



## CITY COMMISSION MEETING AGENDA

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Tuesday, August 19, 2025 at 5:30 PM – 118 W Central Ave, Arkansas City, KS

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Please join our meeting and subscribe to our YouTube channel:  
<https://www.youtube.com/@cityofarkansascitykansas895>



### 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 August 5, 2025, regular meeting minutes as written.
2. A Resolution authorizing a Change Order for additional work on the emergency repair and rehabilitation of Well 9, including assembly labor and materials supplied by Layne Christensen Company, for an amount not to exceed \$17,688.00.

### III. New Business

#### City Manager Department

1. A Resolution approving Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project on approximately 100-acres within city limits. **(Voice Vote)**
2. Select three (3) voting delegates and three (3) alternates for the 2025 League of Kansas Municipalities (LKM) Annual Business Meeting to be held on Saturday, October 11, 2025. **(Voice Vote)**

#### Police Department

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

## **VIII. Adjournment**



## City Commission Agenda Item

Meeting Date: August 19, 2025

From: Tiffany Parsons, City Clerk

Item: Approve August 5, 2025, Regular Meeting Minutes

**Motion:** Approve August 5, 2025, regular meeting minutes as written.

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

**Commission Options:**

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

**Approved for Agenda by:**

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

Randy Frazer, City Manager



## CITY COMMISSION MEETING MINUTES

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

### Routine Business

1. Roll Call

PRESENT:

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

City staff present: City Attorney Larry Schwartz, City Manager Randy Frazer, City Clerk Tiffany Parsons, Communication Director Shana Adkisson, Environmental Services Superintendent Kyle Blubaugh, Police Chief Jim Holloway, Police Captain Jason Legleiter, Police Officer Hunter Bryles, and Public Services Superintendent Tony Tapia.

2. Opening Prayer offered by Commissioner City Attorney Schwartz, and Pledge of Allegiance led by Mayor Beeson.

3. Addition or Deletions to the agenda.

City Manager Frazer stated that there was one addition to the agenda as follows:

- **Addition: Section VIII. Executive Session, Item No. 1.** Recess into executive session for a period of \_\_\_\_ minutes to discuss the prior acquisition of real estate, pursuant to K.S.A. 75-4319(b)(6), for the preliminary discussion of the acquisition of real property. The open meeting will resume in the commission Chambers at \_\_\_\_ : \_\_\_\_ p.m. **(Voice Vote)**

*Motion made by Commissioner Tweedy III, seconded by Vice-Mayor Stover, to approve the addition to the agenda as written.*

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

4. Approval of the Agenda.

*Motion made by Commissioner Spielman, seconded by Commissioner Tweedy III, to approve the agenda as amended.*

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

City Clerk Parsons offered the following items for consideration.

### Recognition of Visitors/Staff

1. Introduce and swear in newly hired police officer Hunter Broyles.

Police Chief Jim Holloway introduced and provided a brief background on new Police Officer Hunter Broyles, noting he began with ACPD on May 21, 2025, following completion of all hiring requirements. Broyles is a South Haven

High School and Cowley College graduate, a former U.S. Army military police officer, and will attend Law Enforcement Training Center in September.

City Clerk Parsons conducted the swearing-in ceremony for Officer Broyles.

### **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 July 15, 2025, 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, August 19, 2025, in the Commission Room at City Hall, located at 118 W. Central Avenue in Arkansas City.
3. A Resolution authorizing the City of Arkansas City to allocate Unpledged Healthcare Sales Tax Funds in the amount of \$3,137.63 to SCK Health for uncompensated care provided to the community, consistent with Ordinance No. 2019-02-4481 and the City's intent to annually appropriate available revenues for health care purposes.
4. A Resolution authorizing the City of Arkansas City to accept labor and materials supplied by Layne Christensen Company for the emergency repair and rehabilitation of Well 9 for an amount not to exceed \$21,857.00.
5. A Resolution authorizing the purchase and installation of a flatbed, hoist, and hydraulic components from Economy Manufacturing, to retrofit the existing sanitation truck chassis for use by the Public Services Department, for an amount not to exceed \$10,468.05.

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

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3736, Resolution No. 2025-08-3737, Resolution No. 2025-08-3738, and Resolution No. 2025-08-3739.***

### **New Business**

#### **City Manager Department**

1. A Resolution authorizing the City of Arkansas City to enter into Supplemental Agreement No. 1 to Agreement No. 580-23, by and between the Secretary of Transportation, Kansas Department of Transportation (KDOT), the City of Winfield, the City of Arkansas City, and the Strother Field Commission, for Project No. KA-4137-01, concerning pavement replacement and utility work associated with US-77 State Highway Construction Project.

On August 22, 2024, the City entered into Agreement No. 580-23 in partnership with the City of Winfield, the Strother Field Commission, and the Kansas Department of Transportation (KDOT) for the US-77 Pavement Replacement Project (Project No. KA-4137-01), with the need to add to the original plan.

City Manager Frazer explained that this supplemental agreement involves the realignment of Strother Field and the relocation of utilities. The purpose of this supplemental agreement is to clarify the scope and responsibilities for public utility relocations, define jurisdictional ownership and long-term maintenance obligations for the relocated water and sanitary sewer infrastructure, and add Exhibit 3, which outlines the utility relocation turnback plan. The City of Arkansas City will assume responsibility for treating wastewater from Strother Field. As further explained by City Manager Frazer, the realignment project will include closing the Strother Field wastewater treatment facility and installing a new lift station to pump wastewater to Patterson Parkway, where it will be sent to the Arkansas City Wastewater Treatment Plant for processing by the City.

*Motion made by Commissioner Warren, seconded by Vice Mayor Stover to approve the item as written.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3740.***

2. A Resolution authorizing the City of Arkansas City to enter into an Agreement between the City of Arkansas City, the City of Winfield, and Cowley County Rural Fire District No. 6, to provide fire protection services to Rural Fire District No. 6. **(Voice Vote)**

City Manager Frazer spoke that this new five-year agreement allows the city to continue providing fire protection services to Cowley County Rural Fire District No. 6, which covers the Strother Field area. The Fire District will remit all proceeds from a 5-mill ad valorem property tax levy, with a minimum annual payment of \$57,750.00 equally divided between the City of Arkansas City and the City of Winfield. The new agreement will be effective from January 1, 2026, through December 31, 2031.

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

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3741**.*

#### Public Services Department

1. A Resolution authorizing the City of Arkansas City to purchase a used 2020 Bomag, 3-5 Ton Double Drum Smooth Roller from United Rentals in Wichita, KS, for an amount to exceed \$22,999.00.

Public Services Superintendent Tapia stated that this purchase will replace the department's obsolete 1994 Ingersoll Rand unit, which is unexpectedly no longer repairable. This was an unbudgeted purchase, funded by proceeds from equipment sales on Purple Wave. The unit is offered at a discounted price compared to other sources, and a limited warranty is available if desired. The roller will be used for various applications including milling, packing, and asphalt work, especially in preparation for upcoming street projects.

*Motion made by Vice-Mayor Stover, seconded by Commissioner Warren to approve the item as written.*

*Voice Voting Aye: Mayor Beeson, Vice-Mayor Stover, Commissioner Spielman, Commissioner Tweedy III, and Commissioner Warren. Mayor Beeson declared the motion approved; given **Resolution No. 2025-08-3742**.*

#### City Manager Updates & Reminders

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

1. **Wastewater Treatment Plant:** The EPA recently inspected the wastewater treatment plant, with the overall results being positive. Elevated chloride levels, caused by drought, are improving with higher river flows. The City will also need to obtain an industrial stormwater permit for the plant.
2. **Sewer Projects:** Work continues on sewer projects, including the Travel Center extension, which should be completed at the middle school property before school starts, and the sewer line replacement at F Street and Pine, which is now moving forward after delays in obtaining railroad permits.
3. **Fire Station:** The City is evaluating whether remodeling the current fire station or constructing a smaller new facility would be more cost-effective.
4. **Senior Center:** The transition to a new meal service provider has gone smoothly, with 2,169 meals served in July. A contract with the new provider will be presented to the Commission soon.
5. **CDBG Housing Grant:** A site visit was completed, and 70 pre-applications were received, though funding would allow for only 10–12 homes. Selection will be on a first-come, first-served basis for qualified applicants.
6. **Upcoming Events:** Commissioners were reminded of upcoming League and REAP events.
7. **Well Maintenance:** While Well No. 9 repairs were recently approved, Well No. 1 is now experiencing motor issues and will require repairs soon.

#### Items for Discussion by City Commissioners

No items were presented for discussion.

### Comments from the Audience for Items not on the Agenda

Section II, Item 1.

*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.*

- **Preston Retzer**, 1220 North C Street, spoke in support of constructing splash pads in the city and inquired about the status of related projects. Commissioners provided an update to Retzer, as this project has been in the works for many years, and without grant support, is lacking additional funding to move forward.
- **Jerry Straley**, 608 North 1st Street, expressed support for splash pads and suggested considering a larger project that could include a swimming pool, potentially at the former hospital site.
- **Lacy McCoy-Catron**, 1425 South Summit, representing her family business of McCoy Engine Service, addressed concerns about parking and access related to ongoing sidewalk/walkway construction, citing safety issues and operational impacts. City Manager Frazer acknowledged to meet individually with Catron for further discussion of potential solutions for the KDOT-City Hike Bike Trials project, which began as far back as 2011 with this second phase in effect in 2019.

### Executive Session

1. Recess into executive session for a period of \_\_\_\_ minutes to discuss the prior acquisition of real estate, pursuant to K.S.A. 75-4319(b)(6), for the preliminary discussion of the acquisition of real property. The open meeting will resume in the commission Chambers at \_\_\_\_ : \_\_\_\_ p.m. **(Voice Vote)**

*Motion made by Mayor Beeson, seconded by Vice-Mayor Stover, to recess into executive session for a period of 5 minutes to discuss the prior acquisition of real estate, pursuant to K.S.A. 75-4319(b)(6), for the preliminary discussion of the acquisition of real property. The open meeting will resume in the commission Chambers at 6:08 p.m., including all City Commissioners, City Attorney, and City Manager.*

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

Mayor Beeson called the regular commission meeting back into session at 6:08 p.m. No action was taken.

### Adjournment

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

*Voice vote was unanimous in favor of the motion. Mayor Beeson declared the motion approved and meeting adjourned.*

THE CITY OF ARKANSAS CITY  
BOARD OF CITY COMMISSIONERS

(Seal)

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

ATTEST:

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

Prepared by:

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



# City Commission Agenda Item

Meeting Date: August 19, 2025  
From: Kyle Blubaugh, Environmental Services  
Item: Well 9 Emergency Rehabilitation – Change Order

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

**Background:** During the operation of Well 9, staff observed a significant and noticeable decline in performance, with the well producing little to no water. Given the urgency of maintaining a continuous source water supply, an emergency repair was authorized and vital. The repair work involved restoring the well’s bowl and shaft, as well as performing a chemical swabbing procedure to enhance its performance. These actions were carried out based on staff recommendations and were completed by Layne Christensen Company, the contractor responsible for the majority of the City's well maintenance services.

**Phase 1** of the rehabilitation was previously approved by Consent Agenda on August 5, 2025, consisting of labor and material surrounding the removal of pumping equipment, shop inspection and well rehabilitation services.

This request is for **Phase 2** of the rehabilitation, supporting the new materials, and labor installation services.

**Commission Options:**

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

**Fiscal Impact:** Amount: **\$17,688.00**

Fund: **16 (Water)** Department: **651 (Water Treatment Facility)** Expense Code: **6212 (Payments to Contractors)**

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

**Attachments:** Resolution & Invoice for Well Rehabilitation

**Approved for Agenda by:**

  
\_\_\_\_\_  
Randy Frazer, City Manager

RESOLUTION NO. 2025-08-\_\_\_\_\_

**A RESOLUTION AUTHORIZING A CHANGE ORDER FOR ADDITIONAL WORK ON THE EMERGENCY REPAIR AND REHABILITATION OF WELL 9, INCLUDING ASSEMBLY LABOR AND MATERIALS SUPPLIED BY LAYNE CHRISTENSEN COMPANY, FOR AN AMOUNT NOT TO EXCEED \$17,688.00.**

**WHEREAS**, on August 5, 2025, the City Commission approved Resolution No. 2025-08-3738, authorizing city staff to accept labor and materials supplied by Layne Christensen Company for the emergency repair and rehabilitation of Well 9, for an amount not to exceed \$21,857.00; and

**WHEREAS**, a change order is now necessary to complete the emergency repair work needed as a second phase of the Well 9 for assembly labor and materials supplied by Layne Christensen Company.

**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 a change order submitted by for additional work on the emergency repair and rehabilitation of Well 9, including assembly labor and materials supplied by Layne Christensen Company, for an amount not to exceed \$17,688.00.

**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 19<sup>th</sup> day of August 2025.

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

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

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

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-08-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on August 19, 2025. as the same appears of record in my office.

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



# INVOICE

Section II, Item 2.

Inv No.: 3009573

Page 1 of 1

## LAYNE CHRISTENSEN COMPANY

Remit To:  
PO BOX 743609  
LOS ANGELES CA 90074-3609

835 - LAYNE WICHITA  
PH: 262-246-4646  
Email: arprocessingcenter@gcinc.com

CUSTOMER PO#: Signed Proposal  
WO#:   
LAYNE JOB#: 1523388

**Sold To:** 878858  
CITY OF ARKANSAS CITY  
ATTN: ACCOUNTS PAYABLE  
118 WEST CENTRAL AVENUE  
ARKANSAS CITY, KS 67005-2643

**Notes:**  
kblubaugh@arkansascityks.org

| INV DATE    | DUE DATE | ACCOUNT MANAGER    | PROJECT MANAGER | TERMS           |
|-------------|----------|--------------------|-----------------|-----------------|
| 8/8/2025    | 9/7/2025 | CANADAY, CADE      | CANADAY, CADE   | A/R Net 30 Days |
| QTY / Units | UOM      | ----- Remark ----- | Unit Price      | Total           |

### WELL 9 - NEW MATERIALS AND INSTALL

#### MATERIALS

|      |    |   |            |            |
|------|----|---|------------|------------|
| 1.00 | EA | BOWL ASSY WL 9RCLC 6.00x6.00                  | \$5,757.00 | \$5,757.00 |
| 1.00 | EA | COLUMN-INT 6.00x57.63 280W TBE                | \$405.00   | \$405.00   |
| 1.00 | EA | COLUMN-BTM 6.00x58.812 280W TBE               | \$405.00   | \$405.00   |
| 1.00 | EA | SHAFT 1.18xLPO (62.00) 08TPI SS               | \$181.00   | \$181.00   |
| 1.00 | EA | SHAFT 1.18x10' 08TPI SS                       | \$304.00   | \$304.00   |
| 7.00 | EA | LINE SHFT CPLG 1.18x4.00 08TPI SS             | \$63.00    | \$441.00   |
| 1.00 | EA | LINE SHFT BRG 2.00x1.18                       | \$93.00    | \$93.00    |
| 5.00 | EA | SHAFT SLEEVE W/L 1.18x1.38x7.00               | \$95.00    | \$475.00   |
| 1.00 | EA | BRG STD POP-IN 2.00x1.38                      | \$42.00    | \$42.00    |
| 3.00 | EA | LINE SHFT BRG POP-IN 1.18x1.38x2.75           | \$77.00    | \$231.00   |
| 1.00 | EA | COLUMN 6.00x12" SUCTION                       | \$81.00    | \$81.00    |
| 1.00 | EA | MISC. MATERIALS (TAPE, GREASE, FITTINGS ETC.) | \$250.00   | \$250.00   |

**Sub Total ==>**

\$8,665.00

#### LABOR

|      |    |   |            |            |
|------|----|---|------------|------------|
| 1.00 | EA | SHOP LABOR(BLAST & PAINT HEAD & COLUMN, ASSEMBLE MATERIALS, STRAIGHTEN SHAFTS ETC.) | \$4,290.00 | \$4,290.00 |
| 1.00 | EA | RE-INSTALL PUMPING EQUIPMENT  | \$4,733.00 | \$4,733.00 |

**Sub Total ==>**

\$9,023.00

|                                    |                    |
|------------------------------------|--------------------|
| <b>Total Taxable Amount</b>        | <b>\$17,688.00</b> |
| <b>Total Tax Amount</b>            |                    |
| <b>Total Retainage Amount - 0%</b> | <b>\$0.00</b>      |
| <b>Total Invoice Amount</b>        | <b>\$17,688.00</b> |

Layne Christensen Company will institute a late payment charge at a rate of 18% per annum (unless a lower rate is required under applicable law, in which case the lower rate will apply) for all payments not made on or before the due date. It is the policy of Layne Christensen to preserve all lien and payment bond rights where available. All notifications are sent strictly for this purpose.

Thank you for your business  
Layne Christensen, a Granite Corporation is an Equal Opportunity Employer  
ORIGINAL



## City Commission Agenda Item

Meeting Date: Aug 19, 2025

From: Randy Frazer, City Manager

Item: Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project

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

**Background:** The City of Arkansas City and Lange Real Estate (LRE) have negotiated a Memorandum of Understanding to establish a collaborative framework for the planning, entitlement, and phased delivery of a diverse residential development on approximately 100-acres within city limits.

Under the MOU:

- **Master Planning Commitment** – LRE will fund and lead the creation of a comprehensive Master Plan for the property, including housing mix, infrastructure layout, phasing, and market alignment. Estimated value of planning services: \$40,000–\$50,000, at no cost to the City.
- **Development Commitment** – LRE will serve as exclusive master developer and residential broker for a 15–20 year period, delivering single-family homes, townhomes, duplexes, apartments, and other market-driven housing types in multiple phases.
- **Incentives and Land Use Flexibility** – The City will support the project through appropriate public incentives, regulatory flexibility, and phased transfer of property titles. Potential incentives include utility offsets, infrastructure participation, gap financing, and the use of Special Assessments or other financing tools as permitted by law.

The project aligns with the City's strategic goal of expanding the housing stock, diversifying housing options, and supporting economic development through residential growth.

**Commission Options:**

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

**Attachments:** Resolution, MOU (LRE\_Ark\_City\_MOU\_7.30.25) & Lange Development Overview

**Approved for Agenda by:**

Randy Frazer, City Manager

RESOLUTION NO. 2025-08-\_\_\_\_\_

**A RESOLUTION AUTHORIZING THE CITY OF ARKANSAS CITY TO ENTER INTO A MEMORANDUM OF UNDERSTANDING (MOU) BY AND BETWEEN THE CITY OF ARKANSAS CITY AND LANGE REAL ESTATE FOR THE PLANNING AND IMPLEMENTATION OF A MULTI-PHASED RESIDENTIAL DEVELOPMENT PROJECT ON APPROXIMATELY 100-ACRES WITHIN CITY LIMITS.**

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

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City of Arkansas City, Kansas, to enter into a Memorandum of Understanding (MOU) between the City of Arkansas City and Lange Real Estate for the planning and implementation of a multi-phased residential development project on 100-acres within city limits.

**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 18<sup>th</sup> day of March 2025.

(Seal)

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

ATTEST:

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

APPROVED AS TO FORM:

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

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-08-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on August 19, 2025, as the same appears of record in my office.

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

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

# Memorandum of Understanding (MOU)

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Between Arkansas City, Kansas and Lange Real Estate

## I. Purpose

This Memorandum of Understanding ("MOU") establishes a collaborative framework between Arkansas City, Kansas ("City") and Lange Real Estate ("LRE") for the purpose of planning and implementing a multi-phased residential development project on approximately 100 acres ("Property") within city limits. The parties intend to work together to plan, entitle, and deliver diverse housing types to meet the community's long-term residential growth needs.

This MOU sets forth a shared understanding of the roles, responsibilities, and intentions of each party through planning, pre-development, infrastructure coordination, and execution of the residential project.

## II. Master Planning Commitment (Developer-Funded)

LRE will lead and fund the creation of a comprehensive Master Plan for the Property, including housing mix, infrastructure layout, development phasing strategy, and market alignment.

### Scope includes:

- Land planning, site engineering, and utility coordination
- Conceptual layouts for residential product types
- Coordination with City staff and local stakeholders
- Estimated value of planning services: \$40,000 - \$50,000
- LRE assumes all costs for this scope and will deliver the plan within an agreed-upon timeframe (estimated 90–120 days)

## III. Development

LRE will act as the exclusive master developer and residential broker for the Property. Property will be developed and constructed in phases based on market conditions. LRE will communicate regularly with City to provide status reports of development progress and sales. Projections and milestones may be adjusted accordingly.

### Development will include:

- Single-family homes
- Townhomes
- Duplexes
- Apartments
- Other residential product types aligned with market demand and zoning

**LRE Rights and Commitments:**

- Maintain exclusive development and brokerage discretion over the project for a term of 15–20 years, ensuring long-term delivery commitment to the City and project
- Take ownership of land on a per-phase basis in alignment with market timing and builder engagement
- Market, negotiate, and execute residential land sales, homebuilder agreements, and site-level development plans
- Coordinate with capital and builder partners for vertical development
- Provide ongoing reporting and coordination with the City to support transparency and alignment.

**IV. Incentives and Land Use Flexibility**

The City agrees to work with LRE in good faith to support the development through appropriate public incentives and regulatory tools, recognizing the economic development and housing benefit of the project.

This includes:

- Transfer title of project property at agreed upon milestones established for phased development
- Support for housing types across the spectrum (townhome, duplex, SFH, apartments, etc.)
- Willingness to consider housing-related incentives, including gap financing, utility offsets, or infrastructure participation
- Flexibility in zoning or design standards, as permitted by local code, to support creative or market-driven site plans
- Provide financing assistance for infrastructure through the use of Special Assessments, or other acceptable public financing tool

Arkansas City, Kansas

By: \_\_\_\_\_

Name:

Title:

Date:

Lange Real Estate

By: \_\_\_\_\_

Name:

Title:

Date:



**Building a better *tomorrow***

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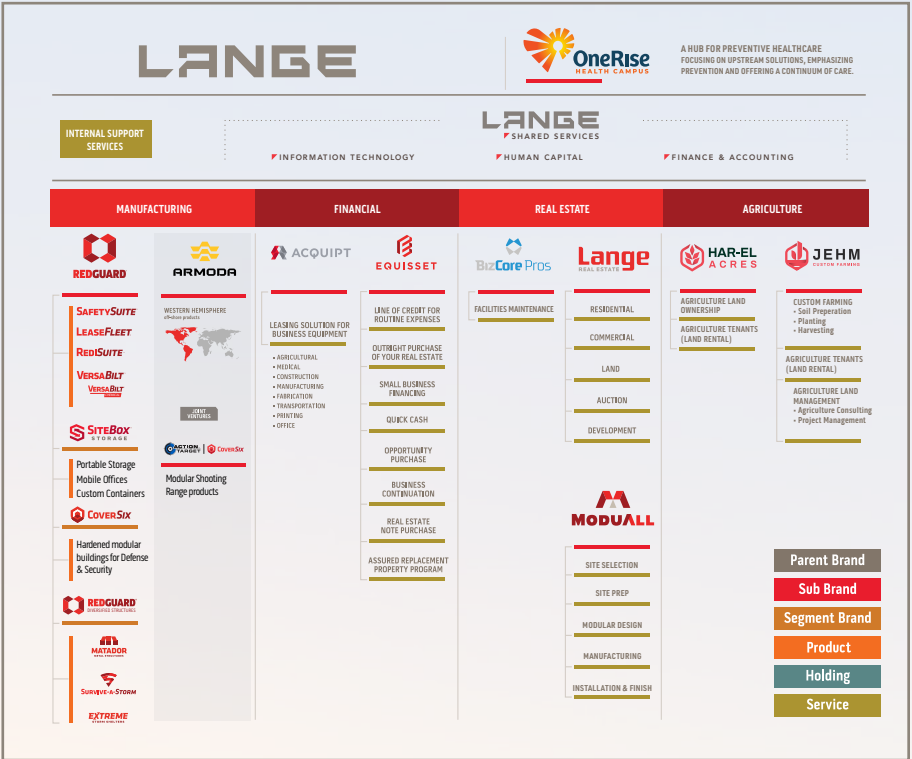


# ABOUT LANGE

Starting his own real estate business in 1981, local entrepreneur Jeff Lange and his brand of companies have been a large contributor in the redevelopment of South Wichita and the Wichita community.

In 1998, Jeff created A-Box-4U based out of Southwest Wichita where they are still based today. A-Box-4U aimed to provide the best quality portable storage and mobile office space available. In 2013, A-Box-4U was formally changed to RedGuard to better showcase all the divisions that had developed since it began. They now have segments of the company focused on different industries including but not limited to: oil and gas, renewable energy, construction, and government entities.

In addition to the growth and diversification that has been accomplished by RedGuard, Jeff's initial business, Jeff Lange Real Estate has developed into an assortment of entities focused on asset management services in real estate, finance and development. Utilizing all these entities provides a clear and collaborative approach to real estate development. Between Lange Real Estate, Equisset, an asset based nontraditional real estate lending company, Acquipt, which focuses on equipment sales and leasing, and Triple Crown Real Estate Trust, we are able to tailor a development approach specific and unique to each project.



LANGE is leading the transformation of the Crossgate District in southwest Wichita into a regional hub for industrial, commercial, and healthcare development. The KS Department of Commerce has officially designated The Paddock—a platted, shovel-ready industrial park within the district, the first Kansas Certified Site in Wichita. Recent milestones include: The State Regional Mental Health Hospital under development on the OneRise Campus. Saddlecreek Crossing is now fully leased. Remaining lots in Ironhorse Manufacturing Park are under contract; AGCO has completed it's new warehouse space. The LANGE company headquarters will relocate to the newly remodeled Portico Chase campus.

LANGE excels at bringing a creative, collaborative approach to the real estate development process. Since the start of the original real estate company back in 1981, Lange has provided local jobs for over 40 years and is continuing to grow and increase the economic footprint of the city.



## Lange Real Estate

At Lange Real Estate, we do more than buy and sell properties—we drive progress. Since our inception in 1981, we have led impactful commercial and residential developments, revitalizing spaces and creating thriving communities for people and businesses. With a team of more than 45 experienced realtors, we bring deep industry expertise and a commitment to building a better future.

### What We Do

With expertise in commercial and residential real estate, land development, finance, and marketing, we offer a dynamic, solutions-driven approach. Our specialized team structures deals, provides capital solutions, and executes strategic marketing to bring projects to life.

### Lange Real Estate Specializations

**Commercial Sales & Leasing:** Expertise in retail, office, industrial, and mixed-use properties.

**Development & Project Management:** Partnering with landowners and investors to create residential, commercial, and mixed-use developments.

**Land & Investment Sales:** Specializing in land acquisitions and sales with a focus on growth potential.

**Residential Sales & Development:** Marketing and selling new neighborhoods, including single-family and multi-family communities.

**Auction Services:** Conducting land, residential, and commercial real estate auctions.

**Real Estate Financing:** Providing tailored investment solutions through Equisset and Lange Capital.

**Support Services:** Offering Marketing, Administrative, Transaction, and Compliance support.

## TEAM



### Rachel Lange-Mills

President and Supervising Broker  
rachell@langere.com  
c: 316. 765.5764  
o: 316.529.3100

Rachel Lange-Mills brings a wealth of expertise to her role as Supervising Broker and President of Lange Real Estate. With a dynamic career trajectory spanning 11 years with LANGE companies, Rachel's journey from Sales to Director of Real Estate to Supervising Broker and President showcases her unparalleled dedication and leadership within the industry. Hailing from Conway Springs, Kansas, Rachel's passion for real estate was nurtured from a young age by her father and founder of Lange Real Estate, Jeff Lange. Her transition into the real estate industry was seamless, driven by her dedication to helping clients achieve their property goals. With a strong foundation in her Bachelor of Science degree in Marketing with a Real Estate emphasis from Kansas State University, Rachel's commitment to excellence is evident in her approach to client interactions. Rachel's personalized approach ensures that each client receives tailored solutions to meet their unique needs and desires. Her unwavering dedication to understanding their goals ensures that every project is approached with precision and care, guaranteeing client satisfaction at every turn.



### Jeff Lange

Managing Partner  
jeffl@langere.com  
c: 316.617-4711  
o: 316.529-3100

Real estate has been a passion of Jeff's since becoming an agent in 1981. Over the years, he has enjoyed developing knowledge and experience in nearly every type of real estate activity. Some of his real estate experience includes selling farms and ranches, homes, and commercial properties. He has also created residential developments, mobile home parks and commercial developments. Building up the talents of those involved with Lange Real Estate is the core purpose of the company, which, in turn, delivers great results for its clients.



### Kameron Rich, CCIM

Commercial Sales Lead  
kameronr@langere.com  
c: 316.305-6922  
o: 316.529-3100

Kameron joined Lange Real Estate in 2024 as a Commercial Sales Lead specializing in retail, office sales/leasing, and site selection. A lifelong resident of Wichita, Kameron graduated with a Bachelor of Science degree majoring in Marketing with an emphasis in Real Estate from Wichita State University. Kameron brings with her over 10 years of experience in commercial real estate. Kameron is steadfast in her commitment to understanding the unique needs and desires of each client. She approaches every project with a tailored strategy, ensuring that her clients' property aspirations are not just met but exceeded.



### Ryan Mills

Development Director  
ryanm@langere.com  
c: 316. 648.4272  
o: 316.529-3100

Ryan Mills leads development at Lange Real Estate, bringing over a decade of experience in residential, mixed-use, and commercial projects. In his three years with the company, he has helped drive growth through tools like STAR Bonds, TIF, RHID, and CIDs. Known for his ability to build strong relationships with municipalities. He firmly believes in forging partnerships that align with a shared vision of community growth and prosperity. Ryan champions Lange Development's "full package" approach, which relies on the combined expertise and knowledge of the team to drive successful and sustainable developments. Outside of work, he values time with his wife and four children.



### Heather Stevenson

Residential Sales Team Lead  
heathers@langere.com  
c: 316. 993.8451  
o: 316.529-3100

Since becoming a full-time real estate agent in 2018, Heather has dedicated herself to providing exceptional service to her clients. Heather's love for real estate stems from her natural inclination to explore homes and make others happy. She specializes in both listing and buying residential properties, taking great pleasure in assisting clients with preparing their homes for the market and ensuring every detail is attended to.



### Mark Elder

Development Project Manager  
marke@langere.com  
o: 316.529-3100

Mark Elder brings nearly 20 years of public-sector experience in economic development, land use, and redevelopment to his role as Project Manager at Lange Real Estate. With a deep understanding of tools like TIF, STAR Bonds, and CIDs, he is known for navigating municipal processes and building consensus through a practical, partnership-driven approach to community-focused development—often involving public-private collaboration. At Lange Development Mark brings a unique blend of technical knowledge and practical experience to projects, ensuring alignment with scope, schedule, and budget while coordinating with stakeholders.



### Allison Belt

Contracts & Legal Affairs Manager  
allisonb@thelangecompanies.com  
o: 316.529-3100

As Contracts & Legal Affairs Manager, Allison ensures the integrity and compliance of all legal documentation and real estate transactions. With a keen eye for detail and deep knowledge of contract law, Allison oversees drafting, reviewing, and managing contracts to protect the interests of both the company and its clients. She serves as a key advisor to the brokerage team, providing guidance on legal matters, risk mitigation, and regulatory compliance.

# Development Services

At Lange Real Estate, we leverage a blend of innovative strategies to highlight the value and potential of your development project, engaging potential investors and partners through a variety of channels. Our focus extends beyond traditional methods, ensuring your project captures attention in a crowded marketplace. Let us showcase the distinct advantages of your development, from site selection to project completion, and our comprehensive approach to drive the success of your venture.

## Consulting and Master Planning

Our consulting and master planning services provide comprehensive guidance for your development project. From crafting initial concepts to devising detailed plans, we ensure a cohesive strategy that considers all facets of development. Our expertise in planning creates a roadmap for success, integrating market analysis, land use, infrastructure, incentive strategies, and sustainable design, all tailored to create a roadmap to enhance the community and future development growth.

## Financial Modeling

Evaluate investment opportunities, forecast financial performance, and optimize return on investment. We provide the data-driven insights to make informed decisions, ensuring your project's financial success from inception to completion.

## Construction Capital Solutions

We offer tailored capital solutions to fund your project, navigating through the complexities of financing to secure the best terms and rates. Keeping your project on budget and is delivered on time, without compromising quality or design.

## City & State Incentives

Lange Real Estate excels in partnering with city and state government leaders to unlock government funding programs for development projects; such as: TIF (Tax Increment Financing) | CID (Community Improvement District) | STAR (Sales Tax & Revenue Bonds) | RHID (Rural Housing Incentive Districts) | MIH (Moderate Income Housing)

## Real Estate Site Selection

Our site selection process involves thorough market analysis, demographic and geographic studies, and future growth projections to identify the optimal location for your project. We focus on maximizing the site's potential to meet your project's goals and enhance its marketability.

# Development Services – Continued

## Site Engineering/Zoning/Platting/Permitting

We navigate the intricate processes of engineering, zoning, platting, and permitting. Our team ensures that all regulatory requirements are met efficiently, paving the way for a smooth development process without unnecessary delays.

## Contracting the Purchase/Lease of the Land

We manage all aspects of the acquisition process, from due diligence to closing, ensuring a secure foundation for your project.

## Contracting the Operator Lease of the Total Facility

We specialize in structuring and negotiating operator leases that align with your project's objectives. Our approach maximizes operational efficiency and profitability, ensuring the long-term success of your facility.

## Development Prep of the Site

Our comprehensive site preparation services include everything from demolition and grading to utility installation. We prepare your site for construction, ensuring it meets all project specifications and regulatory standards.

## Site Work

Comprehensive planning and organization to ensure the site is fully prepared for development with essential infrastructure such as roads, utilities, and drainage systems. We excel in navigating local regulations and maximizing city and county funding to support these efforts efficiently.

## Engineering and Architecture for the Building Design

Collaborate with engineers and architects to bring your project to life. Our innovative design solutions not only meet your functional requirements but also push the boundaries of aesthetics, sustainability, and efficiency.

## Final Inspection for Sign Off on a Completed Project

Our meticulous approach to the final inspection ensures every aspect of the project meets or exceeds industry standards. We facilitate a seamless sign-off process, guaranteeing a smooth transition to the next phase of your project's lifecycle.

## Sale and Contracting of the Property to an Investor

Our strategic sales and marketing techniques are designed to attract and secure investors. We handle all aspects of the sale and contracting process, ensuring optimal returns on your investment.

# Commercial Development

At the heart of Lange Real Estate’s Development team is a deep commitment to creating commercial developments that catalyze community growth and enrichment. Beginning with the revitalization of the Crossgate District in Southwest Wichita, an area once underserved, we’ve taken the lessons learned to Park City. This approach embodies our community-building philosophy, demonstrating our belief in the transformative power of thoughtful development to establish sustainable communities and nurture lasting connections.



*\*Click on logo to view more details on development.*

Park Centre | Park City, KS



# Residential Development

Lange Real Estate is dedicated to developing residential communities that are not just places to live but spaces where life can flourish. Through our commitment to sustainable development, community engagement, and enhancing the livability of our neighborhoods, we are not only constructing homes but are also building the foundation for vibrant, cohesive communities.



*\*Click on logo to view more details on development.*

Rachel Brooke Estates | Goddard, KS



Valuation Services

Accurate and comprehensive property valuations are critical for informed decision-making in commercial real estate.

Lange Real Estate provides in-depth market analyses, leveraging competitive comparisons, recent sales data, and lease trends to determine property value. Our valuation approach ensures clients receive precise insights tailored to current market conditions, whether for sales, acquisitions, or lease negotiations.

SOLD LISTINGS | Lange



6700 S Oliver St- Derby, KS  
Sold Price: \$330,000  
Above Grade SF: 4,250  
Price Per SF: \$77.64  
Sold Date: 11/7/2024



9745 S 135th W, Clearwater, KS  
Sold Price: \$400,000  
Above Grade SF: 7,200  
Price Per SF: \$55.55  
Sold Date: 2/25/2025



5760 N Broadway, Park City, KS  
Sold Price: \$420,000  
Above Grade SF: 6,380  
Price Per SF: \$65.83  
Sold Date: 3/3/2025

ACTIVE LISTINGS | Lange



201 S Cedar Ave, Valley Center, KS  
Asking Price: \$950,000  
Above Grade SF: 17,860  
Price Per SF: \$53.19  
Days On Market: 705 Days



6960 N Broadway, Park City, KS  
Asking Price: \$500,000  
Above Grade SF: 6,000  
Price Per SF: \$83.33  
Days On Market: 119 Days



5929 N Broadway, Park City, KS  
Asking Price: \$500,000  
Above Grade SF: 10,000  
Price Per SF: \$50  
Days On Market: 1113 Days

LEASE COMPS | Lange



105 E. Clay, Valley Center, KS  
Lease Rate: \$5.00 PSF  
Above Grade SF: 8,104



6247 N. Hydraulic, Park City, KS  
Asking Price: \$6.24 PSF  
Above Grade SF: 10,098



5815 N Broadway, Park City, KS  
Asking Price: \$9.41 PSF  
Above Grade SF: 2,040

## Marketing Strategy

*A tailored marketing plan is pivotal to a successful real estate transaction. By seamlessly blending innovative techniques, we not only showcase your property's unique features but also engage potential buyers across diverse channels. Trust Lange Real Estate to go beyond the conventional, ensuring your property stands out in a competitive market, and let our multifaceted marketing approach pave the way to a successful transaction.*

### Property Brochure

A high-quality brochure is created and included in email marketing and advertising platforms targeting buyers and brokers. Brochures feature property information, highlights, photos, aerial drone images of the property and a map clearly defining the location and surroundings.

### Online Advertising

Online advertising is one of the most important parts of a marketing strategy. We promote listings across numerous premier digital platforms to showcase your property at no additional cost to you.



### Social Media

Embrace the dynamic intersection of commerce and connectivity as we utilize our social media accounts to promote our listings and activity.



### Networking

Our agents serve as ambassadors within the commercial sphere, cultivating meaningful connections that transcend industry boundaries. View your agent's professional profile to see what community initiatives they are involved with.

### Video Marketing

Whether it's drone videography or property walk-throughs, our team utilizes the power of video to showcase your property in the best light possible.

### Signage

Our dedicated marketing team works to elevate your property's visibility by providing crafted signage solutions.

### Email Marketing

Our agents utilize the power of targeted email campaigns to engage our audience of prospects and brokers, ensuring your property remains at the forefront of their investment considerations.

### Print Marketing

In today's digital age, print advertising remains pivotal in real estate. By placing ads in newspapers and trade publications as part of our advertising plan, we ensure broad visibility to reach diverse audiences and bring maximum attention to your property.



# High-Quality Marketing Materials & Digital Presence

Lange Real Estate produces professional marketing materials and utilizes a strong digital presence to maximize exposure:

**Detailed property listings** featuring key specifications and investment highlights.

**Professional photography and drone footage** to provide compelling visuals.

**Custom maps and site plans** to illustrate property location, access, and traffic counts.

**Well-designed property brochures** tailored for investors, tenants, and developers.

**Lange Real Estate website and social media channels** provide a hub for new listings, company updates, and market insights, reaching a broad audience of buyers, investors, and tenants.

Affiliations with leading online real estate advertising platforms, ensure that properties are marketed to an expansive network of industry professionals.

**Email marketing campaigns** with access to approximately 30,000 real estate contacts, allowing targeted outreach to brokers, investors, and business owners actively seeking real estate opportunities.



\*Click on sales flyer to view more details.

**The Paddock Industrial Park**  
Southwest Wichita, KS 67217

The Paddock is a platted, shovel-ready, Kansas-certified industrial site with retail frontage lots in southwest Wichita's Crossgate District. The development spans 97+ acres across 11 contiguous lots, ranging from 115 to 277 acres. Lange Real Estate, known for the success of IronHorse Manufacturing Park, saw an opportunity to replicate that achievement at The Paddock. This development offers prime industrial and commercial opportunities with convenient highway access and is just 10 minutes from downtown Wichita and Eisenhower Airport.

**Paddock Lot Prices**

| Lot            | Acres  | PSF                              | Total Price |
|----------------|--------|----------------------------------|-------------|
| Lot 1, Block A | 15.11  | \$2.304736.00                    |             |
| Lot 1, Block B | 14.54  | \$3.50 PSF 658,496 sq. ft.       |             |
| Lot 1, Block C | 27.80  | \$3.25 PSF - 633,454 sq. ft.     |             |
| Lot 2, Block A | 14.28  | \$2.90 PSF - 1,206,612 sq. ft.   |             |
| Lot 2, Block B | 14.28  | \$2.90 PSF - 622,037 sq. ft.     |             |
| Frontage Lots  |        | \$10.00 PSF                      |             |
| Lot A          | 51.430 | sq ft - \$514,300.00             |             |
| Lot B          | 50.000 | sq ft - \$500,000.00             |             |
| Lot C          | 50.290 | sq ft hard corner - \$502,900.00 |             |
| Lot D          | 48.460 | sq ft - \$484,600.00             |             |
| Lot E          | 48.750 | sq ft - \$487,500.00             |             |
| Lot F          | 49.060 | sq ft - \$490,600.00             |             |
| Lot G          |        | UNDER CONTRACT                   |             |
| Lot H          | 50.094 | sq ft - \$500,940.00             |             |

**Demographics**

|                          | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population:              | 11,740   | 109,050  | 236,830  |
| Total Households:        | 4,248    | 43,739   | 90,389   |
| Median Household Income: | \$62,211 | \$68,953 | \$76,229 |

**For more information**  
Jeff Lowrance  
Commercial Real Estate Sales & Leasing  
jlowrance@langere.com  
316-218.2814

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The Kansas Department of Commerce has officially designated The Paddock, a platted and shovel-ready Industrial Park, in southwest Wichita's Crossgate District, as a Kansas Certified Site. It is the First Industrial Certified Site in Wichita, KS. Covering nearly 90 acres of developable land between West MacArthur and South Meridian, The Paddock offers businesses looking to relocate to Kansas or expand the room to grow with individual lots ranging from 1 to 27 acres and convenient highway access to downtown Wichita and Eisenhower National Airport.

**Kansas** CERTIFIED SITE

# Client Testimonials: Proven Success & Trusted Partnerships

Lange Real Estate has a proven track record of collaborating with municipalities and government agencies to drive strategic real estate initiatives. From community-driven residential developments to large-scale commercial projects, we work closely with public entities to create impactful solutions that benefit local communities.



## Lange Real Estate Awards and Recognition

- 2024 -Lange Real Estate - Top Developers
- 2024 -Park City Arena - Project/Deals of the Year
- 2021 -Award of Honor Cosmic Pet Expansion
- 2020 -Terra Cotta Tower - Deal of the Year
- 2019 - Steeple Bay In The Crossgate District - Deal Of The Year
- 2018 - Real Estate Award Project of the Year Industrial
- 2018 - Hyperpet - Ironhouse Manufacturing Park - Projects of the year



GREATER WICHITA YMCA  
402 N. Market | Wichita, Kansas 67202  
P 316.219.9622 F 316.858.1540 | ymcawich

November 29, 2023

Dear Mental Health Hospital Selection Committee,

The Greater Wichita YMCA is thankful that our South YMCA leadership has been part of the conversation around the OneRise Health Campus and the services. The location of the future site is very close to our campus, so building this relationship will be a strength in bettering our south community.

Our mission is to put Christian principals into practice through programs that promote healthy lifestyles, strong families, and positive youth development to build health spirit, mind and body for all, regardless of ability to pay. We believe we can extend this mission beyond our walls to the community in need through relationships such as we are building with OneRise.

The establishment of a State Regional Mental Health Hospital on the OneRise Health Campus seems to be one of the solutions to the mental health issues we have seen rise. The Y is thankful to be at the table for future discussions on how to support and be involved in this process and implementation.

Thank you for considering our community as a healthy place for all.

Sincerely,

Mim McKenzie  
Chief Operating Officer



Facilities Division  
Phone: 973-2230

August 7, 2025

Re: Letter of Recommendation for Adam Tannehill Chief Networking Officer

To Whom It May Concern,

I am pleased to write this letter of recommendation for Adam Tannehill, Chief Networking Officer at Lange Real Estate. I had the opportunity to work closely with Adam and the commercial sales team during the sale of two former school buildings, and I was consistently impressed by their professionalism, strategic marketing approach, and commitment to keeping all stakeholders informed throughout the process.

Lange Real Estate demonstrated a deep understanding of the real estate market and brought a high level of expertise to every stage of the process. Their ability to market the properties effectively and generate interest was instrumental in achieving successful outcomes. Equally important was the dedication to communication—Lange Real Estate ensured that progress updates were timely, clear, and comprehensive, which made the entire experience smooth and efficient.

Lange’s integrity, attention to detail, and collaborative spirit make them standout professionals in their field. I would confidently recommend Lange Real Estate for any opportunity that requires strong leadership, market insight, and a client-focused approach.

Sincerely,

Shane Schumacher

Property Management

Wichita Public Schools



Ascension

January 6, 2025

To whom it may concern,

On behalf of Ascension, I am writing to express our strong support for the LANGE Companies and the transformative North Downtown project. This development represents a remarkable opportunity to contribute to the revitalization of our city, creating a vibrant hub that integrates business, housing, community, and innovation in ways that align with Ascension’s commitment to fostering holistic community well-being.

LANGE’s vision for the North Downtown project, including the focus on mixed-use spaces and community-centered amenities, is a critical step toward addressing both economic and social needs in our community.

By fostering collaboration across sectors, this project has the potential to positively impact the lives of countless residents, providing opportunities for growth, employment, engagement, and access to essential resources.

We are particularly encouraged by LANGE’s dedication to creating developments that prioritize collaboration and long-term value. The North Downtown project will not only serve as an economic driver but also as a cornerstone for strengthening partnerships between health care, education, and the community.

Ascension values partnerships with organizations like LANGE that demonstrate both vision and execution, and we believe this project exemplifies the type of forward-thinking development that can serve as a model for the region. We are confident in LANGE’s ability to deliver a high-quality, impactful project, and we look forward to the positive outcomes this initiative will bring to the community.

Please know that Ascension is prepared to support your efforts in any way possible as you continue to move this project forward. We remain committed to exploring opportunities for collaboration and working together to ensure the success of this vital initiative.

Sincerely,

Kevin Strecker, Ministry Market CEO  
Ascension Via Christi



## City Commission Agenda Item

Meeting Date: August 19, 2025  
 From: Randy Frazer, City Manager  
 Item: Select League Voting Delegates

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

**Background:**

The City of Arkansas City is a voting member in good standing with the League of Kansas Municipalities.

K.S.A. Supp. 12-1610f provides that “The governing body of each member city may elect city delegates from among the city’s officers to represent the city in the conduct and management of the affairs of the League of Kansas Municipalities.”

LKM will hold its annual conference from Thursday, October 9<sup>th</sup> to Saturday October 11<sup>th</sup>, 2025, in Overland Park, KS. The city is required to certify, in advance, its voting delegates and any alternates for the annual business meeting that will be held on Saturday, October 11, 2025. Based on population, the city will have three (3) votes at the meeting.

**The deadline to complete registrations is Friday, September 19th at 5:00pm.**

The League has provided the following insight on “why” and “who” should attend the LKM Conference:

**Why Attend LKM Annual Conference?** This event will provide you with the resources needed to be knowledgeable and skilled in your local government role, and offer opportunities to expand your knowledge of local government issues. In addition, this event will allow you to engage with other leaders to share and brainstorm ideas to implement in your community, and think creatively to use problem-solving tactics and address common municipal challenges.

**Who Should Attend?** The League’s Annual Conference offers something for everyone. We recommend council members/commissioners, mayors, managers and administrators, clerks, and departments heads attend our conference. A number of valuable workshops, discussions, and networking opportunities await you!

**Commission Options:**

1. Select three (3) voting delegates and three (3) alternates - if attending alternates are available.
2. Table voting for further discussion.

**Recommended Motion:** I make a motion to select \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ as voting delegates and \_\_\_\_\_, \_\_\_\_\_, and \_\_\_\_\_ as alternates for the 2025 League of Kansas Municipalities (LKM) Annual Business Meeting to be held on Saturday, October 11, 2025.

**Attachments:** 2025 League Annual Conference Info. Sheet.

**Approved for Agenda by:**

Randy Frazer, City Manager

# The League of Kansas Municipalities Annual Conference

October 9-11, 2025  
Overland Park, Kansas

Registration opens July 1

THE  
**LEAGUE**  
OF KANSAS MUNICIPALITIES

## Plan Now to Attend

The League Annual Conference is the largest municipal gathering of the year in Kansas, and the one event city officials cannot afford to miss!

This event will allow you to engage with other leaders to share and brainstorm ideas to implement in your community, and think creatively to use problem solving tactics and address common municipal challenges.

## 2025 Member Rates

Register early for the best rate!

\$250 City Official (7/01-7/25)

\$275 City Official (7/26-8/22)

\$300 City Official (After 8/23)

\$100 Guest/Spouse

\$600 Company Representative

\$120 City Attorney / Friday Only\*

HQ Hotel: Sheraton Overland Park \$159/night

## Preliminary Agenda<sup>^</sup>

### Thursday, October 9 (9:00 a.m. - 6:30 p.m.)

Pre-Conference Mobile Workshop  
Pre-Conference MTI Workshops  
Mayors Seminar  
Legislative Policy Committee  
Small City Forum Discussion  
Big City Forum Discussion  
Governing Body Meeting  
KMIT Annual Meeting & Reception

### Friday, October 10 (8:00 a.m. - 9:00 p.m.)

Nominating Committee Meeting  
Concurrent Workshops Session I  
Concurrent Workshops Session II  
City Attorneys Association of Kansas CLE  
Opening General Session / Keynote  
Concurrent Workshops Session III  
Trade Show [Friday only 12:30 - 5:30]  
League Dinner / Social Event

### Saturday, October 11 (7:30 a.m. - 1:30 p.m.)

Breakfast/General Session: Public Service Awards  
Concurrent Workshops Session IV  
Concurrent Workshops Session V  
Closing Business Meeting/Convention of Voting Delegates

<sup>^</sup>A more detailed schedule of events with times will be available soon online. Check often for updates.

## Venue

Sheraton Overland Park Hotel +  
Overland Park Convention Center

[www.lkm.org/annualconfere](http://www.lkm.org/annualconfere)



## City Commission Agenda Item

Meeting Date: August 19, 2025

From: Chief of Police Jim Holloway

Item: New Police Dept. Vehicle Purchase

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

**Background:** On June 17<sup>th</sup>, several ACPD vehicles were damaged in the hail storm. The vehicle the Chief of Police drives (2015 Dodge Durango) has been deemed totaled by the insurance company. The city has received a check from the insurance company (minus the \$1000 deductible) for \$9,166.00.

Several dealerships were contacted for bids to replace this vehicle.

Superior Emergency Response Vehicles in Andover, Kansas has a 2025 Dodge Durango, pursuit rated with an emergency light package for \$48,009.21.

**Commission Options:**

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

**Fiscal Impact:** Amount: **\$48,009.21**

Fund: **01 – General** Department: **421 – Law Enforcement** Expense Code: **7403 – Motor Vehicles**

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

**Attachments:** Resolution, Quote & Bid Tab.

**Approved for Agenda by:**

Randy Frazer, City Manager

**RESOLUTION NO. 2025-08-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE PURCHASE OF A 2025 DODGE DURANGO PURSUIT VEHICLE WITH EMERGENCY LIGHT PACKAGE FOR THE ARKANSAS CITY POLICE DEPARTMENT FROM SUPERIOR EMERGENCY RESPONSE VEHICLES IN ANDOVER, KS, UTILIZING \$9,166.00 INSURANCE PROCEEDS FROM A TOTALED 2015 DODGE DURANGO, FOR AN AMOUNT NOT TO EXCEED \$48,009.21.**

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

**SECTION ONE:** The Governing Body of the City of Arkansas City, Kansas, hereby authorizes the City of Arkansas City, Kansas, the purchase of a 2025 Dodge Durango Pursuit Vehicle with Emergency Light Package for the Arkansas City Police Department from Superior Emergency Response Vehicles in Andover, KS, utilizing \$9,166.00 insurance proceeds from a totaled 2015 Dodge Durango, for an amount not to exceed \$48,009.21.

**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 19th day of August 2025.

(Seal)

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

ATTEST:

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

APPROVED AS TO FORM:

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

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2025-08-\_\_\_\_\_ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on August 19, 2025, as the same appears of record in my office.

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

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

**Superior Emergency Response Vehicles**

12548 SW Highway 54  
P.O. Box 965  
Andover, KS. 67002

**Estimate**

| Date      | Estimate # |
|-----------|------------|
| 7/21/2025 | 4433       |

|   |
|---|
| Customer Name   |
| Arkansas City Police Department<br>117 W. Central Ave.<br>Arkansas City, KS 67005 |

**www.SERVLLC.com****316-733-2223****Email:andy@servllc.com**

| Description  | Qty | Rate      | Total              |
|--|-----|-----------|--------------------|
| 2025 Dodge Durango Pursuit AWD V8 - Black                            | 1   | 42,957.00 | 42,957.00          |
| ADMIN PKG - Aluminum Wheels, Civilian Style Console, Floor Carpet    |     |           |                    |
| Whelen Inner Edge XLP LC Interior Lightbar                           | 1   | 795.00    | 795.00             |
| Whelen HHS4200 Siren / Lighting Controller Hand-Held Remote          | 1   | 489.00    | 489.00             |
| Whelen SA315U 100w Siren Speaker w/Bracket                           | 1   | 208.00    | 208.00             |
| Whelen Dominator 8 Rear Lightstick with T/A - Red/Blue w/Bracket Kit | 1   | 497.71    | 497.71             |
| Whelen ION T-Series - Red  | 2   | 105.00    | 210.00             |
| Whelen ION T-Series - Blue   | 2   | 105.00    | 210.00             |
| Whelen ION Universal - Red   | 1   | 95.00     | 95.00              |
| Whelen ION Universal - Blue  | 1   | 95.00     | 95.00              |
| Whelen Mini ION T-Series Light - Red                                 | 1   | 98.50     | 98.50              |
| Whelen Mini ION T-Series Light - Blue                                | 1   | 98.50     | 98.50              |
| Circuit Breaker  | 1   | 51.50     | 51.50              |
| Blue Sea Fuse Block 6  | 1   | 45.00     | 45.00              |
| 75-100AMP Accessory Relay  | 1   | 59.00     | 59.00              |
| Shop Supplies - Wiring, Connectors, Securement Items, Brackets, Etc. | 1   | 150.00    | 150.00             |
| Professional Installation / Upfitting                                | 1   | 1,950.00  | 1,950.00           |
| <b>Sales Tax (0.0%)</b>  |     |           | \$0.00             |
| <b>Total</b>   |     |           | <b>\$48,009.21</b> |

AUTHORIZED CUSTOMER SIGNATURE

DATE

By signing this estimate, Customer authorizes SERV to provide products and services as listed. Customer also agrees to our Standard Terms and Conditions as set forth on our "Terms and Conditions" page.

**Thank you for considering SERV!**

**PD Administration Vehicle Bid**

|               |   |
|---------------|---|
| COMPANY       | <b>Superior Emergency Response Vehicles</b>   |
| MODEL         | 2025 Dodge Durango Pursuit AWD V8             |
| TOTAL COST    | <b>\$48,009.21</b>                            |
| DELIVERY TIME | Less than 30 days                             |
| WARRANTY      | 3yr/36,000miles & 5yr/60,000miles power train |
| MEET SPECS    | Yes - emergency lights/siren installed        |
| DELIVER COST  | \$0 will be picked up by staff                |

|               |   |
|---------------|---|
| COMPANY       | <b>Don Hatton</b>                             |
| MODEL         | 2025 Chev Tahoe 5.3L V8                       |
| TOTAL COST    | <b>\$54,876.00</b>                            |
| DELIVERY TIME | 30 Days                                       |
| WARRANTY      | 3yr/36,000miles & 5yr/60,000miles power train |
| MEET SPECS    | Yes- No emergency lights/siren installed      |
| DELIVER COST  | \$0 would be picked up by staff               |

|               |   |
|---------------|---|
| COMPANY       | <b>Cable Dahmer of Topeka</b>                 |
| MODEL         | 2025 Chev Traverse 2.5L Turbo AWD             |
| TOTAL COST    | <b>\$48,735.00</b>                            |
| DELIVERY TIME | Less than 30 Days                             |
| WARRANTY      | 3yr/36,000miles & 5yr/60,000miles power train |
| MEET SPECS    | Yes- No emergency lights/siren installed      |
| DELIVER COST  | \$0 would be picked up by staff               |

|               |   |
|---------------|---|
| COMPANY       | <b>Friendly Ford</b>                          |
| MODEL         | 2025 Ford Explorer 3.0L ECO Boast V6          |
| TOTAL COST    | <b>\$53,222.00</b>                            |
| DELIVERY TIME | 30 Days                                       |
| WARRANTY      | 3yr/36,000miles & 5yr/60,000miles power train |
| MEET SPECS    | Yes - No emergency equipment installed        |
| DELIVER COST  | \$0 would be picked up by staff               |

|               |   |
|---------------|---|
| COMPANY       | <b>Shawnee Mission Ford</b>                   |
| MODEL         | 2025 Ford Explorer 3.0L ECO Boast V6          |
| TOTAL COST    | <b>\$48,730.00</b>                            |
| DELIVERY TIME | 30 Days                                       |
| WARRANTY      | 3yr/36,000miles & 5yr/60,000miles power train |
| MEET SPECS    | Yes - No emergency equipment installed        |
| DELIVER COST  | \$0 would be picked up by staff               |



**CITY OF ARKANSAS CITY, KANSAS**  
**FINANCIAL SUMMARY**  
 Year-To-Date July 31, 2025

| Fund                                     | Cash Summary                          |  |                         |                         |                                 |                                      | Budget Summary          |                 |  |                         |
|--|---------------------------------------|--|-------------------------|-------------------------|---------------------------------|--------------------------------------|-------------------------|-----------------|--|-------------------------|
|  | 1/1/2025<br>Beginning Cash<br>Balance | Prior Year<br>Encumbrances/<br>Adjusting Entries | Receipts                | Disbursements           | Change in<br>Assets/Liabilities | 07/31/2025<br>Ending Cash<br>Balance | Budget                  | Encumbrances    | Budget<br>Variance<br>Favorable<br>(Unfavorable) | %<br>Remaining<br>(42%) |
| 01 - GENERAL FUND                        | \$ 3,753,926.91                       | \$ 209,822.76                                    | \$ 8,687,341.13         | \$ 6,495,809.21         | \$ (328,695.77)                 | \$ 5,406,940.30                      | \$ 15,285,704           | \$ 118,293.39   | \$ 8,671,601                                     | 56.73%                  |
| 15 - STORMWATER FUND                     | \$ 680,531.55                         | \$ -   | \$ 268,330.41           | \$ 169,384.15           | \$ (38,307.85)                  | \$ 741,169.96                        | \$ 611,552              | \$ -            | \$ 442,168                                       | 72.30%                  |
| 16 - WATER FUND                          | \$ 3,626,901.21                       | \$ 1,028,177.25                                  | \$ 3,946,320.15         | \$ 2,814,394.64         | \$ (893,259.68)                 | \$ 2,837,389.79                      | \$ 10,918,777           | \$ 730,580.06   | \$ 7,373,802                                     | 67.53%                  |
| 18 - SEWER FUND                          | \$ 5,627,056.05                       | \$ 19,410.00                                     | \$ 2,093,905.33         | \$ 1,109,763.83         | \$ (287,727.34)                 | \$ 6,304,060.21                      | \$ 3,163,565            | \$ 1,049,301.74 | \$ 1,004,499                                     | 31.75%                  |
| 19 - SANITATION FUND                     | \$ 1,808,624.41                       | \$ -   | \$ 1,371,867.84         | \$ 820,520.76           | \$ (219,193.51)                 | \$ 2,140,777.98                      | \$ 2,001,069            | \$ 4,526.30     | \$ 1,176,022                                     | 58.77%                  |
| 20 - SPECIAL RECREATION FUND             | \$ 57,335.30                          | \$ 7,134.14                                      | \$ 8,158.06             | \$ 16,555.86            | \$ -                            | \$ 41,803.36                         | \$ 81,090               | \$ 7,350.00     | \$ 57,184  | 70.52%                  |
| 21 - SPECIAL STREET FUND                 | \$ 1,025,296.21                       | \$ -   | \$ 180,390.30           | \$ 299,514.09           | \$ 8,715.53                     | \$ 914,887.95                        | \$ 2,190,482            | \$ 79,996.90    | \$ 1,810,971                                     | 82.67%                  |
| 23 - TOURISM/CONVENTION FUND             | \$ 143,883.82                         | \$ -   | \$ 125,718.85           | \$ 77,223.01            | \$ -                            | \$ 192,379.66                        | \$ 344,708              | \$ -            | \$ 267,485                                       | 77.60%                  |
| 26 - SPECIAL ALCOHOL FUND                | \$ 81,476.64                          | \$ -   | \$ 10,717.50            | \$ 11,307.78            | \$ (1,767.34)                   | \$ 79,119.02                         | \$ 87,608               | \$ -            | \$ 76,300  | 87.09%                  |
| 27 - PUBLIC LIBRARY FUND                 | \$ -                                  | \$ -   | \$ 425,584.12           | \$ 425,584.12           | \$ -                            | \$ -                                 | \$ 482,760              | \$ -            | \$ 57,176  | 11.84%                  |
| 29 - SPECIAL LAW ENF TRUST FUND          | \$ 2,848.48                           | \$ -   | \$ -                    | \$ -                    | \$ -                            | \$ 2,848.48                          | Not a Budgeted Fund     | \$ -            |  |                         |
| 31 - LAND BANK FUND                      | \$ 17,989.63                          | \$ -   | \$ 2,000.00             | \$ 2,316.54             | \$ -                            | \$ 17,673.09                         | \$ 21,489               | \$ -            | \$ 19,172  | 89.22%                  |
| 32 - MUNICIPALITIES FIGHT ADDICTION FUND | \$ 72,314.02                          | \$ -   | \$ 6,052.56             | \$ -                    | \$ -                            | \$ 78,366.58                         | \$ 70,415               | \$ -            | \$ 70,415  | 100.00%                 |
| 43 - BOND & INTEREST FUND                | \$ 140,415.03                         | \$ -   | \$ 1,990,992.47         | \$ 1,583,627.50         | \$ -                            | \$ 547,780.00                        | \$ 2,556,325            | \$ -            | \$ 972,698                                       | 38.05%                  |
| 44 - HEALTHCARE SALES TAX FUND           | \$ -                                  | \$ -   | \$ 1,403,939.27         | \$ 1,403,939.27         | \$ -                            | \$ -                                 | \$ 2,600,000            | \$ -            | \$ 1,196,061                                     | 46.00%                  |
| 45 - UNPLEDGED HEALTHCARE SALES TAX FUND | \$ 130,211.68                         | \$ -   | \$ 62,561.12            | \$ 97,150.52            | \$ -                            | \$ 95,622.28                         | \$ 250,003              | \$ -            | \$ 152,852                                       | 61.14%                  |
| 53 - MUNICIPAL COURT FUND                | \$ 11,206.93                          | \$ 13,979.42                                     | \$ 2,772.49             | \$ -                    | \$ 15,249.52                    | \$ 15,249.52                         | Not a Budgeted Fund     | \$ -            |  |                         |
| 54 - EQUIPMENT RESERVE FUND              | \$ 184,746.02                         | \$ -   | \$ -                    | \$ -                    | \$ -                            | \$ 184,746.02                        | Not a Budgeted Fund     | \$ -            |  |                         |
| 57 - CID SALES TAX FUND                  | \$ 6,063.59                           | \$ -   | \$ 45,101.44            | \$ 45,101.44            | \$ 569.57                       | \$ 6,633.16                          | \$ 85,000               | \$ -            | \$ 39,899  | 46.94%                  |
| 68 - CAPITAL IMPROVEMENT FUND            | \$ 1,263,551.44                       | \$ -   | \$ 31,872.91            | \$ 41,349.50            | \$ (14,000.00)                  | \$ 1,240,074.85                      | Not a Budgeted Fund     | \$ 20,900.00    |  |                         |
| <b>TOTALS</b>                            | <b>\$ 18,634,378.92</b>               | <b>\$ 1,278,523.57</b>                           | <b>\$ 20,663,625.95</b> | <b>\$ 15,413,542.22</b> | <b>\$ (1,758,416.87)</b>        | <b>\$ 20,847,522.21</b>              | <b>\$ 40,750,547.00</b> |                 |  |                         |

## INDEBTEDNESS:

|   |                      |
|---|----------------------|
| 2019 PBC  | \$ 10,640,000        |
| GO 2020 REFUNDING & IMPROVEMENT BOND            | \$ 14,095,000        |
| GO 2022 TAXABLE STROTHER FIELD                  | \$ 4,050,000         |
| GO 2023 TAXABLE LAND PURCHASE                   | \$ 515,000           |
| 2023 WWTP SRF LOAN                              | \$ 8,657,701         |
| 2024 STROTHER FIELD SRF LOAN (1st PMT 2/1/2027) | \$ 421,887           |
| 2019 FERRARA PUMPER TRUCK LEASE                 | \$ 206,225           |
| 2024 BACKHOE                                    | \$ 114,630           |
| 2025 PIPE FUSION MACHINE                        | \$ 83,079            |
| 2025 SKID STEER                                 | \$ 59,478            |
| <b>TOTAL</b>                                    | <b>\$ 38,843,000</b> |

Note: Information is Unaudited