



City Commission Meeting

June 18, 2024 at 5:30 PM

118 W Central Ave, Arkansas City, KS

Please join our meeting <https://global.gotomeeting.com/join/787656045>
Or dial in using your phone: United States: +1 (872) 240-3311 Access Code: 787 656 045

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 2024 as Archaeology and Historic Preservation Month in Arkansas City.

III. Recognition of Visitors/Staff

1. Recognize and appreciate the Arkansas City Lions Club for their invaluable contributions, continued involvement, and outstanding dedication in our community.
2. Police Department promotions and recognition of Officers Legleiter, Mayo, Velasquez and Wilson.

IV. 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 21, 2024, and June 4, 2024, regular meeting minutes as written.

V. New Business

City Manager Department

1. Hold a Public Hearing and consider a Resolution declaring structures located at: 408 N. 7th St., 512 S. A St., 319 S. B St., 221 S. D St., 717 S. B St., 405 S. D St., 401 N. E St., 1420 S. K St., and 609 N. Summit St. as unsafe and dangerous, and directing that said structures be repaired shored, or otherwise made safe, or, in the alternative, demolished. **(Voice Vote)**

Environmental Services Department

1. A Resolution authorizing the City of Arkansas City to accept a proposal from R.E. Pedrotti, Company, Inc., to procure materials and install new equipment for rehabilitation of the Country Club Lift Station RTU, in the amount of \$25,173.00. **(Voice Vote)**

VI. City Manager Reminders & Updates

VII. Items for Discussion by City Commissioners

VIII. 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.

IX. Financial Summary

X. Adjournment

Office of the Mayor

Arkansas City, Kansas
Proclamation

WHEREAS, the National Trust for Historic Preservation created Preservation Week in 1971 to spotlight grassroots preservation efforts in the United States, and it since has grown into an annual celebration observed by small towns and big cities with events ranging from architectural and historic tours and award ceremonies to fundraising events, educational programs, and heritage travel opportunities; and

WHEREAS, the National Trust in 2005 extended the celebration to an entire month and declared it Preservation Month to provide an even longer opportunity to celebrate the diverse and unique heritage of our country’s cities and states, and to enable more Americans to become involved in the growing preservation movement; and

WHEREAS, the National Historic Preservation Act has had a profound impact on Kansas, and historic places listed on the Cowley County, State, and National Registers contribute to the revitalization and recognition of communities through heritage tourism and the preservation of historic places which honor the diverse cultural, agricultural, natural, and built environments of our State; and

WHEREAS, Etzanoa, “The Great Settlement,” is a large historic Native American City of the Wichita people located in present day Arkansas City, Kansas from the mid-15th Century through the mid-18th century; and

WHEREAS, June is a very important month for the Etzanoa Conservancy, as ongoing archaeological excavation, educational and training activities take place throughout this month as part of the Etzanoa Field School, offered in conjunction with Cowley College and Wichita State University; and

WHEREAS, Archaeology and Historic Preservation Month is a celebration of our City’s historic heritage.

NOW, THEREFORE, the Mayor of the City of Arkansas City, Kansas, does hereby proclaim that **June** shall be commemorated as

ARCHAEOLOGY AND HISTORIC PRESERVATION MONTH

in Arkansas City, Kansas, and urges all residents to recognize the diverse and unique heritage of Arkansas City, Cowley County, and the State of Kansas with appropriate and suitable activities and celebrations.

In witness thereof I have hereunto set my hand and caused this seal to be affixed.

Name/Title: Jay Warren, Mayor
Date: June 18, 2024



City Commission Agenda Item

Meeting Date: June 18, 2024
From: Mayor, City Commission & City Staff
Item: Lions Club Recognition

Purpose: Recognize and appreciate the Arkansas City Lions Club for their invaluable contributions, continued involvement, and outstanding dedication in our community.

Background:

Over the years the Arkansas City Lions Club has been an exemplary organization in our community, consistently demonstrating their commitment to service and support. Their efforts have significantly impacted the well-being and quality of life for many of our residents, particularly through:

- **Transportations Services:** Providing essential transportation for hospital and clinic patients, ensuring those in need can get home safely after accessing vital medical appointments and treatments.
- **Support of Education:** Generously paying for all student meals in the USD 470 School District, ensuring that no child goes hungry and supporting their academic success and overall well-being.
- **Fundraising & Benefit Dinners:** Organizing and hosting fundraising and benefit dinners to raise funds for various community projects and initiatives, demonstrating their dedication to fostering a supportive thriving community.
- **Lions Club Park:** Working diligently to maintain the Lions Club Park, providing a clean, safe, and enjoyable environment for all community members and guests to enjoy.

It is important to keep in mind that these are just a few of the many acts of kindness the Lions Clubs have displayed, as they continuously go above and beyond to support our community in countless ways.

We sincerely thank them for their unwavering dedication and generosity!

Commission Options:

1. Express our appreciation and many thanks to the Arkansas City Lions Club.

Approved for Agenda by:

Randy Frazer, City Manager



City Commission Agenda Item

Meeting Date: June 18, 2024
From: Jim Holloway, Chief of Police
Item: Promotions & Recognition of Officers

Purpose: Police Department promotions and recognition of officers Legleiter, Mayo, Velasquez and Wilson.

Background:

The Arkansas City Police Department has completed a promotional process to fill open supervisory positions.

- 1) Det. Lt. Legleiter promoted to Captain (Support Services)
- 2) Sgt. Matt Mayo promoted to Patrol Lieutenant
- 3) MPO Ivan Velasquez promoted to Patrol Sergeant
- 4) Officer Jeff Wilson promoted to Master Police Officer

Fiscal Impact:

Amount:

Fund: Department: Expense Code:

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager



City Commission Agenda Item

Meeting Date: June 18, 2024
From: Tiffany Parsons, City Clerk
Item: Approve the May 21, 2024 & June 4, 2024 Regular Meeting Minutes

Purpose: Approve the May 21, 2024, and the June 4, 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 blue ink, appearing to read "Randy Frazer", with a long horizontal line extending to the right.

Randy Frazer, City Manager



Tuesday, May 21, 2024
Regular Meeting Minutes
118 W Central Ave, Arkansas City, KS

Routine Business

- 1. Opening Prayer and Pledge of Allegiance led by Mayor Warren.
- 2. Roll Call

PRESENT

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

Also present from staff: City Attorney Larry Schwartz, City Manager Randy Frazer, Communications Director Shana Adkisson, Assistant Environmental Services Superintendent Kyle Blubaugh, Distribution & Collection Maintenance Worker III Luis Salcedo, EMS Director Jeri Wheatly, Interim Assistant Fire/EMS Chief Patrick Ramirez, Firefighter-AEMT Will Hankins, Firefighter-EMT David Kruse, Fire/EMS Training Officer Ken Corcran, Municipal Project Manager Nick Rizzio, and Police Chief Jim Holloway.

- 3. There was one addition and no deletions.

Addition: New Business, City Manager Dept. Item No. 2. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Schaefer Architecture to provide a Master Plan and Design Services for an Indoor Recreation Facility and Outdoor Aquatic Center (RecPlex), for a City portion amount not to exceed \$24,500.00. **(Voice Vote)**

Motion made by Commissioner Tweedy, Seconded by Commissioner Beeson to approve the amendments to the agenda as presented.

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

- 4. Approval of the Agenda

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

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

Awards and Proclamations

- 1. Proclaim May 19-25, 2024, as National EMS Week in Arkansas City as offered by Interim Assistant Fire/EMS Chief Patrick Ramirez.

Recognition of Visitors/Staff

1. Recognize Luis Salcedo for his recent Pipeline Assessment Certification Program (PACP) Accreditation and promotion to Maintenance Worker Level III.

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 May 7, 2024, regular meeting minutes as written.

Motion made by Commissioner Tweedy, Seconded by Commissioner Stover to approve the consent agenda as written.

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

New Business

City Clerk Parsons offered the following items for consideration:

City Manager Department

1. A Resolution authorizing the City of Arkansas City to enter into a contract with Professional Engineering Consultants, P.A. to perform strategic street assessments using GIS technology platforms and formulate prioritized action plans, for an amount not to exceed \$70,000.00.

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

*Voice Call Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-05-3616**.*

2. **A Resolution authorizing the City of Arkansas City to accept a bid submitted by Schaefer Architecture to provide a Master Plan and Design Services for an Indoor Recreation Facility and Outdoor Aquatic Center (RecPlex), for a City portion amount not to exceed \$24,500.00.**

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

*Voice Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-05-3617**.*

City Manager Updates & Reminders

City Manager Frazer provided reminders and updates before the commission.

1. PEC and internal city project updates, commissioners received handouts for both.
2. Kansas MainStreet will visit, and tour of Arkansas City on May 22nd, Principal Planner White and City Manager Frazer will participate from city staff.
3. City Hall will be closed Monday, May 27th for in observance of Memorial Day.
4. May 30th, at 10:00 a.m. the City will host Chamber Coffee at City Hall to discuss Common Consumption and announce the Purple Heart Celebration set for July 12th.
5. 1st Budget Retreat is at 11:00 am, Friday May 31st at the Water Treatment Facility and will coincide with work session.

- 6. Purple Heart Celebration is Friday, July 12th at 11:00 a.m., work session to follow.
- 7. Harassment training July 18th at 10:00 a.m. and 1 p.m. in the Cowley College Wright Room. It is mandatory that all city staff attend one session.

Comments from the Audience for Items not on the Agenda

Robert Hicks at 33407 Water Rd. Arkansas City, KS spoke of his experience inquiring about signs being removed from public government owned property, specifically located at the Arkansas City Public Library. The building and its parcel are owned by the City of Arkansas City therefore making it a public government owned property. Municipal Code Sections 50-227 and 50-228 prohibit signs on public property and support the removal of such signs by the City Code Enforcement Officer or other appropriate city staff members. City Attorney Schwartz will be reviewing the current ordinances for possible revision of verbiage.

Robin Henderson of 1424 N 9th St. Arkansas City, KS has concerns about not being able to use signs as a means for advertising for community events, providing communication and information about what is happening in our community. Robin is a member of the upcoming Juneteenth Event and was called last week about removing her signs advertising the event from Wilson Park.

Tammy Henderson of 1114 N 10th St. Arkansas City, KS I read an email that talked about if an event is not at City Event or brought on by the City than these signs can not be in the City. Henderson believes that events such as Tacolalah, Juneteenth, Arkalalah, the Art and Farmers Market are city events put on by community members who live here and pay taxes there.

Jill Hunter of 1521 N 3rd Arkansas City, KS Believes that the signs out there do grab attention and Creekstone spent lots of money, over \$300,000.00 on the pavilion at Wilson Park and they hate to move the Farmers Market Event somewhere else. Hunter asked if it was possible to consider a temporary exception.

Adjournment

Motion made by Commissioner Stover, seconded by Commissioner Tweedy 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)

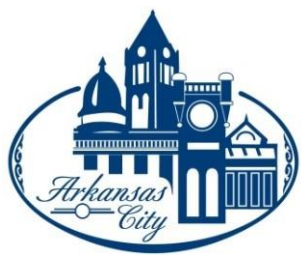
Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

Prepared by:

Tiffany Parsons, City Clerk



Tuesday, June 4, 2024
Regular Meeting Minutes
118 W Central Ave, Arkansas City, KS

Routine Business

1. Opening Prayer led by Principal Planner White and Pledge of Allegiance led by Mayor Warren.
2. Roll Call

PRESENT

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

Also present from staff: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communications Director Shana Adkisson, and Finance Director/Treasurer Jennifer Waggoner.

3. There were four additions and no deletions to the agenda.

Additions:

- **Section II. Awards & Proclamations, Item No. 1.** Proclaim June 19, 2024, as Juneteenth National Independence Day 2024 in Arkansas City.
- **Consent Agenda, Item No. 3.** Receive and file the 2023 Audit by Gordon CPA LLC.
- **Consent Agenda, Item No. 4.** Approve the donation of a surplus siren to Bolton Township in the IXL District.
- **New Business, City Manager Dept. Item No. 2.** 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 the east corner of Central Ave. and Summit St. for one day, commencing June 6, 2024. **(Roll Call Vote)**

Motion made by Commissioner Tweedy, Seconded by Commissioner Stover to approve the amendments to the agenda as presented.

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

4. Approval of the Agenda

Motion made by Commissioner Spielman, Seconded by Commissioner Tweedy to approve the agenda as amended.

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

Awards and Proclamations

1. **Proclaim June 19, 2024, as Juneteenth National Independence Day 2024 in Arkansas City.**

As ready by Mayor Warren and presented to Robin Henderson, founder of LoveNJoyCo. and organizer of the Juneteenth Cowley County Celebration Events happening June 15th at Wilson Park and June 19th at Lovie Watson Park this year.

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. Ratify Mayor Jay Warren's appointment of Duane Oestmann and Dorothy "Dotty" Smith to the Historic Preservation Board.
2. Ratify Mayor Jay Warren's appointment of Michael Bergagnini to the Planning Commission/Board of Zoning Appeals Committee.
3. **Receive and file the 2023 Audit by Gordon CPA LLC.**
4. **Approve the donation of a surplus siren to Bolton Township in the IXL District.**

Motion made by Commissioner Tweedy, Seconded by Commissioner Stover to approve the consent agenda as written.

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

New Business

City Clerk Parsons offered the following items for consideration:

City Manager Department

1. An Ordinance approving the plat of Fugate Commercial Addition, and accepting land dedicated for the public purposes included therein. **(Roll Call Vote)**

Principal Planner White clarified that Mr. Larry Fugate and his trust applied to split their property located at 1745 and 1801 N. Summit where commercial businesses of Taco Bell and AT&T currently reside. The surrounding area is comprised of commercial uses. The rear vacant portion is partially within the floodplain and floodway. The proposed plat for commercial development, known as Fugate Commercial Addition, will divide the property into three sections, splitting the shopping center/restaurant and vacant land into separate lots. The Planning Commission held a public hearing on Tuesday, May 14, 2024, and voted to approve the preliminary plat.

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

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Spielman, Commissioner Stover, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Ordinance No. 2024-06-4611**.*

2. **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 the east corner of Central Ave. and Summit St. for one day, commencing June 6, 2024. (Roll Call Vote)**

City Clerk Parsons explained that this is a request submitted by The Sandbar owner Brandi Webb, to add the beer garden to the First Thursday Downtown Shopping Event on June 6th to offer a place for legal

participants to set and enjoy the festivities and entertainment that go on past 8:00 p.m. The alley from Central to Summit is already set to be blocked off to traffic.

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

*Roll Call Voting Yea: Commissioner Beeson, Commissioner Stover, Commissioner Spielman, Commissioner Tweedy, and Mayor Warren. Mayor Warren declared the motion approved; given **Resolution No. 2024-06-4612.***

Items for Discussion by City Commissioners

Commissioner Tweedy noted that Merchants in Motion are hosting First Thursday’s Events in effort to aid in the revitalization of downtown. They are going to have various vendors, activities and food trucks set up.

Commissioner Beeson spoke of a gentleman who had concerns about stoplights at the intersection of B Street and Madison not being in use anymore. Stop lights at the post office and library are also seemingly not in as high traffic areas as they used to be. Mayor Warren added that there may be other areas of town that may also need to be evaluated. More questions raised in conversation, if so many lights were needed along main street and with the added expense of repair and upkeep, are they worth maintaining? Beeson inquired about having a traffic study evaluation done by Chief Holloway to see if any of these are able to be removed.

Mayor Warren mentioned getting a wellness program started for employees as discussed at Friday’s work session meeting then brought to the Hospital Board. Chick-Fil-A will be in the Spring Hill Golf Course parking lot 3202 N Summit St. on Wednesday June 12th, 2024, from 11:00 a.m. to 1:00 p.m. Pre-Order ahead to guarantee lunch or walk-ups are welcome while supplies last.

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.

Chey Stone of 228 Random Road express concerns and read a few statements surrounding hatred for the LGBTQ+ Community, sharing personal experiences and insights. Commissioner Tweedy spoke in response to the event holder cancelling their event last year that was to be held at the Burford, on their own terms. Mayor Warren and the commission thanked Chey for having the courage to come before the commission and speaking out.

City Manager Updates & Reminders

City Manager Frazer provided reminders and updates before the commission.

1. Cowley House of Hope would like to explore the possibility of housing.
2. Principal Planner White and City Manager Frazer met with The Nash Group LLC who would like to explore housing development.
3. Neighborhood Services Director Bellis, Principal Planner White and City Manager Frazer met with PEC to review the Master Plan Process for the city owned 101 acres up north. This information will go July 9th before the Planning Commission, then a public meeting will occur before the August City Commission Meeting.
4. Equipment will move in on June 9th at the Travel Center and start scarifying the property. Archaeologists will be here June 13th.

- 5. City met with Idea Tek on future fiber optic installation, giving our citizens another more affordable internet solution. They would like to present a franchise agreement to before the commission.
- 6. Evergy franchise agreement is up for renewal in the near future.
- 7. Special Budget Work Session is this Thursday, June 6th at noon, in the Commission Chambers of City Hall, located at 118 W. Central Ave. Outside agencies will present their 2025 budget requests.

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)

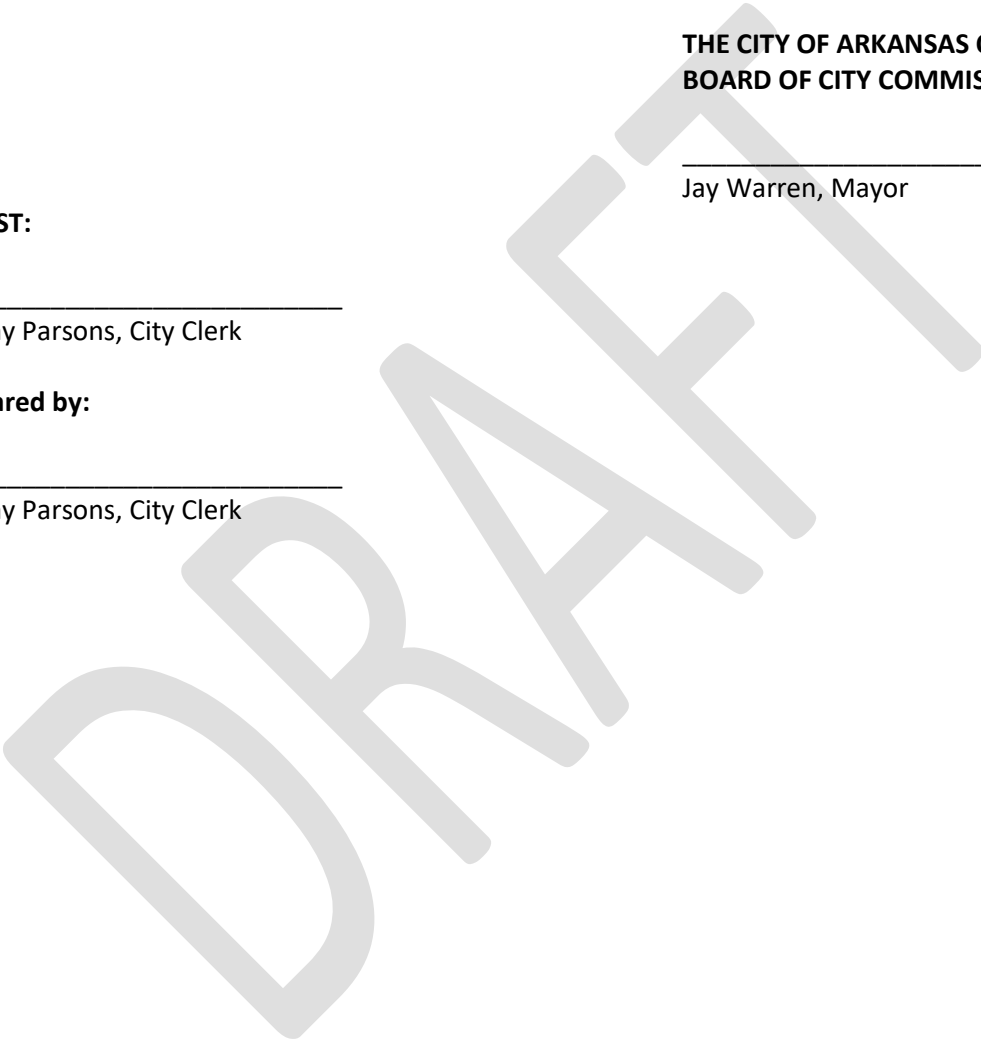
Jay Warren, Mayor

ATTEST:

Tiffany Parsons, City Clerk

Prepared by:

Tiffany Parsons, City Clerk





City Commission Agenda Item

Meeting Date: June 18, 2024
From: Mike Bellis, Building Official
Item: Public Hearing for Dangerous Structures

Purpose: Hold a Public Hearing and consider a Resolution declaring structures located at: 408 N. 7th St., 512 S. A St., 319 S. B St., 221 S. D St., 717 S. B St., 405 S. D St., 401 N. E St., 1420 S. K St., and 609 N. Summit St. as unsafe and dangerous, and directing that said structures be repaired shored, or otherwise made safe, or, in the alternative, demolished. **(Voice Vote)**

Background:

June 18, 2024, was set by the City Commission as the date to hold a public hearing on the status of the structures listed below to determine if they are dangerous structures and possibly to order abatement and/or demolition.

The properties to be considered are:

1. 408 N. 7th St. – Dustin Griesel
2. 512 S. A St. – Manuel Gonzales & Bianca Enriquez
3. 319 S B. St. – Darren Oakley
4. 221 S D. St. – Marlene L. Kemp Trust
5. 717 S B. St. – Matthew & Catherine Reeves
6. 405 S. D. St. – Vitelmo Morales Bonilla & Merlin Castro
7. 401 N. E St. – Jimmie O’Conner
8. 1420 S. K. St. – McAlister Properties, LLC
9. 609 N. Summit St. – WKS Holdings, LLC

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 will have 30 days to begin repair or demolition and 90 days to complete that work after publication of the resolution declaring a dangerous structure. The owners have been properly notified and have not made appropriate corrections.

Commission Options:

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

Fiscal Impact:

Amount: Publication Cost

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

RESOLUTION NO. 2024-06-_____

A RESOLUTION FINDING THAT THE STRUCTURE(S) LEGALLY DESCRIBED HEREIN AND LOCATED WITHIN THE CITY LIMITS OF THE CITY OF ARKANSAS CITY, KANSAS, ARE UNSAFE OR DANGEROUS AND DIRECTING THAT THE STRUCTURE(S) BE REPAIRED, SHORED OR OTHERWISE MADE SAFE, OR, IN THE ALTERNATIVE, DEMOLISH THE STRUCTURE(S), MAKING THE PREMISES SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Arkansas City, Kansas, did, on or about the 7th day of May, 2024, 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.

WHEREAS, the Governing Body did by Resolution No. 2024-05-3613 establish the 18th day of June, 2024 at 5:30 p.m., as the date of public hearing at which time the owners, their agents, any lienholders of record and occupants of the structure(s) could appear and show cause why said structure(s) should not be condemned and ordered repaired, shored or otherwise made safe, or, in the alternative, demolished as unsafe or dangerous structure(s), and did duly publish and serve said Resolution in the manner provided by law; and

WHEREAS, on this date the Governing Body held a public hearing to determine whether the structure(s) at issue is a dangerous structure.

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

SECTION ONE: That the Governing Body hereby finds the following described structure(s) located in Arkansas City, Kansas to-wit:

Parcel 1:

Dilapidated Structure, including any Accessory structures located at 408 N. 7th Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 15, 16, 17, 18, 19, 20, 21 and 22, Block 151, Original Townsite of Arkansas City, Cowley County, Kansas.

Record Owner(s): Dustin Griesel
715 N. C Street
Arkansas City, KS 67005

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

Parcel 2:

Dilapidated Structure, including any Accessory structures located at 512 S. A Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

South 23 feet of Lot 7 and the North 5 feet of Lot 8, Block 60, Original Town Arkansas City, Cowley County, Kansas.

Record Owner(s): Manuel Gonzalez & Bianca Enriquez
623 S. Summit Street
Arkansas City, KS 67005

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

Parcel 3:

Dilapidated Structure, including any Accessory structures located at 319 S. B 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): Darren D. Oakley
5417 274th DR
Arkansas City, KS 67005

Record Lienholder(s): Kaw Valley State Bank and Trust Co.
Wamego, KS

Key Funding

Cowley County Treasurer, Unpaid Taxes
Second Installment
311 E. 9th Avenue
Winfield, KS 67156

Parcel 4:

Dilapidated Structure, including any Accessory structures located at 221 S. D Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

The North 20 feet of Lot 17 and all of Lot 18, Block 33, City of Arkansas City, Cowley County, Kansas.

Record Owner(s): Marlene L. Kemp Trust
2408 E Gosiute RD
Fort Mohave, AZ 86426

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

Parcel 5:

Dilapidated Structure, including any Accessory structures located at 717 S. B Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lot 8, Block 167, M.R. Leonard's Addition to Arkansas City, Cowley County, Kansas.

Record Owner(s): Matthew Adam Reeves & Catherine Irene Reeves
PO Box 478
Arkansas City, KS 67005

Record Lienholder(s): State of Kansas Tax Lien
PO Box 3506
Topeka, KS 66625-3506

Cowley County Treasurer, Unpaid Taxes
311 E. 9th Avenue
Winfield, KS 67156

Parcel 6:

Dilapidated Structure, including any Accessory structures located at 405 S. D Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 25 and 26, Block 35, Original Townsite, City of Arkansas City, Cowley County, Kansas

Record Owner(s): Vitelmo E. Morales Bonilla & Merlin M. Castro
303 Irish Street
Chelsea, IA 52215

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

Parcel 7:

Dilapidated Structure, including any Accessory structures located at 401 N. E Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 15, 16, 17, and 18, Block 16, Arkansas City, Cowley County, Kansas

Record Owner(s): Jimmie O'Conner
401 N. E Street
Arkansas City, KS 67005

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

Parcel 8:

Dilapidated Structure, including any Accessory structures located at 1420 S. K Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 17, 18, and 19, Block 11, Sleeth Addition to Arkansas City, Cowley County, Kansas

Record Owner(s): McAlister Properties, LLC
3715 221st RD
Atlanta, KS 67008

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

Parcel 9:

Dilapidated Structure, including any Accessory structures located at 609 N. Summit Street, Arkansas City, Cowley County, Kansas, and legally described as, to-wit:

Lots 5 through 11, Block 74, Original Townsite of Arkansas City, Cowley County, Kansas

Record Owner(s): WKS Holdings, LLC
30075 85th Lane
Arkansas City, KS 67005

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

to be UNSAFE and DANGEROUS and hereby directs that the structure(s) be repaired, shored or otherwise made safe, or, if economically unfeasible, then, in the alternative, that the structure(s) be demolished, and the premises made safe and secure. The owner(s) of said structure(s) are hereby given:

_ For **REPAIR** and **RENOVATION**, thirty (30) days from the date of publication of this Resolution within which to commence repair and/or renovation of the same, and an additional ninety (90) days to complete such, or during a timeframe extended by the Director of Building, Planning and Codes, or his designee, in his sole discretion; and

_ For **DEMOLITION**, thirty (30) days from the date of publication of this Resolution within which to obtain the necessary demolition permit and commence demolition of the same and an additional fifteen (15) days to complete such, including removal of all materials from the demolished structure, or during a timeframe extended by the Director of Building, Planning and Codes, or his designee, in his sole discretion;

_ If the owners fail to commence such repair and renovation or demolition within the time allotted above, the Director of Building, Planning and Codes, or his designee, is hereby authorized to cause the structure(s) to be either repaired and renovated and thereby made safe, or, in the alternative, demolished, and the premises made safe and secure and the costs incurred thereby, less salvage, if any, shall be assessed as a special assessment against the lot or parcel of land upon which the structure(s) are located, and the City may also pursue collection in the manner provided by K.S.A. § 12-1,115 and all acts amendatory thereof or supplemental thereto and through any other available means.

SECTION TWO: The City Clerk shall cause this Resolution to be published once in the official City newspaper and a copy mailed by certified mail within three (3) days after publication to each such owner, agent, lienholder or occupant at his/her/their/its last known place of residence, all as contemplated under Kansas law. Further, this Resolution shall be filed with the Cowley County Register of Deeds and indexed to the property(ies) described herein.

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas this 18th day of June, 2024 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.

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 Resolution No. 2024-06-____ of the City of Arkansas City, Kansas adopted by the governing body on June 18, 2024, as the same appears of record in my office.

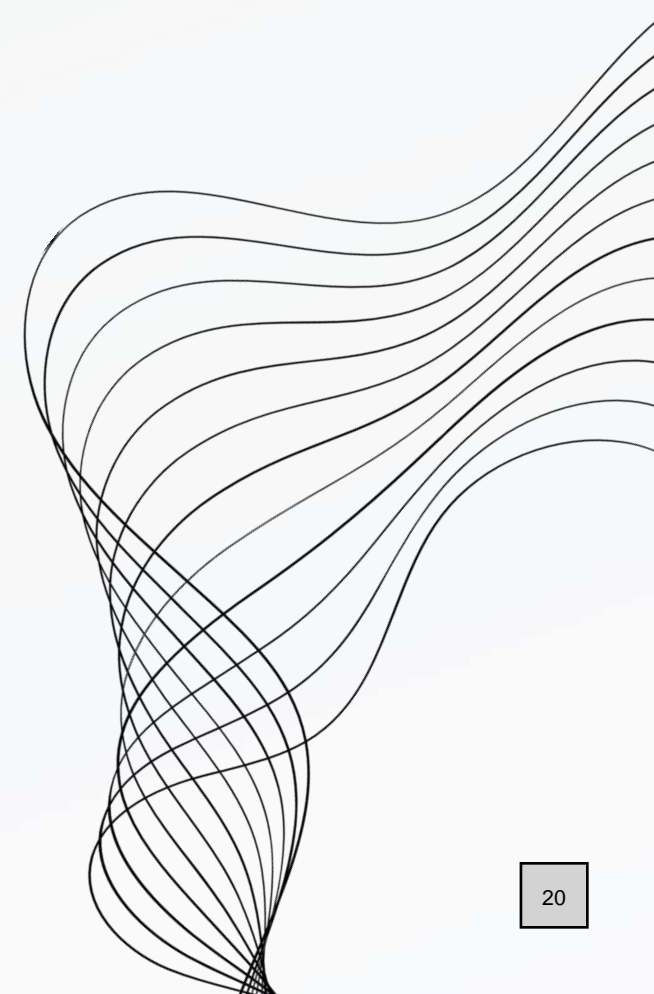
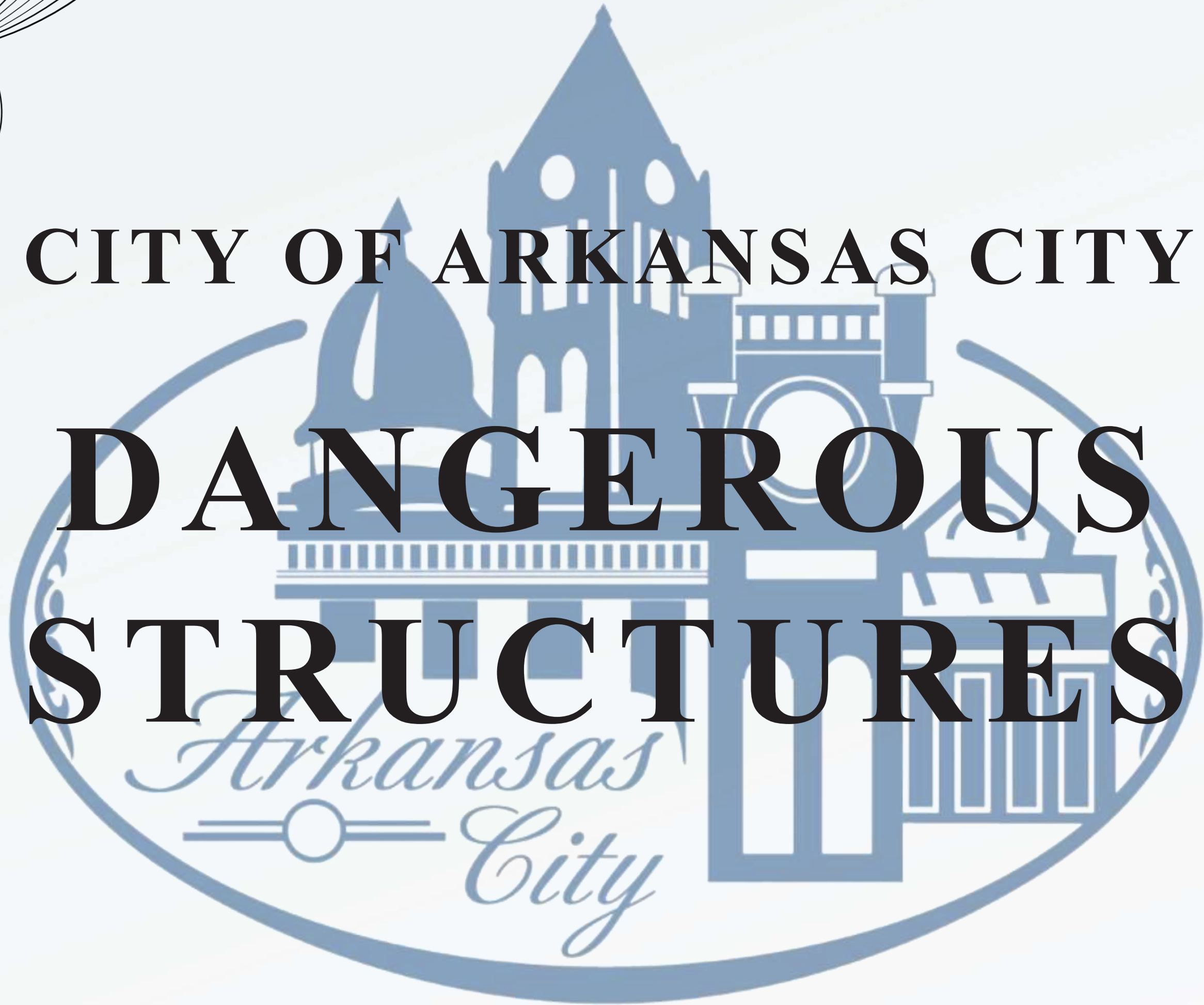
DATED: _____

Tiffany Parsons, City Clerk

CITY OF ARKANSAS CITY

DANGEROUS

STRUCTURES



STRUCTURES

- 01* 408 N 7TH STREET
- 02* 512 A S STREET
- 03* 319 S B STREET
- 04* 221 S D STREET
- 05* 717 S B STREET
- 06* 405 S D STREET
- 07* 401 N E STREET
- 08* 1420 S K STREET
- 09* 609 N SUMMIT STREET

408 N 7TH ST



- **OWNER: DUSTIN GRIESEL**
- **LEGAL DESCRIPTION:**
 - **LOTS: 15-22; BLOCK: 151; AC ORIGINAL TOWN, COWLEY COUNTY**
- **COMCATE CASE:**
 - **CASE OPENED 6/20203**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **MOTOR VEHICLES (IPMC 302.8)**
 - **STRUCTURAL MEMBERS (IPMC 304.4 & IPMC 305.2)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **NO PERMIT ISSUED (IRC R108.6)**
 - **CERTIFIED LETTERS SENT:**
 - **JUNE 20, 2023**
 - **SEPTEMBER 29, 2023**



6.3.2024 13:51



6.3.2024 13:51



6 . 3 . 2024 13 : 51



6.3.2024 13:51



6.3.2024 13:52



6.3.2024 13:52

512 S A ST



- **OWNER: MANUAL ENRIQUEZ GONZALEZ & BIANCA ENRIQUEZ**
- **LEGAL DESCRIPTION:**
 - **SOUTH 23' OF LOT 7 AND THE NORTH 5' OF LOT 8, BLOCK 60, AC ORIGINAL TOWN, COWLEY COUNTY**
- **COMCATE CASE:**
 - **CASE OPENED 11/2016**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **RESPONSIBILITY (UNSANITARY/UNSAFE) (IPMC 301.2)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **GENERAL (SAFE/SANITARY) (IPMC 305.1)**
 - **INFESTATION (IPMC 309.1)**
 - **ACCESSORY STRUCTURE (IPMC 302.7)**
 - **UNSAFE CONDITIONS (304.1.1)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **OVERHANG EXTENSIONS (IPMC 304.9)**
 - **WINDOWS, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **CERTIFIED LETTERS SENT:**
 - **NOVEMBER 4, 2016**
 - **DECEMBER 7, 2021**
 - **MAY 18, 2023**



6.3.2024 14:11



6.3.2024 14:11



6.3.2024 14:12



6.3.2024 14:11



6.3.2024 14:13



6.3.2024 14:12



6.3.2024 14:14

319 S B ST



- **OWNER: DARREN OAKLEY**
- **LEGAL DESCRIPTION:**
 - **LOTS: 19-20; BLOCK: 58; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 4/2023**
 - **VIOLATIONS INCLUDE:**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **UNSAFE CONDITIONS (IPMC 304.1.1)**
 - **STRUCTURAL MEMBERS (IPMC 304.5)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **CERTIFIED LETTERS SENT:**
 - **APRIL 2023**



6.3.2024 14:52



6.3.2024 14:53



6.3.2024 14:54



6.3.2024 14:53



6.3.2024 14:54



6.3.2024 14:54



6.3.2024 14:55

221 S D STREET



- **OWNER: MARLENE L. KEMP TRUST**
- **LEGAL DESCRIPTION:**
 - **NORTH 20 FEET OF LOT 17 AN ALL OF LOT 18, BLOCK: 33, CITY OF ARKANSAS CITY, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 4/2023**
 - **VIOLATIONS INCLUDE:**
 - **PLACARDING (IPMC 108.4)**
 - **INFESTATION (IPMC 304.10)**
 - **ACCESSORY STRUCTURE (IPMC302.7)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **SANITATION (IPMC 302.1)**
 - **DOORS (IPMC 304.15)**
 - **CERTIFIED LETTERS SENT:**
 - **APRIL 29, 2022**



6.3.2024 15:00



6.3.2024 15:00

DANGER
THIS BUILDING IS DEEMED UNSAFE/UNFIT FOR HUMAN OCCUPANCY
UNDER SECTION 108 OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE OF THE CITY OF ARKANSAS CITY, KANSAS
IT IS UNLAWFUL FOR ANY PERSON TO OCCUPY OR RESIDE IN THIS BUILDING
ANY UNAUTHORIZED PERSON REMOVING THIS SIGN WILL BE PROSECUTED
CONTACT THE CODE ENFORCEMENT OFFICER AT 620-447-4420
04/28/22 *Lawrence*

WARNING
HEAT & BURNING
HIDE IT OUT

6.3.2024

15:01



6.3.2024 15:01



6.3.2024 15:02



6.3.2024 15:01



6.3.2024 15:02



6.3.2024 15:03

717 S B ST



- **OWNER: MATTHEW & CATHERINE REEVES**

- **LEGAL DESCRIPTION:**
 - **LOT: 8; BLOCK: 167; MR LEONARD'S ADDITION TO ARKANSAS CITY, COWLEY COUNTY, KANSAS**

- **COMCATE CASE:**
 - **CASE OPENED 6/20203**

 - **VIOLATIONS INCLUDE:**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **STRUCTURE UNFIT FOR HUMANE OCCUPANCY (IPMC 108.1.3)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **UNLAWFUL STRUCTURE (IPMC 108.1.4)**
 - **BUILDING SECURITY (IPMC 304.18)**
 - **STRUCTURAL MEMBERS (IPMC 305.2)**
 - **PREMISES TO BE KEPT CLEAN (MC 46-4)**

 - **CERTIFIED LETTERS SENT:**
 - **OCTOBER 10, 2023**



6.3.2024 15:08



6.3.2024 15:08



6.3.2024 15:09



6.3.2024 15:09



6.3.2024 15:10



6.3.2024 15:11



6.3.2024 15:10



6.3.2024 15:13



DANGER
This structure is unsafe and should not be entered.
If you must enter, please wear your seat belt and use proper safety techniques.
If you are injured, please call 911 immediately.

6.3.2024 15:13

405 S D ST



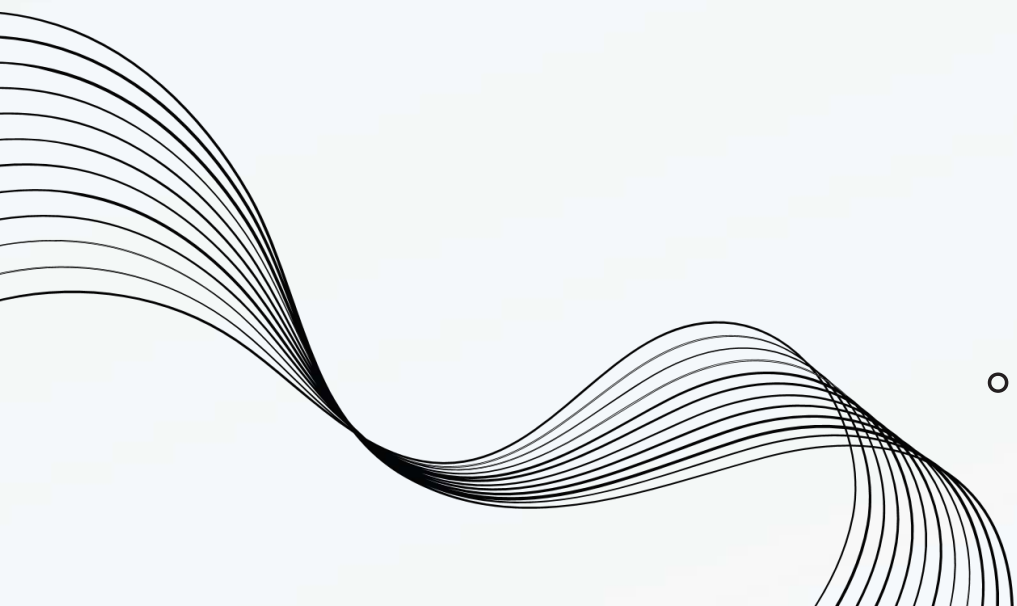
- **OWNER: VITELMO E. MORALES BONILLA & MERLIN M. CASTRO**

- **LEGAL DESCRIPTION:**
 - **LOTS 25-26, BLOCK 35, AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**

- **COMCATE CASE:**
 - **CASE OPENED 7/2022**

 - **VIOLATIONS INCLUDE:**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **DANGEROUS STRUCTURE/PREMISE (IPMC 108.1.5)**
 - **PLACARDING (IPMC 108.4)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **EXTERIOR WALLS (304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **OVERHANG EXTENSIONS (IPMC 304.9)**
 - **ACCUMULATION OF RUBBISH/GARBAGE (IPMC 308.1)**
 - **INFESTATION (IPMC 309.1)**
 - **ELECTRICAL SYSTEM HAZARD (IPMC 604.3)**
 - **ELECTRICAL WIRING HAZARD (IPMC 605.1)**
 - **REFUSE ACCUMULATION (MC 46-2)**

 - **CERTIFIED LETTERS SENT:**
 - **JULY 22, 2023**
 - **MAY 9, 2023**







6.3.2024 15:19



PRIVATE PROPERTY
NO TRESPASSING

6.3.2024 15:19



6.3.2024 15:19



6.3.2024 15:19



6.3.2024 15:20



**PRIVATE
PROPERTY
NO TRESPASSING**

6.3.2024 15:20

401 N E ST



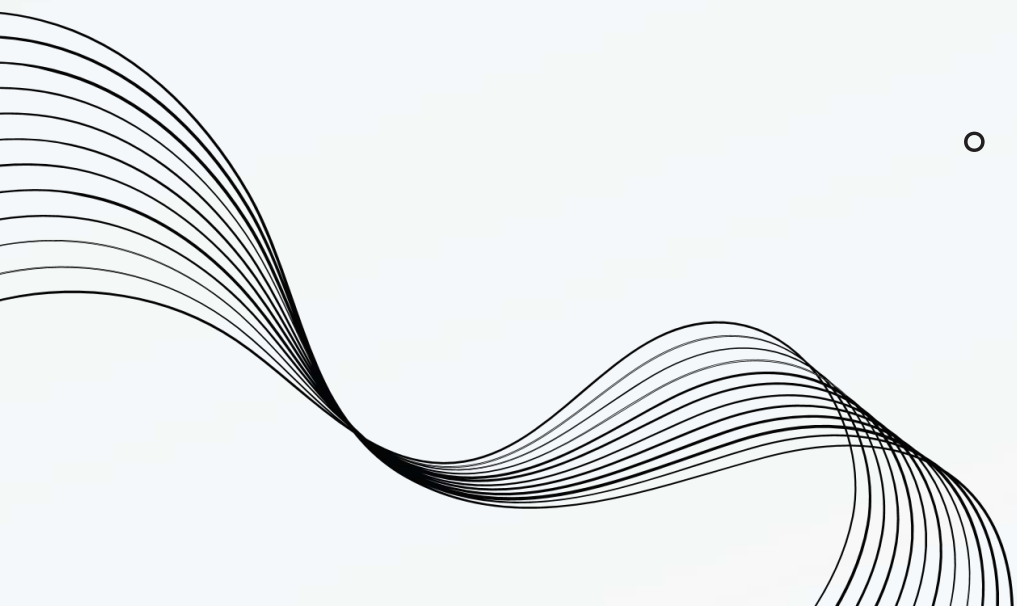
- **OWNER: JIMMIE O’CONNER**

- **LEGAL DESCRIPTION:**
 - **LOT 15-18; BLOCK 16; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**

- **COMCATE CASE:**
 - **CASE OPENED 6/2021**

 - **VIOLATIONS INCLUDE:**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **EXTERIOR WALLS (IPMC304.6)**
 - **PLACARDING (IPMC 108.4)**
 - **PROHIBITED OCCUPANCY (IPMC 108.5)**
 - **PROTECTIVE TREATMENT (IPMC 304.2)**
 - **STAIRWAYS, DECKS, PORCHES & BALCONIES (IPMC 304.10)**
 - **UNSAFE STRUCTURE (IPMC 108.1.1)**
 - **STRUCTURE UNFIT FOR HUMAN OCCUPANCY (IPMC 108.1.3)**

 - **CERTIFIED LETTERS SENT:**
 - **JUNE 10, 2021**
 - **MAY 9, 2023**





6.3.2024 15:26



6.3.2024 15:26



6.3.2024 15:26



6.3.2024 15:27



6.3.2024 15:27

1420 S K ST



- **OWNER: MCALISTER PROPERTIES, LLC**
- **LEGAL DESCRIPTION:**
 - **LOTS 17-19; BLOCK 11; SLEETH ADDITION TO ARKANSAS CITY, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 05/2023**
 - **VIOLATIONS INCLUDE:**
 - **ACCUMULATION OF RUBBISH OR GARBAGE (IPMC 308.1)**
 - **REFUSE ACCUMULATION (MC 46-2)**
 - **PLACARDING (IPMC 108.4)**
 - **VACANT STRUCTURES/LAND (IPMC 301.3)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **FOUNDATION WALLS (IPMC 304.5)**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **CERTIFIED LETTERS SENT:**
 - **MAY 5, 2023**



1420

6 . 3 . 2024 15 : 36



6 . 3 . 2024 15 : 36



6.3.2024 15:36



6.3.2024 15:37



6.3.2024 15:37



6.3.2024 15:39



6.3.2024 15:37



6.3.2024 15:40

609 N SUMMIT ST



- **OWNER: WKS HOLDINGS, LLC**
- **LEGAL DESCRIPTION:**
 - **LOTS 5-11; BLOCK 74; AC ORIGINAL TOWN, COWLEY COUNTY, KANSAS**
- **COMCATE CASE:**
 - **CASE OPENED 10/2025**
 - **VIOLATIONS INCLUDE:**
 - **BUILDING SECURITY (IPMC 304.18)**
 - **DOORS (IPMC 304.15)**
 - **WINDOW, SKYLIGHT & DOOR FRAMES (IPMC 304.13)**
 - **UNSAFE STRUCTURE (IPMC 304.1.1)**
 - **STRUCTURE UNFIT FOR HUMAN OCCUPANCY (IPMC 108.1.3)**
 - **PLACARDING (IPMC 108.4)**
 - **RODENT HARBORAGE (IPMC 302.5)**
 - **UNSAFE CONDITIONS (IPMC 304.1.1)**
 - **STRUCTURAL MEMBERS (IPMC 304.4)**
 - **EXTERIOR WALLS (IPMC 304.6)**
 - **ROOFS & DRAINAGE (IPMC 304.7)**
 - **CERTIFIED LETTERS SENT:**
 - **OCTOBER 25, 2023**



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:53



6.3.2024 15:54



6 . 3 . 2024 15 : 53



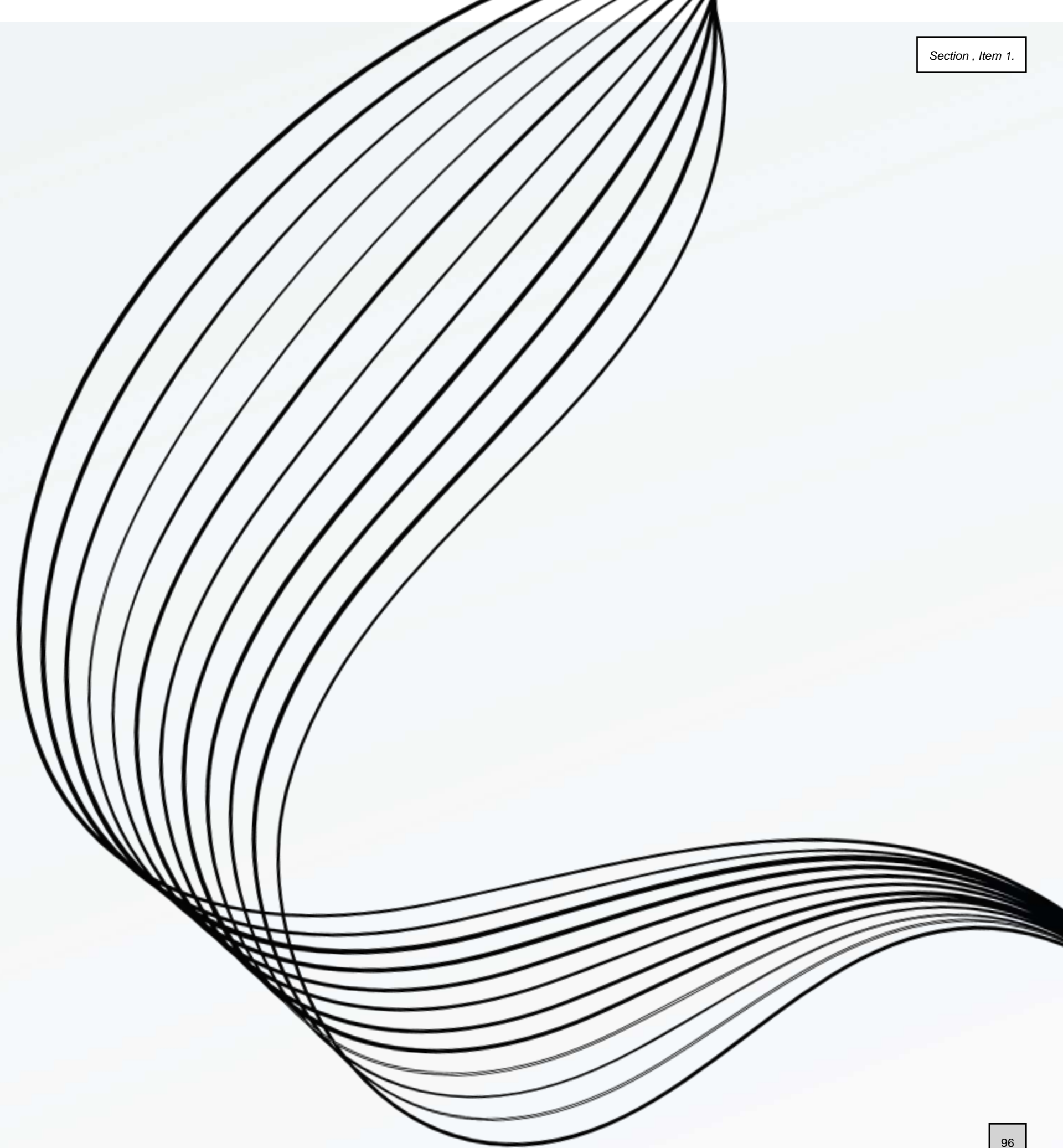
6.3.2024 15:54



6.3.2024 15:55

STAFF REQUESTS:

- **Declare properties as dangerous structures**
- **Declare that the properties do not meet the criteria of being a dangerous structure**
- **Voice vote**
- **After adoption, the property owner will have 30 days to begin work and 90 days to complete.**
 - **If the work is not completed in 90 days, the city will have the authority to abate the property.**





City Commission Agenda Item

Meeting Date: June 18, 2024
From: Environmental Services
Item: Country Club Lift Station Rehab

Purpose: A Resolution authorizing the City of Arkansas City to accept a proposal from R.E. Pedrotti, Company, Inc., to procure materials and install new equipment for rehabilitation of the Country Club Lift Station RTU, in the amount of \$25,173.00. **(Voice Vote)**

Background:

The existing Lift Station Remote Telemetry Unit (RTU) situated at Country Club Estates has deteriorated to such an extent that its maintenance has become increasingly financially burdensome and has significantly exceeded its intended operational lifespan. The original lift station, commissioned in 1997, presently operates on antiquated SCADA (Supervisory Control and Data Acquisition) equipment. While approval exists for updating the lift station equipment, it is advisable to upgrade the system governing the lift station's operations concurrently. Another pertinent concern pertains to using outdated software and radios for integration with the new water plant, for alarm signaling and control functions. The continued operation of such antiquated equipment poses a vulnerability within the system, potentially granting unauthorized access to the entire SCADA infrastructure managing the water and sewer systems. In light of these considerations, it is recommended by the staff to procure the required equipment and installation from Pedrotti, for the proposed amount of \$25,173.00.

Commission Options:

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

Fiscal Impact:

Amount: \$25,173.00

Fund: **18 (Wastewater Collections)** Department: **661 (Collections)** Expense Code: **7405 (Capital Outlay)**

Included in budget Grant Bonds Other Not Budgeted

Approved for Agenda by:

Randy Frazer, City Manager

RESOLUTION NO. 2024-06-_____

A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ACCEPT A PROPOSAL FROM R.E. PEDROTTI COMPANY, INC., TO PROCURE MATERIALS AND INSTALL NEW EQUIPMENT FOR REHABILITATION OF THE COUNTRY CLUB LIFT STATION RTU, IN THE AMOUNT OF \$25,173.00.

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 accept a proposal from Pedrotti Company, Inc. to procure materials and install new equipment for rehabilitation of the Country Club Lift Station RTU, in the amount of \$25,173.00.

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 18th day of June 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. 2024-06-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on June 18, 2024, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk



R.E. Pedrotti Company, Inc.
Instrumentation, Controls, and System Integration

5855 Beverly Avenue, Suite A / Mission, KS 66202
 p: 913-677-3366 / repedrotti.com

May 20th, 2024

REV 1

Kyle Blubaugh
 City of Arkansas City
 2929 N 2nd Street
 Arkansas City, KS 67005

Reference: Country Club Estates RTU Upgrade/Replacement
 Quote No: 1954

Dear Kyle:

The **R.E. Pedrotti Company, Inc.** is pleased to provide the following proposal for upgrading the Country Club Estates Lift Station RTU. This will be a shop assembled complete enclosure to replace the existing unit, as well as the ultrasonic level instrument.

Item	Qty.	Description
A.	1	Country Club Estates LS RTU Upgrade/Replacement (System to operate on 120 VAC/60Hz/1 Phase Power) To Include: <ul style="list-style-type: none"> • NEMA 12 Wall Mount Enclosure • Schneider Electric SCADAPack474i Process Controller& IO Hardware • 4RF UHF Licensed Radio • Yagi antenna, Surge Protection, Coax and Connectors & Grounding Kit • Power Supply, 24VDC • Phoenix Contact UPS & Backup Batteries
B.	Lot	PLC Programming, Start-up, Testing, SCADA System Integration

TOTAL PRICE FOR ITEMS A-B: \$25,173.00**

****Clarifications/Exclusions**

1. Pricing is exclusive of taxes, fees, permits, bonds and licenses unless noted above.
2. FOB Factory. **Freight included.**
3. Terms: Net 30 Days.
4. Installation, field wiring, conduit, network cables, terminations of equipment listed above is excluded and provided by others.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

R. E. PEDROTTI COMPANY, INC

Bill Wilkus

Bill Wilkus