjammer Resort, Ft. Lauderdale, FL
 Wyndham Resort, Aruba
YMCA Camp Carr, Annandale, NJ
 Yukon Delta Nat'l Wildlife Refuge, AK
 Zapata Ranch, CO

PROJECTS BY MAJOR ENTERPRISE:

Air National Guard
 Anheuser-Busch
 Army Corp. of Engineers
 Biltmore Hotel
 Borgata Casino
 Brookfield Homes
 Bureau of Land Management
 Cabana Beach Resorts
 California State Parks
 Casa Marina Resort
 Chatham Bars Inn
 Colony Hotels
 Pennsylvania State Parks
 Coast Guard
 Caesars Resort & Casino
 Dept of Agriculture, Canada
 Dept of the Interior
 Dept of Veterans Affairs
 Disney Hollywood Studios
Flagg Coastal
 Four Seasons Resorts
 Great America
 Hilton Hotels
 Hilton Casino Resorts
Icona Resorts
 ING
 Jekyll Island Authority
 Loews Hotels
 Marathon Oil

Marriott Hotels
 Massachusetts State Parks & Rec.
 National Park Service
 National WWII Museum
 Nature Conservancy
 New York State Parks
**New York Dept of Environmental
 Conservation**
 Ritz Carlton Hotels
Royal Ambassador
 Sandals
 Six Flags
Thomas Edison State University
 Toll Brothers
 Tropicana Resort & Casino
 Universal Studios
 U.S. Air Force
 U.S. Army
 U.S.D.A.
 U.S. Navy
 U.S. Steel
Waldorf Astoria
 Walt Disney World
 Westin Beach Resorts
 Wyndham Resorts
YMCA

PROJECTS BY COUNTRY/ STATE:

Aruba Marriot Resort & Stellaris Casino,
 Aruba
 Ritz Carlton Aruba
 Wyndham Resort, Aruba

Four Seasons, Great Exuma, Bahamas
 Sandals, Great Exuma, Bahamas

Pure Fitness, Toronto, Canada
 Dept of Agriculture, Canada

Yukon Delta Nat'l Wildlife Refuge, AK

U.S. Army Garrison, Okinawa, Japan

Ritz Carlton, San Juan, PR

Dept of Veterans Affairs, AL
Tropic Isles, Gulf Shores, AL

Air National Guard, AZ

Hot Springs National Park, AR

Albany Beach, Albany, CA
 Bikrum Yoga, Petaluma, CA
 East Bay Regional Park Distr., Oakland, CA
 Edwards Air Force Base, CA
Flagg Coastal, Coronado, CA
Island Plaza, Valencia, CA
 Knightsen School, CA
 Makai Events, Manhattan Beach, CA
 Meeks Bay Resort & Campground, Lake
 Tahoe, CA
 Nevada Beach, Lake Tahoe, CA
 Paradise Cove Beach Café, Malibu, CA
 Port of Oakland, CA
 Ritz Carlton, San Francisco, CA
Santa Catalina Island Co., Compton, CA
 TOAST, Los Angeles, CA
Tonopalo, Tahoe Vista, CA

Nature Conservancy, Boulder, CO
 Zapata Ranch, CO

**Anthony's Oceanview Fine Catering, East
 Haven, CT**
One Trick Pony NYC, Greenwich, CT

National Park Service, Washington, DC

ING, Wilmington, DE

Amelia South Condo, Fernandina Beach, FL
**Audemars Piguet at Art Basel Miami
 Beach, Miami, FL**

Beach Place, Sunny Isles Beach, FL
 The Breakers, Palm Beach, FL
 Cabana Beach Resort, Vero Beach, FL
 Casa Marina Resort & Beach Club, Key West, FL
 The Colony Hotel & Cabana Club, Delray Beach, FL
Commodore Club South, Key Biscayne, FL
 Deerfield Beach, FL
 Disney Hollywood Studios
Edgewater Arms, Ft. Lauderdale, FL
 Four Seasons Resort, Palm Beach, FL
 Galen Breakers Condos, Key Biscayne, FL
Great Southern Studios, Miami Beach, FL
Hampton Beach Club, Lauderdale by the Sea, FL
 Harbor Beach Marriott Resort, Ft. Lauderdale, FL
 Jade Ocean Condo, Sunny Isles Beach, FL
Kar Hall, Hallandale Beach, FL
 Keiser University, FL
 Key Colony Homeowners Asso., FL
 Lake Rousseau RV Park, FL
 Lemon Bay Hotel, Englewood, FL
 Loews Miami Beach,, FL
 Miami Awning, Miami Beach, FL
Miami Beach, FL
 Mimosa Condominium, Miami Beach, FL
 Naval Air Station (Fitness Center), Pensacola, FL
 Ocean Four Condo, Sunny Isles Beach, FL
Regency Tower, Ft. Lauderdale, FL
 Ritz Carlton, Amelia Island, FL
 Ritz Carlton, Key Biscayne, FL
 Ritz Carlton, Naples, FL
 Ritz Carlton, Sarasota, FL
Royal Ambassador, Ft. Lauderdale, FL
 St. Augustine, FL
TDR Towers, Sunny Isles Beach, FL
The Delray Beach Club, Delray Beach, FL

The Mansions at Acqualina, Sunny Isles Beach, FL
 The Pelicans Condo, Fernandina Beach, FL
The Towers of Key Biscayne, Key Biscayne, FL
 Tyndall Air Force Base, FL
 University of Florida, St. Augustine, FL
Waldorf Astoria, Key West, FL
 Walt Disney World, FL
 Water Glades Condo, Singer Island, FL
 Werner Home, Santa Rosa Beach, FL
 Westin Beach Resort, Key Largo, FL
Windjammer Resort, Ft. Lauderdale, FL

Jekyll Island Authority, GA
Ritz Carlton Lake Oconee, Greensboro, GA
 Stone Mountain Park, GA

Hawaiian Construction Co., HI
 Hilton Hotel, Honolulu, HI
 Maui, HI

Skyline Exhibits, IA

US Department of Agriculture, ID

6 North Michigan Condo, Chicago, IL
 Great Lakes Dock & Dredge, IL
 Michael Reese Hospital, Chicago, IL
 Ridgefield High School, IL
 Warrenville Public Library, IL

Indian Hills Country Club, KY
Mount Brilliant Farms, Lexington, KY

Army Corps. of Engin., New Orleans, LA
 Grand Isle, LA
 National WWII Museum, LA

Stockton Springs, ME

Chesapeake Resort, Chesapeake Beach, MD

Dept of the Interior, MD
 Environmental Quality Resources (EQR),
 MD
 Ocean City, MD
 St. Michaels, MD

Anchorage on the Bay, Truro, MA
Bay Harbour HOA, Provincetown, MA
 Brewster, MA
 Chatham Bars Inn, Chatham, Cape Cod, MA
 Chilmark (Martha's Vineyard, Lucy Vincent
 Beach), MA
 Green River Swim Area, Greenfield, MA
Harbor Road, Harwich Port, MA
Hingham, MA
 Linger Longer by the Sea, Cape Cod, MA
 Massachusetts State Parks & Rec. (State
 Contract Provider), MA
 Newburyport, MA
 Oak Bluffs, (Inkwell Beach, Martha's
 Vineyard), MA
Ocean Edge Resort & Golf Club,
Plymouth, MA
 Peterson Party Center, MA
 Priscilla Beach, MA
 Sandy Beach Asso., Cohasset, MA
Seven Gates Farm, Vineyard Haven, MA
 Sharon, MA
 Six Flags New England, MA
 Spring Point Asso., Martha's Vineyard, MA
 Tea Lane Nursery, Martha's Vineyard, MA
 The Summer House, Nantucket Island, MA
West Tisbury, MA

Swan Point Yacht & Country Club, MD

Creative Designscapes, Suttons Bay, MI
 Elberta, MI
 Elmwood Charter Township, MI
Dunscape Beach Club, New Buffalo, MI
 J.W. Wells State Park, Cedar River, MI
 Marathon Oil, Detroit, MI
 New Buffalo, MI
 Port Huron, MI

St. Clair County, MI

American Ramp Systems, MN
 ING, MN

Great America, MO

Vicksburg Nat'l Military Park, MS

Silver City Museum, Silver City, NM

Desert Shores, Las Vegas, NV
 Nevada Beach, Lake Tahoe, NV

Aberdeen, NJ
 All Saints Day School, NJ
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 Freedom Mortgage, NJ
 Greystone Park Hospital, NJ
**Gurney's Montauk Resort & Seawater
 Spa, Montauk, NJ**
 Hilton Casino Resort, Atlantic City, NJ
Icona Resorts, Avalon, NJ
 Island View Townhomes, NJ
**Lakeland Hills Family YMCA, Mt.
 Lakes, NJ**
 Laurel Springs, NJ
 Laurita Winery, New Egypt, NJ
 Lavallette, NJ

Loch Arbour, NJ
 Long Beach Island, NJ
 Longport, NJ
 Lower Township, NJ
 Manasquan, NJ
 Midway Beach, NJ
 Monterey Beach, NJ
 North Wildwood, NJ
 Ocean Beach, NJ
 Ocean Beach Surf Club, NJ
 Ocean Grove, NJ
 Ocean Place Resort & Spa, Long Branch, NJ
Pacific Opera, Ocean Port, NJ
Pemberton Township, NJ
 Raritan Bay Waterfront Park, Sayreville, NJ
Sans Condo, Beach Haven, NJ
 Sea Bright, NJ
 Seacrest Beach Club, NJ
 Sea Isle City, NJ
 Seapointe Village, Wildwood Crest, NJ
 Seaside Park, NJ
 Shawnee Country, Medford, NJ
 Spring Lake, NJ
 Stone Harbor, NJ
 Surf City, NJ
 The Grand at Diamond Beach, NJ
 The Highlands, NJ
**Thomas Edison State University,
 Trenton, NJ**
 Tropicana Resort/Casino, Atlantic City, NJ
 Ventnor, NJ
 West Atlantic City, NJ
 Wildwood Crest, NJ
YMCA Camp Carr, Annandale, NJ

Ausable Pt Campground, NY
 Chelka Lodge, NY
 Crescent Beach Club, LI, NY
 Equinox Fitness, New York, NY
 Eventquest (American Express), NY
 Gateway National Recreation Area, NY
 Housers Hotel, Fire Island, NY
Lido Beach Towers, Lido Beach, NY
 Long Beach, NY

Nassau County, Long Island, NY
 Nature's Cradle, NYC, NY
 New York State Parks, NY
**NYS Dept of Environmental
 Conservation, Stamford, NY**
 Production Glue Events, NYC, NY
Quogue Beach Club, Quogue, NY
Seascape Condos, Westhampton Beach, NY
 Shangri-La Hotels, NY
 Silver Gull Club, NY
 Southampton, Long Island, NY
 Surfrider Foundation, Long Island, NY
 Universal Studios, NY
 Valentino Designs, NY

AMRAMP, NC
 Airlie Gardens, Wilmington, NC
 Barrier Island Realty, Kitty Hawk, NC
 Biltmore Co., NC
 Gates County, NC
 Kill Devil Hills, NC
 Kitty Hawk, NC
Mirlo Beach HOA, Rodanthe, NC
 North Carolina Museum of Art, NC
 Oak Island, NC
Tar Landing Villas, Atlantic Beach, NC
 Washington County, NC

OKC Boathouse Foundation, OKC, OK

Army Corps. of Engineers, Philadelphia, PA
 Clear Creek State Park, PA
 East Penn School District, PA
 Lake Naomi Beach Club, PA
 MECO Constructors, PA
 Palisades School District, PA
**Penn State Nittany Lion Inn, State
 College, PA**
**Springside Chestnut Hill Academy,
 Philadelphia, PA**
 Toll Brothers, PA
 U.S. Steel, Pittsburgh, PA
 Richboro Swim Club, PA

Iggy's Doughboy, Warwick, RI

Deweese Island POA, SC
Sea Pines, Hilton Head, SC

Big Bend National Park, TX
Longhorn Cavern State Park, Burnet, TX
Los Corales Homeowners Asso., Padre
Island, TX

Bureau of Land Management, UT

Anheuser-Busch (Kingsmill Resort),
Williamsburg, VA
Brookfield Homes, VA
Bureau of Land Management, VA
Coast Guard, Chincoteague Island, VA
Manassas National Battlefield, VA
Halifax County, VA
Norfolk, VA

Surprise Valley Youth Camp, WV



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Cypress



Teak/Ipe**



Trex®***

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** IPE

*** Plastic & Wood Composite



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Roll Out, Teak/Ipe, New York
City



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Decks



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Over Grass, 45° Curves.



Wood Door Mats:
Sunburst, Natural Finish,
Teak/Ipe.



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Bath & Tub Mats
Hot Tub Mats
Sauna Mats



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Great for your indoor or outdoor shower. Enjoy the wonderful benefits of a wooden shower mat for your inside or outside shower.



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Cypress.



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Quick & Easy Assembly.



Trash Can Mats



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Modular Walkways for Parks,
Beaches, Playgrounds, Nature,
Lake & River Walks, and more.



Barbecue Grill Mats



Modular Walkway Tiles
Beach Access for Everyone.



Edging



Modular Walkways
Over Grass,
made with No Spacing
so Grass & Weeds
won't grow through.



Wood Doormats:
Sunrise Sunburst, Federal Blue.
As Decor over Garage Doors.



Modular Deck Kits
Sections bolt together in
minutes.



Semi-Rigid FlexWalks
Perfect for Resorts



Sand Dune Preservation
Modular Walkways.



Modular Walkways
at a Lake Beach.
Built for rugged use.



Modular Deck Kits
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Prefabricated Modular
Walkways
Parks & Rec Nature Walk.



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Patent 5,282,692

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Over Old Concrete



In the Garden



Curves anyway you like



Over the Dune

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At the Cabin



At The Beach



Outdoor Markets & Craft Shows



Over Mulch

EASILY RE-POSITIONED ...over new sand

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OUTBOARD CONNECTOR

ZIP-TIE CONNECTOR

NO CONNECTORS

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UNIQUE DESIGN ...provides a safe, flat walking surface that smoothly trans one modular section to the next



Kid friendly

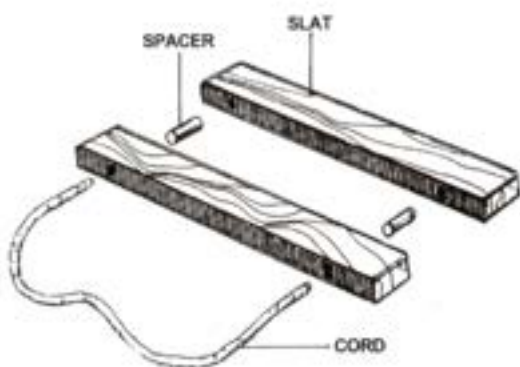


Pet approved



Spring Break Endorsed

NO NAILS OR SCREWS ...to rust, deteriorate, pop out or get hot ...prevents injury



GREAT WINTER FEATURES ...no buckling & cracks, less ice in low spots, snowblowers & salt are OK (or shovel sideways)



Super Bowl LIV



Wedding Venue



Special Olympics Games

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Curves make the Boardwalk!



Captiva Island



Sarasota



The Jersey Shore



HGTV



Outer Banks



Miami Beach



South Beach



Over Gravel



Hilton Head

PHOTO GALLERY



No Spacing, Trex®



In the Garden



Across Muddy Areas



Over Muddy Spots



NO CONNECTORS with PT and Wide Spacing

The First Mister Boardwalk



Frank Lloyd Wright House



45° Curves



Custom Orders



Around the pool

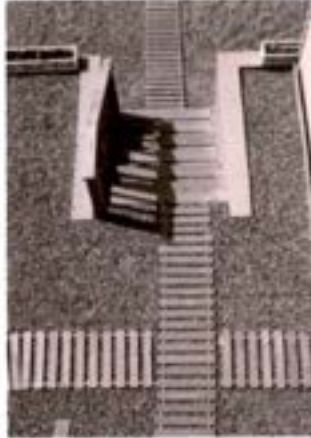


No Spacing over Grass

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Over Gravel



Wide Spacing



Cypress, 45 Degree Curve



90 Degree Curve



90 Degree Corner



To the Dock



To the Outside Shower



Protect the Dunes

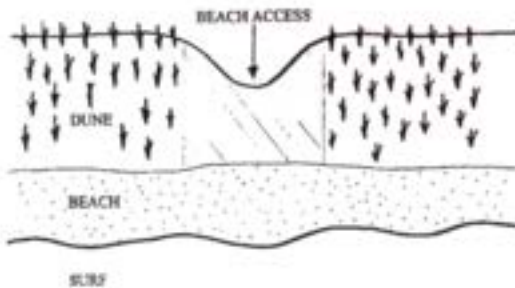


Over Old Stone

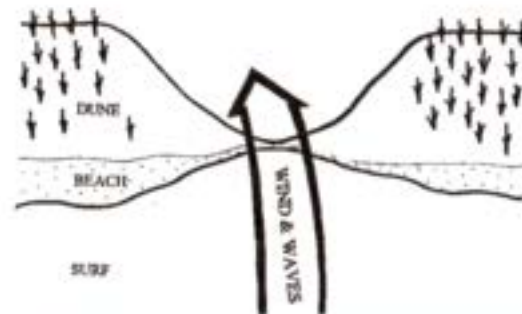
Protect your Home & the Dunes with Mister Boardwalk®



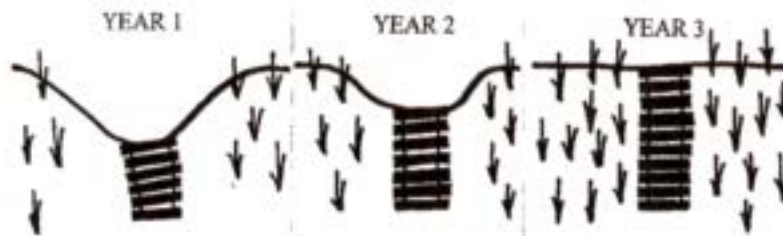
- o STOP DUNE EROSION DUE TO FOOT TRAFFIC
- o PREVENT FLOODING DURING STORMS
- o PROTECT PROPERTY & THE DUNES



1. **LOW SPOT.** Foot traffic erodes the dune leaving a low spot or "V" in the dune.



2. **BREACH.** Storms penetrate the dune at the low spot. Wind & waves create large gaps, opening the way for flooding and property damage. Dune and beach sand are washed out to sea.



3. **Mister BOARDWALK.** Dune erosion due to foot traffic stops immediately. During winter, winds blow new sand into the low spots. Simply lift (or roll up) sections of Mister BOARDWALK and re-position the sections over the new sand. Over time the low spot fills in with new sand, restoring the dune. Beach grass quickly returns to further protect the dune.



ROLL OUT BOARDWALK Installation Instructions

You simply roll the Boardwalk sections out. Position the first Boardwalk section at the beginning of your desired Boardwalk area and roll the section out into position. Use subsequent Boardwalk sections as needed and **bolt together** the sections as shown below with either "inboard" or "outboard" connectors.

For undulating slopes simply roll the Boardwalk out—the roll out will typically adapt to the undulations without requiring any special procedures. A straight Boardwalk section can "flex" somewhat left or right to create gentle, arcing curves. For more abrupt, sharper curves, Mister Boardwalk® offers 45° & 90° "cookie cutter" curved sections. Custom curved sections are also available if needed. To obtain the maximum arcing curve possible with a straight section, simply tug each section a little left or right during installation to create the curve and then leave out a connecting spacer on the inside of each connection between sections.

At the Beach (or on similar surfaces) it's important to enter and exit the Boardwalk on a flat portion of the terrain. On a slope, such as a beach dune, pedestrian foot traffic entering or exiting the Boardwalk on a slope will erode the sand at the end of the Boardwalk and cause a hole, sometimes a deep hole, to develop. The hole is caused by **lateral erosion**, the same process that can erode an entire dune if it is exposed to enough pedestrian foot traffic. Use Mister Boardwalk® over the dune to prevent dune erosion but be sure to extend the Boardwalk at least to the flat portion of the beach.

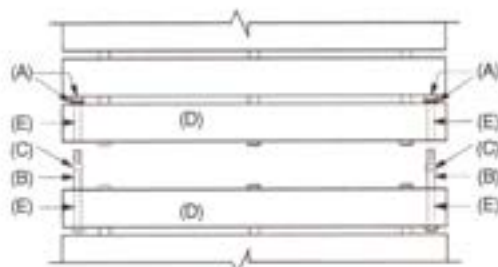
For side hill slopes it's important to excavate the area so that the Boardwalk is near level from side to side. If necessary, place stakes on the low side of the Boardwalk to ensure that the Boardwalk won't try to creep down the slope. Call 800-813-4050 to have stakes sent to you at no cost.

For up or down hill slopes it's important to "stake" the Boardwalk. On long slopes the Boardwalk may gradually slide down the slope and, in extreme situations, the weight of the Boardwalk can stretch the connecting rope (or bend Boardwalk slats made with TREX® & other composite materials), creating gaps between the slats. To avoid downhill movement, gapping or bending, the stakes must be placed at the bottom of the Boardwalk, on each side, and at appropriate intervals going up the slope. Stakes are available at no cost from Mister Boardwalk®, call 800-813-4050. Consider using our FlexWalk design over SAND DUNES. FlexWalk is assembled using Stainless Steel Rods in place of Nylon Cord so that staking the Boardwalk when used over SAND DUNES can be avoided if the Boardwalk is installed on both sides of the dune to create a "saddle" effect.

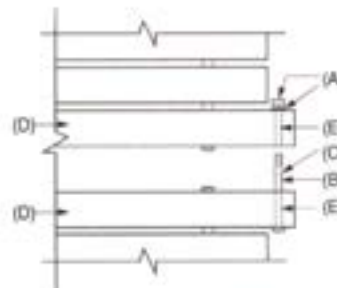
Mister Boardwalk® DOES NOT recommend Trex® or other composite materials for use on slopes due to the tendency of the material to bend easily UNLESS THE BOARDWALK IS PROPERLY "STAKED".

On extreme slopes, consider using "Wide Spacing" Boardwalks to provide better traction.

When a new Boardwalk is first rolled out, the rope may have stretched causing gaps in the Boardwalk. The rope will shrink when exposed to moisture (the dew and rain, for example) and hold the Boardwalk slats and spacers together firmly. When installing the Boardwalk push the slats together as necessary and run some water over the rope and spacers to speed up the shrinking process.



"INBOARD" Connectors



"OUTBOARD" Connectors

"OUTBOARD" Connectors take less time to install & remove and are generally preferred for temporary, seasonal installations.

"INBOARD" Connectors are somewhat more time consuming and are generally preferred for more permanent installations.

Mister Boardwalk®

800-813-4050 o Fax 732-905-1724

misterboardwalk@outlook.com o www.misterboardwalk.com

- A – Galvanized Nut & Washer
- B – Galvanized Bolt
- C – Spacer
- D – Slat
- E – Connecting Hole

**"GIANT"
Rigid
DECK TILES**

Mister Boardwalk™
...built to last!

**"GIANT" Rigid
BOARDWALK
TILES**

**Modular Sections
Screw Together**

MADE IN THE U.S.A.
For Residential, Commercial
or Public Works Use
Celebrating our 30th year

• *Huge Selection*
• *Satisfaction Guaranteed*

NO CARPENTRY or PERMITS REQUIRED ...permanent or temporary use
Install a new ground level deck over grass, stones, wood chips, pine needles, sand,
gravel, old concrete and more



Backyard Patio Deck, Parquet Design



Lake Tahoe Picnic Deck



Special Olympics Amusement Boardwalk

EASY INSTALL or REMOVAL ...connect the tiles with a few standard screws



Silver City NM Museum Boardwalk



Basic Giant Deck Tile Construction



New York City Event Boardwalk

INFINITE POSSIBILITIES ...modular construction creates any deck size

CUSTOM SIZES AVAILABLE ...designed for 20 years of tough use

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NOT AN IMPERVIOUS SURFACE ...in most jurisdictions, make a deck any size and put the deck anywhere you want on your property



Boardwalk through the Park, NC



Long Island Wedding Venue



Backyard Patio Set Deck, FL

- Create a wonderful new PATIO DECK, ROOF DECK, BALCONY DECK OR TERRACE DECK ...or renew an existing one in minutes
- A DO-IT-YOURSELF DECK SYSTEM ...with a truly finished custom look

STANDARD SIZES... 3' x 3' • 4' x 4' • 5' x 5' • 6' x 46"

CUSTOM SIZES AVAILABLE... to fit every need

AVAILABLE IN... • Teak/Ipe • Trex® • Pressure Treated Pine

- ADDITIONAL DECK SPACE ...for an existing deck or provide a separate area for a Patio Set or Barbeque Grill
- IDEAL FOR YARDS WITHOUT A BUILT-IN DECK ...an inexpensive alternative
- GIVE A CONCRETE TERRACE THE LOOK OF WOODEN DECK ...and stay cool on those hot summer days
- GREAT AT THE BEACH ...or around the POOL or HOT TUB
- PERFECT IN MUDDY AREAS ...use as a temporary boardwalk in the muddy season
- GUARANTEED AGAINST ROT & TERMITES

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**Roll Out
DECKS**



**Assembled with
Nylon Cord**

**Modular
Sections**

MADE IN THE U.S.A.
For Residential Use
Celebrating our 30th year

**Hey! We Invented
this Stuff!**
• **Huge Selection**
• **Satisfaction
Guaranteed**

NO CARPENTRY or PERMITS REQUIRED ...lower cost



Create New Outdoor Areas!



Over the Terrace in a Parquet Design

EASILY INSTALLED ...by anyone • SELF-LEVELING ...contours to any surface
BUILT TO LAST ...even with tough use • GUARANTEED ...against rot & termites



Outdoor Fun



A Unique Setting for Patio Furniture



Over Sand

Designed for PERMANENT or TEMPORARY Use

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QUICKLY REMOVED ...after the season or event and before a storm



Great Roof Deck



At The Beach



Outdoor Markets & Craft Shows

EASILY RE-POSITIONED ...over new sand



Over a Concrete Balcony



Over Gravel



Have a Sitting Area Anywhere!

PERMANENT OR SEASONAL USE ...ideal for both



Fill the Back Yard!



By the Pool

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City Commission Agenda Item

Meeting Date: October 15, 2024
From: Nick Rizzio, Municipal Project Manager
Item: Arkansas City Entrance Welcome Signs

Purpose: A Resolution authorizing the City of Arkansas City to enter into agreements for the Entrance Welcome Signs Project with various contractors, for an amount not to exceed \$42,474.95.
(Voice Vote)

Background:

Our current welcome signs in each direction entering into the City of Arkansas City are either missing, damaged, or need to be updated due to the age of installation. The City has looked into several options for new signage requiring durability, cost-effectiveness, and a representation of the City of Arkansas City. Each sign being installed on the ground (North, East, South,) will provide a refreshing appearance welcoming citizens and guests to our city. To the West, Sign Solutions will install lettering on the bridge. The design that has been selected is a direct representation of the history of Arkansas City; two rivers. There will be additional costs for in-house crews setting foundations and troughs along with electrical on the West bridge. This miscellaneous materials cost is not expected to exceed \$5,000.00.

Staff received pricing from Silverdale Quality Stone for \$20,475, Alcon Lighting for \$1,199.95, and Sign Solutions for \$15,800 totaling \$37,474.95. City staff will perform work in-house at an additional estimated amount of \$5,000.00, bringing the overall project amount to \$42,747.95.

Commission Options:

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

Fiscal Impact:

Amount: **\$42,474.95**

Fund: **23-Tourism** Department: **773-Convention & Tourism** Expense Code: **6212-Payment to Contractors**

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ENTER INTO AGREEMENTS FOR THE ENTRANCE WELCOME SIGNS PROJECT WITH VARIOUS CONTRACTORS, FOR AN AMOUNT NOT TO EXCEED \$42,474.95.

WHEREAS, the current City of Arkansas City welcome signs, in each direction entering into the city, are either missing, damaged, or need to be updated due to the age of installation, leading city staff to look into several options for new signage; and

WHEREAS, Silverdale Stone will install three signs on the ground at the north, east and south entrances which will provide a refreshing appearance, welcoming citizens and guests into our Arkansas City, Kansas; and,

WHEREAS, to the west entrance, Sign Solutions will install lettering on the bridge. The design that has been selected is a direct representation of the history of Arkansas City; two rivers. There will be additional costs for in-house crews setting foundations and troughs along with electrical on the west bridge; and

WHEREAS, Alcon Lighting will install outdoor architectural LED commercial sign lights; and,

WHEREAS, city staff will perform in-house labor setting foundations and troughs along with electrical work on the west bridge, vouching for miscellaneous materials; and

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 hereby authorizes the Mayor of the City of Arkansas City to enter into agreements for the Entrance Welcome Signs Project with various contractors, for an amount not to exceed \$42,474.95. Such agreements are 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 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 15th day of October 2024.

(Seal)

Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

APPROVED AS TO FORM:

Larry R. Schwartz, City Attorney

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2024-10-____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on October 15, 2024. as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk







Silverdale Quality Stone
30994 141st Rd.
Arkansas City, KS 67005
P: 620-442-5750 F:
<https://www.silverdalestone.com>

Quote

Bill To: City of Arkansas City
118 W Central Ave Arkansas City, KS 67005 United States P: 620-441-4413 E: nrizzio@arkansascityks.gov

Ship To: Welcome Signs

Customer PO#	Delivery Type
Welcome Signs	Delivery (SQS to set up)

Description	Quantity	Extended
Silverdale - Split Stone - Pieces / Total of 3 Welcome Signs assembled in 2 Pieces each Signage Area Covered is 6' X 17' X 12" Thick	24.00 TONS	\$9,600.00
Plant:Misc / Engraving/Painting	1.00 EA	\$10,500.00
Plant:Plant Trucking/Delivery / Does not include installation	1.00 EA	\$375.00

Notes:
Sales Tax is not included but may be added later. A delivery fee is not included unless stated on the quote. Quote is good up to 60 days after the date listed.

Subtotal	\$20,475.00
Tax (TE-Tax Exempt 0%)	\$0.00
Total	\$20,475.00

Estimate #S2329

7/30/2024

Prepared For:

City Of Ark City
Nick Rizzo
P. O. Box 778
Arkansas City, Kansas 67005

Prepared By:

Sonya Mosier
Sign Solutions
12046 292nd Rd
PO Box 646
Arkansas City, Kansas 67005
USA

Phone:
Alt. Phone:
E-Mail:

Fax:

Phone: 6204421361 Fax: 6204421364
Alt. Phone:
E-Mail: smosier@rcspblast.com

Description:

Install Welcome to Arknasas City Kansas and swooshes on stone wall
Welcom To Kansas will be 20" cast alum gloss black letters
Arkansas City-24" cast aluminum gloss black letters
Swoosh at bottom-cast aluminum gloss black-16.5" tall by 96" long
Price for shipping to be included once I place order

Estimated time for production: 12 working days

Quantity	Description	Each	Total	Taxable
1	Install Welcome to Arknasas City Kansas and swooshes on stone wall Welcom To Kansas will be 20" cast alum gloss black letters Arkansas City-24" cast aluminum gloss black letters Swoosh at bottom-cast aluminum gloss black-16.5" tall by 96" long	15800.00	\$15,800.00	
1	Shipping to be added once order is placed	0.00	\$0.00	
		Subtotal	\$15,800.00	
		Total	\$15,800.00	

Terms:

By my signature, I authorize work to begin and agree to pay the above amount in full according to the terms on this agreement.

Signed by	Date	Amt. Paid Today
-----------	------	-----------------



Quote # RFQ09152455 Section , Item 2.

Alcon Lighting
2845 S. Robertson Blvd
Los Angeles, CA 90034

(877) 733-5236
www.alconlighting.com
rfq@alconlighting.com

Bill To CITY OF ARKANSAS CITY

Ship To TBD

Project
Consultant STEPHANIE SAKAY
Bid Date 9/13/2024
Expires 10/13/2024
Billing Terms PREPAID

Item	Qty	Product Info	Est Lead Time*	List	Your Price	Balance
1	3.00	ALCON LIGHTING 31025-30K-24-60-AB OUTDOOR ARCHITECTURAL LED COMMERCIAL SIGN LIGHT COLOR TEMP/LUMENS: 3000K / 600 LUMENS STEM LENGTH: 24" BEAM SPREAD: 60 DEGREE WIDE FLOOD FINISH: ANTIQUE BRONZE	3-5 DAYS	364.95	310.00	930.00T
2	3.00	60W MINI TRANSFORMER	3-5 DAYS	--	60.00	180.00T
		SHIPPING AND HANDLING			89.95	89.95

QUOTE NUMBERS MUST BE NOTED ON PURCHASE ORDERS.

ORDERS WITH SPECIFICATION-GRADE PRODUCTS WILL REQUIRE PAYMENT-IN-FULL PRIOR TO SHIPMENT.

QUOTE IS BASED ON PART NUMBERS ONLY, NOT PER PLANS AND SPECIFICATIONS.

PRICING IS BASED ON PURCHASE OF ENTIRE BILL OF MATERIALS. ANY DEVIATIONS WILL RESULT IN REVISED PRICING.

*LEAD-TIMES ARE ESTIMATES AND SUBJECT TO CHANGE. PLEASE REQUEST A NEW LEAD-TIME UPON PLACING YOUR ORDER.

Subtotal	\$1,199.95
Sales Tax (0.0%)	\$0.00
Balance Due	\$1,199.95

Found it for less elsewhere? We'll beat it!



City Commission Agenda Item

Meeting Date: October 15, 2024
From: Tiffany Parsons, City Clerk
Item: Parklet Hospitality Area – 408 S. Summit

Purpose: A Resolution authorizing the City of Arkansas City to approve a temporary extension of licensed premise at The Sandbar, to allow a Parklet Hospitality Area on public property, located at 408 S. Summit St. **(Voice Vote)**

Background:

The Sandbar has requested the Governing Body of Arkansas City, KS, allow temporary extension of licensed premise, to incorporate a parklet hospitality area in front of their business beginning Wednesday, October 23rd through Saturday, October 26th, 2024.

The Sandbar will rope off a designated portion of parking spaces in front of their businesses as the parklet hospitality area and place appropriate signs identifying the boundaries of such area. This designated area does leave the sidewalk open for pedestrians. Holding a current Common Consumption Participant License though the State of Kansas ABC, The Sandbar may allow their alcoholic beverages served in appropriate non-glass containers (no red-solo cups) to legal patrons with wristbands, to venture outside of their beer garden area only during the CCA hours of 11:00 AM – 8:00 PM Monday through Thursday, and 10:00 AM to 10:00 PM Friday through Saturday, subject to K.S.A. 41-2659 and City Ordinance No. 2024-04-4610. More specifics and conditions are set forth in this resolution.

The City Commission approved this item for use during last year's Arkalalah, but it wasn't utilized as intended due to the colder weather conditions. Once approved, this resolution and appropriate application will be sent by the applicant to the State of Kansas ABC for final approval.

Commission Options:

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

Fiscal Impact:

Amount:

Fund: Department: Expense Code:

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

RESOLUTION NO. 2024-10-_____**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY APPROVE A TEMPORARY EXTENSION OF LICENSED PREMISE AT THE SANDBAR, TO ALLOW A PARKLET HOSPITALITY AREA ON PUBLIC PROPERTY, LOCATED AT 408 S. SUMMIT ST.**

WHEREAS: The Sandbar has requested the Governing Body of Arkansas City, KS allow temporary extension of licensed premise, to incorporate a Parklet Hospitality Area in front of their business beginning Wednesday, October 23rd through Saturday, October 26th, 2024. The Sandbar will rope off a designated portion of parking spaces, deemed as the Parklet Hospitality Area, and place appropriate signs identifying the boundaries of such area; and

WHEREAS: the Sandbar owner(s) have provided reasonable assurances that they will take all necessary precautions to ensure the property is used in full compliance with applicable state and local law; and

WHEREAS: the Sandbar must also apply and be approved for a temporary extension of premises by the State Alcoholic Beverage Control. This approved resolution must accompany the state application.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF ARKANSAS CITY, KANSAS:

SECTION ONE: The Board of City Commissioners of the City of Arkansas City hereby authorizes the City to approve a Temporary Extension of License Premise at The Sandbar to allow a Parklet Hospitality Area on public property located at 408 S. Summit St, to sell and serve alcoholic liquor by the drink for consumption on the licensed premises, subject to the following terms and conditions:

1. The Sandbar, LLC shall take all necessary precautions to ensure compliance with all other provisions of the State Law and the Arkansas City Municipal Code, including the Uniform Public Offense Code.
2. No person younger than twenty-one (21) years of age shall be served alcohol, and precautions shall be taken to ensure this does not occur.
3. Size and Dimensions: The maximum width of the Parklet Hospitality Area shall be the area between the curb and travel lane of the parking spaces it replaces but may not encroach into the pedestrian walking area.
4. Permitted Location: The Parklet Hospitality Area located in abled parking spaces may use up to a maximum of four combined parking spaces. A 4-foot minimum perimeter buffer from the travel lane and any adjacent parking spaces or curbs must be maintained for safety.
5. Fencing and Security: The premises must be fully gated or otherwise enclosed by temporary fencing, rope, or other material with the use of reflective tape or cones as an added safety measure. The height of the barrier shall not exceed 45 inches and must be at least 36 inches in height. Any place where the gating or other enclosure provides an opening for entrance and exit from the premises must be manned to ensure no one may leave the fenced premises with an open container of alcohol/cereal malt beverage.
6. Signs: Appropriate signs will be placed identifying the boundaries of the designated area, in a size and manner to provide notice to legal patrons entering or leaving the area.

- 7. The Sandbar shall not allow a number of legal patrons inside the premises in excess of the occupancy load established by approved authorities, if applicable.
- 8. Holding a current Common Consumption Participant License through the State of Kansas ABC, The Sandbar may allow their alcoholic beverages served in appropriate non-glass containers (no red-solo cups) to legal patrons with wristbands, to venture outside of their beer garden area only during the CCA hours of 11:00 AM – 8:00 PM Monday through Thursday, and 10:00 AM to 10:00 PM Friday through Saturday, subject to K.S.A. 41-2659 and City Ordinance No. 2024-04-4610.
- 9. Lighting: The addition of lighting elements, especially in the Parklet Hospitality area are encouraged. Licensees may not utilize any lighting that is dangerous to passing motorists, that flash, or could be mistaken as a traffic control device. Lights and electrical wires may be supported by vertical poles. Wiring and electrical cords shall not create a tripping hazard. Cords crossing above the sidewalk must provide a minimum 10-foot clearance above the sidewalk or the Parklet Hospitality Area. No open flames, including candles or use for cooking or heating food are allowed.
- 10. The Sandbar shall leave the premises in the same or similar condition as it existed prior to the permitted dates, and shall remove all gating, trash, seating, and other supplies from the event; and repair any damage, in a timely fashion.
- 11. This Temporary Extension of Premises shall apply only to the exterior portion of the Parklet Hospitality Area and shall not include any surrounding curtilage.

SECTION TWO: 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 15th day of October, 2024.

(Seal)

Jay Warren, 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. 2024-10-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on October 15, 2024, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons , City Clerk



City Commission Agenda Item

Meeting Date: October 15, 2024
From: Tiffany Parsons, City Clerk
Item: Beer Garden at Ben Givens Center City Park during Arkalalah Festival

Purpose: An Ordinance exempting the application of K.S.A. 41-719(d), to allow the sale and consumption of alcoholic liquor at a designated area of Ben Givens Center City Park during Arkalalah, on October 23-26, 2024. **(Roll Call Vote)**

Background:

The Arkalalah Committee has requested that the City Commission allow it to include a beer garden during the 2024 Arkalalah Festival. Gypsy Bev. Co., a dually licensed caterer with the State of Kansas and the City of Arkansas City, will sponsor a beer garden to sell and serve alcoholic liquor at a designated area of Ben Givens Center City Park during the Arkalalah Festival from 12:00 p.m. (noon) until 10:00 p.m. on Wednesday, October 23, 2024, through Saturday, October 26, 2024.

The event will support Arkalalah, and Gypsy Bev. Co. has provided reasonable assurances that it will take all necessary precautions to ensure the property is used in full compliance with applicable state and local law. No one under twenty-one (21) years of age will be allowed within the enclosed area where alcohol is served. Beer gardens at Ben Givens Park have operated for several years now with no issues.

Gypsy Bev. Co., having been issued a State of Kansas ABC Temporary Common Consumption Participant Permit, may allow their alcoholic beverages served in appropriate non-glass containers (no red-solo cups) to legal patrons with wristbands, to venture outside of their beer garden area only during the CCA hours of 11:00 AM – 8:00 PM Monday through Thursday, and 10:00 AM to 10:00 PM Friday through Saturday, subject to K.S.A. 41-2659 and City Ordinance No. 2024-04-4610.

Commission Options:

1. Approve the Ordinance
2. Disapprove the Ordinance

Fiscal Impact:

Amount: Cost of publication.

Fund: Department: Expense Code:

Included in budget Grant Bonds Other (explain)

Attachments:

Approved for Agenda by:



Randy Frazer, City Manager

ORDINANCE NO. 2024-10-_____

AN ORDINANCE EXEMPTING THE APPLICATION OF K.S.A. 41-719(d), TO ALLOW THE SALE AND CONSUMPTION OF ALCOHOLIC LIQUOR AT A DESIGNATED AREA OF BEN GIVENS CENTER CITY PARK DURING ARKALALAH, ON OCTOBER 23-26, 2024.

WHEREAS, Gypsy Bev. Co., a dually licensed caterer with the State of Kansas ABC and the City of Arkansas City, has requested that the Governing Body of the City of Arkansas City, Kansas, allow it to sponsor a beer garden to sell and serve alcohol at a designated area of downtown Arkansas City during the Arkalalah Festival from 12:00 p.m. (noon) until 10:00 p.m. on Wednesday, October 23, 2024, through Saturday, October 26, 2024; and

WHEREAS, the event will support the Arkalalah Festival; and

WHEREAS, Gypsy Bev. Co. has provided reasonable assurances that it will take all necessary precautions to ensure the property is used in full compliance with applicable state and local law; and

WHEREAS, in order to use the property in the manner requested, the Governing Body of the City of Arkansas City, Kansas, is required by Kansas statute to adopt an Ordinance specifically exempting the property from the provisions of K.S.A. 41-719(d), which prohibits the consumption of alcoholic liquor on public property; and

WHEREAS, Gypsy Bev. Co. has also indicated that they wish to participate in the Common Consumption Area (CCA).

NOW THEREFORE, IN CONSIDERATION OF THE AFORESTATED PREMISES, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ARKANSAS, KANSAS, AS FOLLOWS:

SECTION ONE: Notwithstanding any provision of Municipal Code to the contrary, the Governing Body of the City of Arkansas City, Kansas, hereby exempts property located at Ben Givens Center City Park (101 N. Summit St.) and designated on the attached map (hereafter “the Premises”) from the provisions of K.S.A. 41-719(d), from 12:00 p.m. (noon) until 10:00 p.m. on Wednesday, October 26, 2024, through Saturday, October 26, 2024. The Governing Body of the City of Arkansas City, Kansas, hereby grants this exemption as it is a unique opportunity specifically tied to the Arkalalah Festival, a community celebration, and it will be fully contained and have measures in place to provide for security and monitoring to ensure compliance with Municipal laws. By providing this exemption, the Governing Body hereby authorizes Gypsy Bev. Co., a duly licensed caterer, to sell and serve alcoholic liquor by the drink for consumption on the Premises, subject to the following terms and conditions:

1. Gypsy Bev. Co. shall take all necessary precautions to ensure compliance with all other provisions of Arkansas City Municipal Code, including the Uniform Public Offense Code.
2. No person younger than twenty-one (21) years of age shall be allowed within the enclosed area where alcohol is served, and precautions shall be taken to ensure this does not occur. Gypsy Bev. Co. or its designee shall check photo identification to ensure no one younger than 21 enters the area.
3. The Premises must be fully gated or otherwise enclosed. Any place where the gating or other enclosure provides an opening for entrance and exit from the Premises must be staffed to ensure no one may leave the fenced premises with an open container of alcoholic liquor or cereal malt beverage.

- 4. Gypsy Bev. Co. shall not allow a number of persons inside the Premises in excess of the occupancy load established by approved authorities, if applicable.
- 5. Gypsy Bev. Co. shall leave the Premises in the same or similar condition as it existed prior to the exemption dates, and shall remove all gating, trash, seating, portable toilets, and other supplies from the event; and repair any damage, in a timely fashion.
- 6. This exemption shall apply only to the interior of the gated Premises and shall not include any surrounding curtilage.
- 7. Gypsy Bev. Co. having obtained their State ABC Temporary Common Consumption Area (CCA) Participant Permit, shall follow the Common Consumption Area effective hours and guidelines per provisions of K.S.A. 41-2659 and K.S.A. 41-719(b), amendment thereto, and the Arkansas City Ordinance No. 2024-04-4610.

SECTION TWO: PUBLICATION; EFFECTIVE DATE. This ordinance, or a summary thereof, shall be published one time in the official City newspaper, and shall take effect and be in force from and after said publication.

PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas, on this 15th day of October, 2024.

(Seal)

Jay Warren, 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 Ordinance No. 2024-10-____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on October 15, 2024, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk



**CITY OF ARKANSAS CITY, KANSAS
FINANCIAL SUMMARY
Year-To-Date September 30, 2024**

Fund	Cash Summary						Budget Summary			
	1/1/2024 Beginning Cash Balance	Prior Year Encumbrances/ Adjusting Entries	Receipts	Disbursements	Change in Assets/Liabilities	09/30/2024 Ending Cash Balance	Budget	Encumbrances	Budget Variance (Unfavorable)	% Remaining (25%)
01 - GENERAL FUND	\$ 2,836,988.58	\$ 209,743.29	\$ 9,337,828.68	\$ 8,220,321.98	\$ (455,895.81)	\$ 3,288,856.18	\$ 14,115,945	\$ 322,633.61	\$ 5,572,989	39%
15 - STORMWATER FUND	\$ 467,706.16	\$ -	\$ 304,354.69	\$ 156,550.97	\$ (35,794.70)	\$ 579,715.18	\$ 443,070	\$ -	\$ 286,519	65%
16 - WATER FUND	\$ 3,720,338.54	\$ 111,861.25	\$ 4,312,378.23	\$ 3,760,790.60	\$ (627,575.34)	\$ 3,532,489.58	\$ 5,937,448	\$ 444,097.24	\$ 1,732,560	29%
18 - SEWER FUND	\$ 4,510,945.03	\$ 54,590.00	\$ 3,534,455.20	\$ 1,514,247.42	\$ (713,703.41)	\$ 5,762,859.40	\$ 2,976,359	\$ 45,816.81	\$ 1,416,295	48%
19 - SANITATION FUND	\$ 1,610,295.01	\$ 205,546.49	\$ 1,666,128.61	\$ 996,505.28	\$ (233,264.01)	\$ 1,841,107.84	\$ 1,882,780	\$ -	\$ 886,275	47%
20 - SPECIAL RECREATION FUND	\$ 49,082.60	\$ -	\$ 14,510.59	\$ 7,028.30	\$ -	\$ 56,564.89	\$ 70,425	\$ -	\$ 63,397	90%
21 - SPECIAL STREET FUND	\$ 564,297.00	\$ -	\$ 732,343.28	\$ 333,889.70	\$ (3,701.99)	\$ 959,048.59	\$ 715,100	\$ -	\$ 381,210	53%
23 - TOURISM/CONVENTION FUND	\$ 110,708.22	\$ -	\$ 121,071.74	\$ 105,392.60	\$ -	\$ 126,387.36	\$ 272,922	\$ -	\$ 167,529	61%
26 - SPECIAL ALCOHOL FUND	\$ 85,992.76	\$ -	\$ 15,635.59	\$ 14,944.39	\$ (4,391.46)	\$ 82,292.50	\$ 111,739	\$ -	\$ 96,795	87%
27 - PUBLIC LIBRARY FUND	\$ 8,553.94	\$ -	\$ 430,886.81	\$ 430,886.81	\$ (8,553.94)	\$ -	\$ 454,974	\$ -	\$ 24,087	5%
29 - SPECIAL LAW ENF TRUST FUND	\$ 2,848.48	\$ -	\$ -	\$ -	\$ -	\$ 2,848.48	Not a Budgeted Fund			
31 - LAND BANK FUND	\$ 16,608.90	\$ -	\$ 1.00	\$ 120.27	\$ -	\$ 16,489.63	\$ 21,451	\$ -	\$ 21,331	99%
32 - MUNICIPALITIES FIGHT ADDICTION FUND	\$ 32,235.16	\$ -	\$ 36,081.25	\$ -	\$ -	\$ 68,316.41	\$ 59,253	\$ -	\$ 59,253	100%
43 - BOND & INTEREST FUND	\$ 160,927.81	\$ -	\$ 2,452,751.90	\$ 2,496,148.60	\$ -	\$ 117,531.11	\$ 2,611,836	\$ -	\$ 115,687	4%
44 - HEALTHCARE SALES TAX FUND	\$ -	\$ -	\$ 1,542,320.25	\$ 1,542,320.25	\$ -	\$ -	\$ 2,500,000	\$ -	\$ 957,680	38%
45 - UNPLEDGED HEALTHCARE SALES TAX FUND	\$ 30,403.17	\$ -	\$ 68,235.24	\$ 4,100.00	\$ -	\$ 94,538.41	\$ 252,800	\$ -	\$ 248,700	98%
53 - MUNICIPAL COURT FUND	\$ 9,515.63	\$ 13,979.42	\$ 4,463.79	\$ -	\$ 8,885.67	\$ 8,885.67	Not a Budgeted Fund			
54 - EQUIPMENT RESERVE FUND	\$ 184,746.02	\$ -	\$ -	\$ -	\$ -	\$ 184,746.02	Not a Budgeted Fund			
57 - CID SALES TAX FUND	\$ -	\$ -	\$ 51,676.73	\$ 51,676.73	\$ -	\$ -	\$ 85,000	\$ -	\$ 33,323	39%
68 - CAPITAL IMPROVEMENT FUND	\$ 1,558,692.81	\$ -	\$ 87,757.07	\$ 67,852.54	\$ (11,375.00)	\$ 1,567,222.34	Not a Budgeted Fund			
TOTALS	\$ 15,960,885.82	\$ 595,720.45	\$ 24,712,880.65	\$ 19,702,776.44	\$ (2,085,369.99)	\$ 18,289,899.59	\$ 32,511,102.00			

INDEBTEDNESS:

2019 PBC	\$ 10,640,000
GO 2020 REFUNDING & IMPROVEMENT BOND	\$ 15,265,000
GO 2022 TAXABLE STROTHER FIELD	\$ 4,050,000
GO 2023 TAXABLE LAND PURCHASE	\$ 515,000
2019 FERRARA PUMPER TRUCK LEASE	\$ 270,235
2021 RAVO STREET SWEEPER	\$ 43,290
2023 WWTP SRF LOAN	\$ 8,870,342
TOTAL	\$ 39,653,868

Note: Information is Unaudited