



City Commission Meeting

January 02, 2024 at 5:30 PM

118 W Central Ave, Arkansas City, KS

Please join our meeting <https://global.gotomeeting.com/join/832106869>
Or dial in using your phone: United States: +1 (224) 501-3412 Access Code: 832 106 869

I. Routine Business

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

II. Consent Agenda (Voice Vote)

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

1. Approve the December 19, 2023, regular meeting minutes as written.
2. Approve 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, January 16, 2024, in the Commission Room at City Hall, located at 118 W. Central Ave. in Arkansas City.
3. Ratify Mayor Diana Spielman's re-appointment of: Anita Judd-Jenkins and Bob Baker to the Equal Opportunity & Accessibility Advisory Board.

III. Recognize and Honor the Service of Outgoing Commissioners

1. Recognize and honor the service of departing Commissioners Kanyon Gingham, Charles Jennings and Scott Rogers.

Adjourn Sine Die.

IV. Oath of Office Ceremony for Commissioners-elect

1. City Clerk Parsons will administer the Oath of Office to Commissioners-elect Chad Beeson, Tad Stover, and Charles Tweety III.

V. New Business

Reorganization Items

1. Select Mayor for 2024. **(Voice Vote)**
2. Recognize and honor the service of previous Mayor Diana Spielman.

3. Select Vice Mayor for 2024. **(Voice Vote)**
4. Appoint three (3) members of the Governing Body to serve as Arkansas City’s representatives on the Strother Field Commission. **(Voice Vote)**
5. Designate one (1) member of the Governing Body to serve as a representative to Cowley First. **(Voice Vote)**
6. Appoint one (1) member of the Governing Body to serve as a voting member of the Regional Economic Area Partnership (REAP) of South-Central Kansas and either one (1) member of the Governing Body or the City Manager to serve as an alternate member of REAP in the voting member’s absence. **(Voice Vote)**
7. Appoint one (1) member of the Governing Body to serve on the Arkansas City Public Library Board of Trustees. **(Voice Vote)**
8. Appoint one (1) member of the Governing Body to serve on the Visit Ark City Board of Trustees. **(Voice Vote)**
9. Designate one (1) member of the Governing Body to serve as a representative to the Cherokee Strip Land Rush Museum Board of Trustees. **(Voice Vote)**
10. Designate RCB Bank as primary depository for banking services and all other eligible banks in the community as potential depositories for City funds. **(Voice Vote)**

City Manager Department

1. An ordinance annexing, incorporating within, and adding territory to the City of Arkansas City, Cowley County, Kansas, a municipal corporation in conformity with the provisions of K.S.A § 12-520 and all acts amendatory thereof or supplemental thereto. **(Roll Call Vote)**

VI. Items for Discussion by City Commissioners

VII. Comments from the Audience for Items not on the Agenda

The public will be allowed to speak on issues or items that are not scheduled for discussion on the agenda. Individuals should address all comments and questions to the Commission. Comments should be limited to issues and items relevant to the business of the Governing Body. The Commission will not discuss or debate these items, nor will the Commission make decisions on items presented during this time. Each person will be limited to three (3) minutes.

VIII. City Manager Updates & Reminders

IX. Adjournment



City Commission Agenda Item

Meeting Date: January 2, 2024
From: Tiffany Parsons, City Clerk
Item: Approve the December 19, 2023, Regular Meeting Minutes

Purpose: Approve the December 19, 2023, regular meeting minutes as written.

Background:

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

Commission Options:

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

Approved for Agenda by:

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

Randy Frazer, City Manager



City Commission Meeting

December 19, 2023 at 5:30 PM

118 W Central Ave, Arkansas City, KS

Please join our meeting <https://meet.goto.com/477409397>

Or dial in using your phone: United States: +1 (224) 501-3412 Access Code: 477 409 397

I. Routine Business

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

II. Consent Agenda (Voice Vote)

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

1. Approve the December 5, 2023, regular meeting minutes as written.

III. New Business

City Manager Department

1. A Resolution authorizing the City of Arkansas City to accept a bid submitted by Schaefer Architecture, of Wichita, KS, regarding the proposed RecPlex, for a City portion amount not to exceed \$12,250.00. **(Voice Vote)**

IV. Items for Discussion by City Commissioners

V. 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 three (3) minutes.

VI. City Manager Reports

VII. Financial Summary

1. November 2023 Financial Summary

VIII. Adjournment



City Commission Agenda Item

Meeting Date: January 2, 2024
From: Tiffany Parsons, City Clerk
Item: Scheduling Land Bank Board of Trustees Meeting

Purpose: Approve 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, January 16, 2024, in the Commission Room at City Hall, located at 118 W. Central Ave. in Arkansas City.

Background:

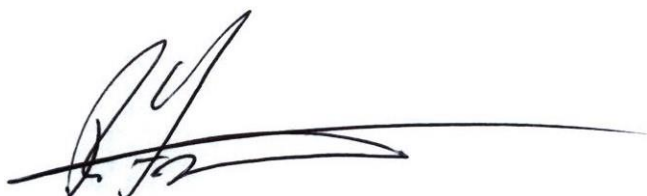
The Land Bank Board of Trustees, comprising the five city commissioners, is required by its bylaws to meet publicly at least twice annually — once in January for annual business and once in July to approve a budget for the following fiscal year. These meetings will be held on the third Tuesday in both months.

At this regular annual meeting, the Land Bank Board of Trustees will convene and conduct any business necessary, including approving minutes, electing new officers for the upcoming year and receiving an annual report, as well as approving any necessary property transfers into or out of the City’s Land Bank.

Commission Options:

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

Approved for Agenda by:



Randy Frazer, City Manager

A RESOLUTION AUTHORIZING A PUBLIC MEETING OF THE GOVERNING BODY TO ATTEND A LAND BANK BOARD OF TRUSTEES MEETING AT 5:00 P.M. JANUARY 16, 2024, IN THE COMMISSION ROOM AT CITY HALL, 118 W. CENTRAL AVE.

WHEREAS, all five (5) members of the Governing Body of the City of Arkansas City, Kansas, also serve as members of the City’s Land Bank Board of Trustees; and

WHEREAS, the Land Bank Board of Trustees is required to meet at least twice annually for regular business, meetings which traditionally occur on the third Tuesday in January and the third Tuesday in July, prior to a regular meeting of the Governing Body of the City of Arkansas City, Kansas; and

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

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

SECTION ONE: The Governing Body of the City of Arkansas City, Kansas, hereby establishes that it shall hold a public meeting at 5:00 p.m. on Tuesday, January 16, 2024, in the Commission Room at City Hall, 118 W. Central Ave., Arkansas City, Kansas, to attend a Land Bank Board of Trustees meeting.

SECTION TWO: The Governing Body of the City of Arkansas City, Kansas, hereby authorizes City staff of the City of Arkansas City, Kansas, to take such further and other necessary actions that are required to effectuate the intent and purposes of this Legislative Enactment, and also to notify all persons requesting notice of such public meetings under the Kansas Open Meetings Act and K.A.R. 16-20-1.

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

PASSED AND RESOLVED by the Governing Body of the City of Arkansas City, Kansas, on this 2nd day of January, 2024.

(Seal)

Diana L. Spielman, 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. 2024-01-_____ of the City of Arkansas City, Kansas, adopted by the Governing Body thereof on January 2, 2024, as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, City Clerk



City Commission Agenda Item

Meeting Date: December 19, 2023
From: Tiffany Parsons, City Clerk
Item: City Board Re-Appointments

Purpose: Ratify Mayor Diana Spielman’s re-appointment of:

- Anita Judd-Jenkins and Bob Baker to the Equal Opportunity & Accessibility Advisory Board

Background:

All above are requesting reappointment to their respective boards.

Commission Options:

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

Approved for Agenda by:

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

Randy Frazer, City Manager



City Commission Agenda Item

Meeting Date: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Honor Past Commissioners

Purpose: Recognize and honor the service of past Commissioners Kanyon Gingher, Charles Jennings and Scott Rogers.

Background:

We would like to take this time to recognize and honor the service of past Commissioners Kanyon Gingher, Scott Rogers, and Charles Jennings for their hard work and dedication while serving our community as governing body members.

- Kanyon Gingher 2018-2024
- Scott Rogers 2020-2024
- Charles Jennings 2022-2024

Commission Options:

1. Recognize outgoing Commissioners.

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: January 2, 2024
From: Tiffany Parsons, City Clerk
Item: Oath of Office Commissioners-elect

Purpose: City Clerk Tiffany Parsons will administer the Oath of Office to Commissioners-elect Chad Beeson, Tad Stover, and Charles Tweety III.

Background:

The 2023 Cowley County General Election took place November 7, 2023, with three seats open for the City of Arkansas City Commission. Chad Beeson, Tad Stover, Charles Tweety III were the top three elected by vote.

Commission Options:

1. Recognize incoming commissioners.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission - Mayor

Purpose: Select Mayor for 2024. *(Voice Vote)*

Background:

The first order of business to consider when reorganizing the City Commission will be the selection of a new Mayor. In order to ensure legislative familiarity and commission protocol, the selection of a Mayor by the Governing Body should be of a member not in the first year of his or her current term of office.

Traditionally, in even-numbered years, the City Commission selects the second-highest vote-getter in the City Commission election (2021) prior to the most recent election to become the next Mayor. In 2024, that individual would be Commissioner Jay Warren, who currently is serving as Vice-Mayor.

All Mayoral and Vice-Mayoral terms are for one (1) year. Annual reorganization meetings are held on the first Tuesday in January.

Commission Options:

- 1. Select Mayor for 2024.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Honor Past Mayor

Purpose: Recognize and honor the service of past Mayor Diana Spielman.

Background:

Following the selection of the new Mayor, the 2024 Mayor will take his/her chair at the center of the dais.

The Mayor’s first order of business will be to recognize Diana Spielman for her contributions to the City Commission and community during this past year while serving as Mayor for Arkansas City.

Commission Options:

- 1. Recognize outgoing Mayor Diana Spielman.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Vice Mayor

Purpose: Select Vice Mayor for 2024. **(Voice Vote)**

Background:

The next order of business will be to select a new **Vice Mayor**, who serves in the capacity of Mayor when the Mayor is absent or unavailable. Traditionally, in even-numbered years, the highest vote-getter in the most recent City Commission election becomes Vice Mayor after being sworn in, and then ascends to Mayor in the following year. In **2024**, that individual would be Commissioner **Chad Beeson**.

All Mayoral and Vice Mayoral terms are for one (1) year. Annual reorganization meetings are held on the first Tuesday in January in odd-numbered years and the second Monday in January in even-numbered years, when newly elected commissioners are sworn in (as per Charter Ordinance No. 29 and Resolution No. 2018-12-3222).

Commission Options:

- 1. Select Vice Mayor for 2024.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Strother Field Commission

Purpose: Appoint three (3) members of the Governing Body to serve as Arkansas City’s representatives on the Strother Field Commission. **(Voice Vote)**

Background:

Strother Field is jointly owned by the cities of Arkansas City and Winfield. It is governed by a seven-member (7) body — three (3) from each City and one (1) from the Cowley County Commission. The Governing Body will need to appoint three (3) of its members to serve on the Strother Field Commission.

Current representatives are Commissioners Jay Warren, Scott Rogers, and Charles Jennings.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Cowley First

Purpose: Designate one (1) member of the Governing Body to serve as a representative to Cowley First.
(Voice Vote)

Background:

The City Commission will need to designate one (1) member of the Governing Body to serve as a representative to the Cowley County Economic Development Partnership (Cowley First).

This commissioner serves as one of nine (9) voting members of the Cowley First coordinating council, which is made up of representatives selected by the City, Cowley College, Cowley County, RCB Bank, the Strother Field Commission, Union State Bank, and the City of Winfield. Two (2) at-large members, appointed by the other seven (7) members, complete the coordinating council.

The preceding representative was Commissioner Kanyon Gingher.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission - REAP

Purpose: Appoint one (1) member of the Governing Body to serve as a voting member of the Regional Economic Area Partnership (REAP) of South-Central Kansas and either one (1) member of the Governing Body or the City Manager to serve as an alternate member of REAP in the voting member’s absence. **(Voice Vote)**

Background:

The City Commission will need to appoint one (1) member of the Governing Body to serve as a voting member of the Regional Economic Area Partnership (REAP) of South-Central Kansas and either one (1) member of the Governing Body or the City Manager to serve as an alternate member of REAP in the voting member’s absence.

Preceding representatives were Commissioners Charles Jennings and Kanyon Gingher, who was serving as the designated alternate.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission

Purpose: Appoint one (1) member of the Governing Body to serve on the Arkansas City Public Library Board of Trustees. **(Voice Vote)**

Background:

The City Commission will need to appoint one (1) member of the Governing Body to serve as an ex officio member of the Arkansas City Public Library Board of Trustees. This representative has the same voting powers as the other six (6) library board members.

Preceding representative was Commissioner Charles Jennings.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Visit Ark City

Purpose: Appoint one (1) member of the Governing Body to serve on the Visit Ark City Board of Trustees.
(Voice Vote)

Background:

The City Commission will need to appoint one (1) member of the Governing Body to serve as an ex officio member of the Visit Ark City Board of Trustees. This representative has the same voting powers as the other six (6) Visit Ark City board members.

The current representative is Commissioner Diana Spielman.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission – Cherokee Strip Museum

Purpose: Designate one (1) member of the Governing Body to serve as a representative to the Cherokee Strip Land Rush Museum Board of Trustees. ***(Voice Vote)***

Background:

The City Commission will need to designate one (1) member of the Governing Body to serve as a nonvoting ex officio representative to the Cherokee Strip Land Rush Museum Board of Directors.

The current representative is Commissioner Jay Warren.

Commission Options:

- 1. Approve reorganization item.

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: January 2, 2024
From: Randy Frazer, City Manager
Item: Annual Reorganization of City Commission - Bank

Purpose: Designate RCB Bank as primary depository for banking services and all other eligible banks in the community as potential depositories for City funds. **(Voice Vote)**

Background:

It also is necessary for the Governing Body to designate official depositories for various City funds. It has been the past practice of the City Commission to designate all eligible banks in the community as potential depositories for City funds.

Currently, those include RCB Bank, Union State Bank, The Stock Exchange Bank, and Community National Bank & Trust. RCB Bank also serves as the current primary depository for banking services for the City of Arkansas City.

Commission Options:

- 1. Approve reorganization item.

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: 1/2/2024
From: Josh White, Principal Planner
Item: 101 acres Annexation

Purpose: An ordinance annexing, incorporating within, and adding territory to the City of Arkansas City, Cowley County, Kansas, a municipal corporation in conformity with the provisions of K.S.A § 12-520 and all acts amendatory thereof or supplemental thereto. **(Roll Call Vote)**

Background:

The City of Arkansas City recently purchased 101 acres southwest of the intersection of 8th & Skyline Road. The area was purchased with the intent to transfer the property to housing developers. The annexation will provide additional tax revenue for the City as well as much needed housing. The total area to be annexed is 101 acres. The City desires to annex the entire parcel so that a Reinvestment Housing Incentive District (RHID) can be pre-certified. At this time, staff recommend leaving the zoning as the default R-1, Low Density Residential District. Rezoning will occur as projects are proposed as necessary.

The Planning Commission met on Tuesday, December 12 and voted to recommend to the City Commission to approve the annexation with the default R-1, Low Density Residential District.

Commission Options:

- 1. Approve
- 2. Disapprove
- 3. Table

Fiscal Impact: Cost of publication

Amount:

Fund: _____ Department: _____ Expense Code: _____
_____ Included in Budget _____ Grant _____ Bonds _____ Other (explain):

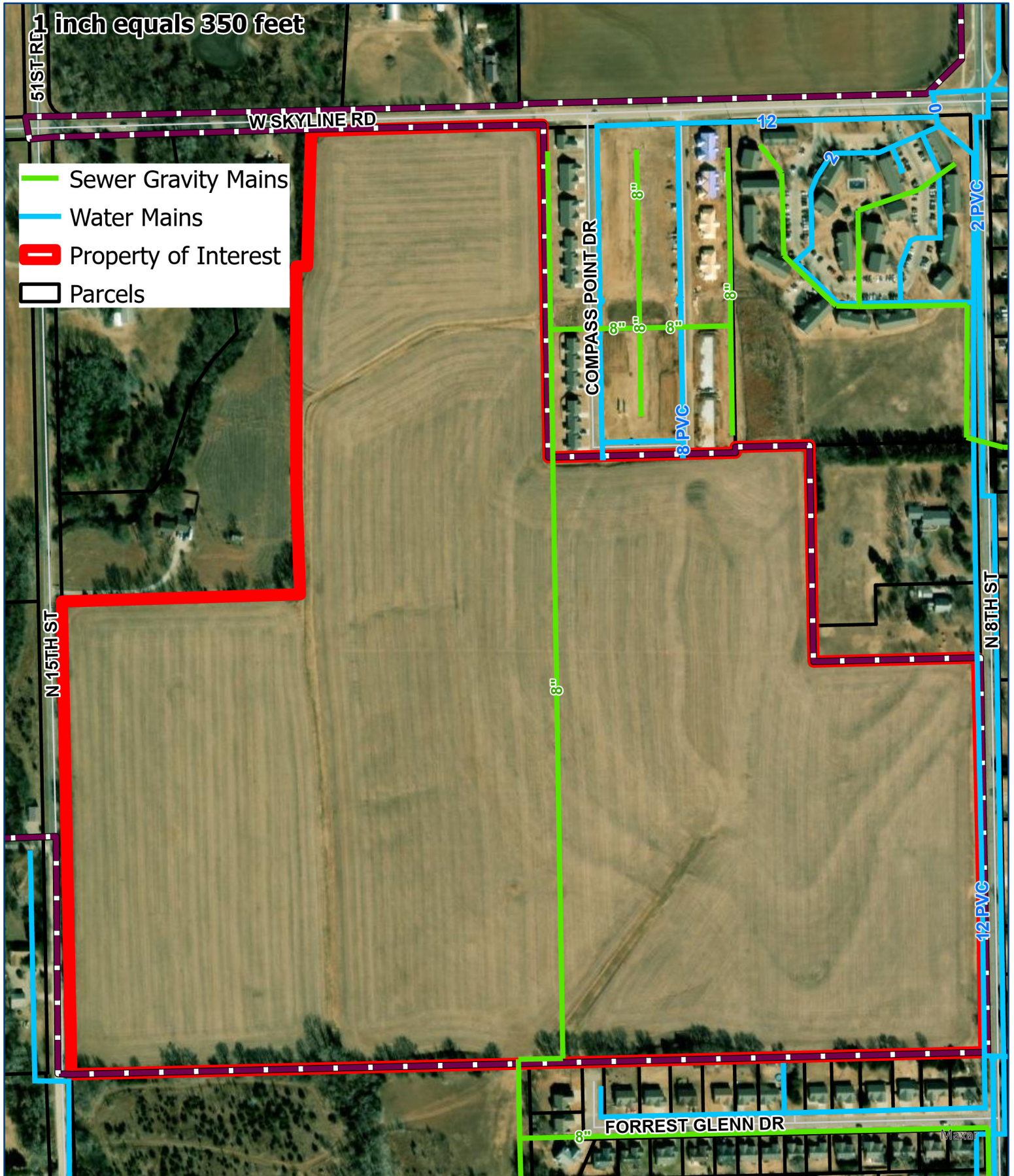
Attachments:

Approved for Agenda by:

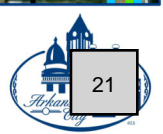
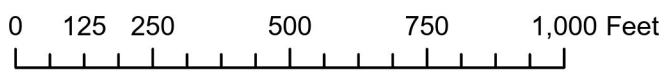
Randy Frazer, City Manager

101 acre site

Section , Item 1.



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. November 09, 2023



ORDINANCE NO. 2024-01-_____

AN ORDINANCE ANNEXING, INCORPORATING WITHIN, AND ADDING TERRITORY TO THE CITY OF ARKANSAS CITY, COWLEY COUNTY, KANSAS, A MUNICIPAL CORPORATION IN CONFORMITY WITH THE PROVISIONS OF K.S.A § 12-520 AND ALL ACTS AMENDATORY THEREOF OR SUPPLEMENTAL THERETO.

WHEREAS, the City of Arkansas City owns said tract of land which adjoins the City and desires to annex said tract for the purposes of housing development pursuant to K.S.A. §12-520(a)(2); and

WHEREAS, the Governing Body of the City of Arkansas City, Kansas, finds it advisable to annex such land and, accordingly, a Resolution, Notice, Public Hearing, Publication, and Sketch of Area, are not required as a result of said Consent and in accordance with K.S.A. §12-520b(c).

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

SECTION ONE: The following described property is hereby annexed to, incorporated within, and made a part of the City of Arkansas City, Kansas to all intents and for all purposes contemplated in and under the laws by which said City was originally established and now exists, to-wit:

SEE EXHIBIT A WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN

SECTION TWO: That this annexation is authorized and in conformity with the provisions of K.S.A. §12-520 and all acts amendatory thereof and supplemental thereto in that the real estate as hereinabove described meets one or more of the classifications for annexation as described by law.

SECTION THREE: The City Clerk shall make proper publication of this Ordinance which shall be published once in the official City newspaper and which shall be effective from and after said publication and shall thereafter file a certified copy of such Annexation Ordinance with the Cowley County Clerk, the Cowley County Register of Deeds, and the Cowley County Election Officer (Cowley County Clerk)(serving in such capacity) in accordance with K.S.A. §12-522 and all acts amendatory thereof or supplemental thereto.

PASSED AND ORDAINED by the Governing Body of the City of Arkansas City, Kansas this 2nd day of January 2024.

(Seal)

_____, Mayor

ATTEST:

Tiffany Parsons, Clerk

APPROVED AS TO FORM

Larry Schwartz, City Attorney

CERTIFICATE

I, hereby certify that the above and foregoing is a true and correct copy of Ordinance No. 2024-01-_____ of the City of Arkansas City, Kansas adopted by the governing body on January 2, 2024 as the same appears of record in my office.

DATED: _____.

Tiffany Parsons, Clerk

Exhibit A

The Northwest Quarter of Section 13, Township 34 South, Range 3 East of the 6th P.M., Cowley County, Kansas
 LESS AND EXCEPT A TRACT: Beginning at the Northwest corner of said Northwest Quarter; thence North 90 deg. East (assumed) along the North line of said Quarter Section, 757.07 feet; thence South 2 deg. 04 min. West, 400 feet; thence North 90 deg. West, 30 feet; thence South 2 deg. 04 min. West, 612.65 feet; thence South 0 deg. 08 min. 20 sec. West, 300 feet; thence North 89 deg. 39 min. West, 693 feet to the West line of said Quarter Section; thence North 0 deg. 08 min. 20 sec. East, along the West line of said Quarter Section, 1308 feet to the point of beginning;

AND LESS AND EXCEPT A TRACT: Beginning at a point on the East line, 943.16 feet South of the Northeast corner of said Northwest Quarter, said East line on an assumed bearing of South 0 deg. 00 min. East; thence South 0 deg. 00 min. East, along the East line of said Quarter Section, 501.54 feet; thence South 89 deg. 31 min. 10 sec. West, and parallel with the North line of said Quarter Section, 490.53 feet; thence North 0 deg. 46 min. 15 sec. West, 504.97 feet; thence North 89 deg. 55 min. 18 sec. East, 497.51 feet to the point of beginning;

AND LESS AND EXCEPT: Beginning at a point 1444.7 feet South of the Northeast corner of said Northwest Quarter; thence West parallel with the North line of said Quarter Section, 490.53 feet; thence South parallel with the East line of said Quarter Section, 100 feet; thence East parallel with the North line of said Quarter Section, 490.53 feet to the East line of said Quarter Section; thence North along the East line of said Quarter Section, 100 feet to the point of beginning, except the East 40 feet.

AND LESS AND EXCEPT A TRACT: Beginning at the Northeast Corner of said Northwest Quarter; thence South 00 degrees, 00 minutes, 00 seconds East (assumed) along the East Line of said Northwest Quarter a distance of 943.16 feet to the Northeast Corner of a tract recorded in Book 481, Page 159, in the Cowley County Register of Deeds Office; thence South 89 degrees, 55 minutes, 18 seconds West along the North Line of said recorded tract produced a distance of 700.00 feet to a 1/2" Iron Pin; thence North 00 degrees, 00 minutes, 00 seconds East a distance of 938.26 feet to a point on the North Line of said Northwest Quarter; thence North 89 degrees, 31 minutes, 16 seconds East along the North Line of said Northwest Quarter a distance of 700.02 feet to the Point of Beginning;

AND LESS AND EXCEPT A TRACT: Commencing at the Northeast Corner of said Northwest Quarter; thence South 89 degrees, 31 minutes, 16 seconds West (assumed) along the North Line of said Northwest Quarter a distance of 700.02 feet to the Point of Beginning of the herein described parcel of land; thence South 00 degrees, 00 minutes, 00 seconds East parallel with the East Line of said Northwest Quarter, a distance of 540.00 feet to a point; thence South 89 degrees, 31 minutes, 16 seconds West parallel with the North Line of said Northwest Quarter a distance of 522.00 feet to a point; thence North 00 degrees, 00 minutes, 00 seconds West, parallel with the East Line of said Northwest Quarter a distance of 540.00 feet to a point on the North Line of said Northwest Quarter; thence North 89 degrees, 31 minutes, 16 seconds East along said North Line a distance of 522.00 feet to the Point of Beginning; AND commencing at the Northeast corner of said Northwest Quarter, thence South 89 deg. 31 min. 16 sec. West (assumed) along the North line of said Northwest Quarter, 700.02 feet, thence South 0 deg. 00 min. East, parallel with the East line of said Northwest Quarter, 540.00 feet to the point of beginning of said tract, thence South 0 deg. 00 min. East, 417.26 feet, thence South 89 deg. 31 min. 16 sec. West, 522.00 feet, thence North 0 deg. 00 min. East, 417.26 feet, thence North 89 deg. 31 min. 16 sec. East, 522.00 feet to the point of beginning, said land subsequently platted and now known as Lots 1 thru 14, inclusive, Block A; Lots 1 thru 26, inclusive, Block B; Lots 1 thru 14, inclusive, Block C; Reserve A, B and C, all in Compass Point Addition to the City of Arkansas City.