

## CITY COMMISSION MEETING MINUTES

Winfield, Kansas

September 5, 2023

The Board of City Commissioners met in regular session, Tuesday, September 05, 2023 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioners Brenda K. Butters and Ronald E. Hutto were also present. Also in attendance were Taggart Wall, City Manager; Tania Richardson, City Clerk; and William E. Muret, City Attorney. Other staff members present were Patrick Steward, Director of Public Improvements; Gus Collins, Director of Utilities; and Vince Warren, Fire Chief.

Mayor Thompson noted all Commissioners present.

Commissioner Hutto moved that the minutes of the August 21, 2023 meeting be approved. Commissioner Butters seconded the motion. With all Commissioners voting aye, motion carried.

### PUBLIC HEARING

Mayor Thompson opened a public hearing to consider public comments on the levy of property tax exceeding the Revenue Neutral Rate for the 2024 Budget Year.

- Brian Pettey, 1500 Indian Ridge Rd, expressed concerns about the lack of growth of the City and increasing taxes.
- Bradley McGaughey, 212 Massachusetts, expressed concerns about the lack of growth of the City and increasing taxes.
- Tom Pettey, 3118 Long Ct, expressed concerns about the lack of growth of the City, businesses not coming into the community and increasing taxes.
- Robin Rivers, 2804 E 9<sup>th</sup> Ave #33, expressed concerns about increasing taxes and staying at a Revenue Neutral Rate.
- Harlin Mitchell, 1806 E 19<sup>th</sup> Ave, expressed concern about increasing taxes.
- John Baker, 502 E 35<sup>th</sup> Ave, asked Commissioners to perform due diligence about taxing and spending.
- Suzette Tice, 7551 162<sup>nd</sup> Rd, expressed concern about increasing taxes.
- Tom Pettey, 3118 Long Ct, also expressed concern about the vote for the school tax increase.
- Chris Tyler, 1121 E 9<sup>th</sup> Ave, expressed concern about increasing taxes.
- Brian Pettey, 1500 Indian Ridge Rd, again expressed concern about taxes.

With no further comments, Mayor Thompson closed the public hearing.

**Bill No. 2365 – A Resolution** – To levy a property tax rate exceeding the Revenue Neutral Rate. City Manager Wall explains that this Resolution acknowledges that the Commission chooses to exceed the Revenue Neutral Rate. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2365 was adopted and numbered Resolution No. 5523. Mayor Thompson called for a Roll Call Vote of the Commissioners to levy a property tax rate exceeding the Revenue Neutral Rate. Mayor Thompson voted aye, Commissioner Butters voted aye, Commissioner Hutto voted aye.

## **PUBLIC HEARING**

Mayor Thompson opened a public hearing to consider public comments on the proposed 2024 Annual Budget.

-John Baker, 502 E 35<sup>th</sup> Ave, stated how understaffing could affect property insurance rates.

With no one else to speak, Mayor Thompson closed the public hearing.

Mayor Thompson opened a public hearing to consider public comments on the determination that the structure at 815 Main St. is unsafe and/or dangerous, and ordering said structure to be repaired or removed in ninety (90) days.

-Stan Lerner, 815 Main St owner, wanted to update the Commissioners on possible plans for the building, including a HEAL (Historic Economic Asset Lifeline) Grant.

-Ronda Trahern, 1316 E 10<sup>th</sup> Ave, Urban Prairie Mercantile, expressed concern about removing buildings from downtown.

-Chris Tyler, 1121 E 9<sup>th</sup> Ave, asked about registering Winfield downtown as a Historic District.

With no one else to speak, Mayor Thompson closed the public hearing.

## **BUSINESS FROM THE FLOOR**

-Chris Tyler, 1121 E 9<sup>th</sup> Ave, expressed concern about traffic lights and 9<sup>th</sup> and Main.

## **NEW BUSINESS**

**Bill No. 2366 – A Resolution** – Setting forth findings that the structure(s), Commercial/Residential Building, located on a tract of land legally described as follows: Lots 7 and 8, Block 108, Cowley County, to Winfield, Kansas. Commonly known as 815 Main Street. Recorded in Book 922 page 428, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in ninety (90) days. Director of Public Improvements Steward explains this Resolution sets a time of thirty days for the owner to present a written plan, then 90 days to take action on the property and allows the City to move forward on the property after that time. Commissioner Hutto moved to adopt, with the amendment of 90 days to 150 days. Motion seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2366 was adopted and numbered Resolution No. 5623.

**Bill No. 2367 – A Resolution** – Authorizing directing the Mayor and Clerk of the City of Winfield, Kansas to execute a Lease Agreement between the City of Winfield, Kansas and Unified School District Number 465, Winfield, Kansas, providing for the lease of certain parcels of land for the purpose of construction lay down/staging area for construction of City public safety facilities. City Manager Wall explains this Resolution authorizes a Lease Agreement between the City of Winfield and USD 465. Upon motion by Commissioner Hutto, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2367 was adopted and numbered Resolution No. 5723.



**Bill No. 2368 – A Resolution** – Authorizing the Mayor and the City Clerk of the City of Winfield, Kansas to execute an agreement for contractual services with Tri-Star Utilities for the purpose of providing contractual sewer utility services on Pike Rd. Director of Utilities Collins explains this Resolution will approve an agreement with utility contractor, Tri-Star, for the rehab/replacement of the sanitary sewer line under Pike Rd. from E. 19th Ave to McDonalds. Upon motion by Commissioner Butters, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2368 was adopted and numbered Resolution No. 5823.


**Bill No. 2369 – A Resolution** – Authorizing the Mayor and the City Clerk of the City of Winfield, Kansas to execute an agreement for contractual services with Weis Fire and Safety Equipment, LLC., Salina, KS, for the purpose of providing contractual services related to the remount of existing fire equipment box on new chassis. Fire Chief Warren explains this Resolution will approve an agreement for contractual services with Weis Fire and Safety Equipment, LLC. Upon motion by Commissioner Hutto, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2369 was adopted and numbered Resolution No. 5923.

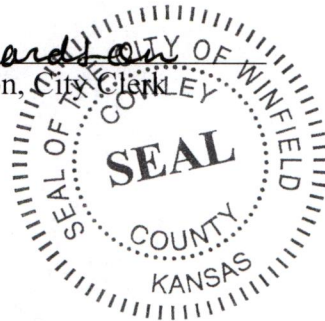
#### OTHER BUSINESS

#### ADJOURNMENT

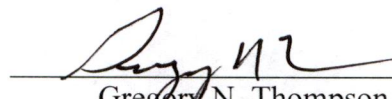
Upon motion by Commissioner Butters, seconded by Commissioner Hutto, all Commissioners voting aye, the meeting adjourned at 6:40 p.m.

Signed and sealed this 14th day of September 2023.

  
Tania Richardson, City Clerk



Signed and approved this 18<sup>th</sup> day of September 2023.

  
Gregory N. Thompson, Mayor