

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
June 4, 2018

The Board of City Commissioners met in regular session, Monday, June 04, 2018 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioner Phillip R. Jarvis was also present. Also in attendance were Jeremy Willmoth, City Manager, Brenda Peters, City Clerk and William E. Muret, City Attorney. Other staff members present were Gary Mangus, Assistant to the City Manager; and Patrick Steward, Director of Community Development.

Mayor Thompson noted Commissioner Hutto as absent.

Commissioner Jarvis moved that the minutes of the May 21, 2018 meeting be approved. Mayor Thompson seconded the motion. With both Commissioners voting aye, motion carried.

PUBLIC HEARING

Mayor Thompson opened a public hearing to consider the potential conflict of Kansas Community Development Block Grant (CDBG). Mr. Haney's participation in the CDBG activities is to ensure compliance with all building, fire and safety standards and regulations by on-site inspection of work performed by contractors selected through open competitive bidding by the City's grant administrator, SCKEDD. By position, Mr. Haney did not/does not participate in the decision-making process with respect to CDBG housing application, housing selection, contractor bidding, or contractor selection activities. Should a waiver of exemption be granted by the State, Mr. Haney would withdraw from his function as Building Official for inspections and approval of work performed on improvements made to his property. With no one present to speak, Mayor Thompson closed the public hearing.

BUSINESS FROM THE FLOOR

NEW BUSINESS

Bill No. 1852 – A Resolution – Authorizing the Mayor and City Clerk of the City of Winfield, Kansas, to execute a Quit Claim Deed between the City of Winfield, Kansas, and Bliss Development, LLC, regarding the transfer of real property in Stonebrook Addition, Winfield, Kansas. Director of Public Improvements Steward explains that this resolution considers approving a quit claim deed for transfer of property within Stonebrook Addition as set forth in the development agreement between the developer and the City. Steward also explains that the next step is for the City to deed the first six lots to the developer which would then allow petitions for improvements to be presented to the Commission in order to create buildable lots. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1852 was adopted and numbered Resolution No. 4218.

Bill No. 1853 – A Resolution – Authorizing and directing the Mayor and the City Clerk of the City of Winfield, Kansas to execute a contract for Country Club Villas for Street and Drainage Improvements, 18-TD832, between the City of Winfield, Kansas and Kansas Paving. Director of Public Improvements Steward explains that this resolution considers awarding a contract to Kansas Paving for street and drainage improvements in the Country Club Villas Development. Steward

explains that a petition was submitted by the developer in 2017 for the improvements and the developer bears the sole cost of the street and drainage improvements. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1853 was adopted and numbered Resolution No. 4318.

Bill No. 1854 – A Resolution – Determining the existence of certain nuisances in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains that this resolution determines a nuisance at 611 E 14th Avenue. The property was discussed at work session last Thursday, May 31, 2018. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1854 was adopted and numbered Resolution No. 4418.

Bill No. 1855 – A Resolution – Authorizing and providing for improvements included in the Multi-Year Capital Improvement Plan for the City of Winfield, Kansas; and providing for the payment of the costs thereof. City Clerk Peters introduced David Arteberry with George K. Baum and Company who explains that this resolution is for the purpose of updating the City's Multi-Year Capital Improvement Plan by adding three new projects that will be funded by a temporary note issue. These projects include a SCADA system for the Water Treatment Plant, a street sweeper for the Street Department, and a water lagoon system at the Water Treatment Plant. Total added project costs are estimated at \$745,000, and this action allows for financing of the projects. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1855 was adopted and numbered Resolution No. 4518.

Bill No. 1856 – A Resolution – Authorizing the offering for sale of General Obligation Bonds, Series 2018-A, and General Obligation Temporary Notes, Series 2018-1, of the City of Winfield, Kansas. George K. Baum representative Arteberry explains that this resolution formally authorizes the sale of the temporary notes and the bonds. Arteberry provided staff and the Commission with the sizing calculation for both issues. Arteberry also explains that this authorization is for Temporary Note Issue Series 2018-1 and General Bond Issue Series 2018-A and that the closing date for both issues is July 2, 2018. The City will also have a rating call on June 18, 2018 with S&P, as Series 2018-A will need to be rated. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1856 was adopted and numbered Resolution No. 4618.

Bill No. 1857 – A Resolution – of the City of Winfield, Kansas Authorizing a tax-exempt Lease Purchase Agreement and a Taxable Supplemental Lease Purchase Agreement by the William Newton Memorial Hospital to provide funds to pay the costs of acquiring, constructing and installing building and related improvements, fixtures, equipment and furnishings and support facilities on the real property for use as a Public Hospital and certain costs of issuance, and authorizing and approving certain actions in connection therewith. City Clerk Peters introduced Gilmore & Bell representative Kevin Cowan and William Newton Hospital CFO Debbie Hockenberry. Hockenberry presented the Hospital project and all components to the Commission. Cowan then explains that the resolution will allow William Newton Memorial Hospital to secure tax-exempt financing for a portion of the project. Taking into consideration that the City (or qualified entities on behalf of the City) can only authorize up to \$10 million in tax-exempt bond financing per calendar year in order to be bank qualified, WNMH is asking to be allowed to finance an aggregate principal amount of \$2.3 million in 2018, and then another \$6.9 million in a subsequent year that the City determines appropriate after consideration of the City's future needs for financing. Cowan also states that the City has no financial obligation in

this financing transaction. Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, Bill No. 1857 was adopted and numbered Resolution No. 4718.

OTHER BUSINESS

-Consider Board Appointments - City Clerk Peters presented a list of board appointments for the Commission's consideration.

Commissioner Jarvis made a motion to accept the board appointments as follows:

Board of Zoning Appeals

Willie Tuttle

Building Trades Board

Mark Eastman

Brian Mayfield

Paul Fisher

City Planning Commission

Mona Mozingo

Don Williams

Convention & Tourism Committee

Peter Bhakta

Tara Duncan

Library Board

Gloria Ulbrich

Gary Brewer

Park Board

Claire Graham

Dan Tapia

Max Thompson

Senior Citizen's Advisory Board

Linda Chase

Dean Kennedy

Wm Newton Memorial Hospital Board

Joan Cales

Mayor Thompson seconded the motion. With both Commissioners voting aye, motion carried.

-Consider 25 Yard Rear Load Refuse Packer Body and Low Entry Cab/Chassis Quote - Assistant to the City Manager Mangus explains that after consideration of quotes received for a 25 Yard Rear Load Refuse Packer Body and Low Entry Cab/Chassis for use in the Refuse Department, staff recommends that the Commission accept the quote from Elliot Equipment Company for a Crane Carrier LET2-40 cab/chassis with a New Way Cobra Magnum packer body, with a trade-in of \$59,000 for a 2014 International cab/chassis with 11 yd packer body. Net to the City of \$185,176, which is under the 2018 budgeted amount of \$225,000. Commissioner Jarvis moved to accept the

bid from Elliott Equipment Company for a net cost of \$185,196. Motion was seconded by Mayor Thompson. With both Commissioners voting aye, motion carried.

-Consider CMB License for Boss Hogs Bar B Q, Jennifer Segree, 314 W 8th Ave - City Clerk Peters presented a CMB license application for Boss Hogs Bar B Q, 314 W 8th Ave for Commission consideration. The background check on the applicant by the police department and the inspection of the premises by the Fire Department are still pending. Commissioner Jarvis made a motion to approve the CMB license for Jennifer Segree, Boss Hogg Bar B Q subject to background check and inspection by the Fire Marshal. Mayor Thompson seconded the motion. With both Commissioners voting aye, motion carried.

-Executive Session to discuss matters deemed confidential under the attorney client relationship- Commissioner Jarvis made a motion that the Commission recess into executive session for consultation with the City Attorney and the City Manager which would be deemed privileged in the attorney/client relationship pursuant to the consultation with the City Attorney exception, K.S.A. 75-4319(b). The open meeting will reconvene at 6:15 p.m. No action anticipated. Motion was seconded by Mayor Thompson. With both Commissioners voting aye, motion carried.

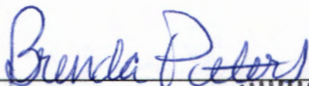
Regular Session resumed at 6:15 p.m.

ADJOURNMENT

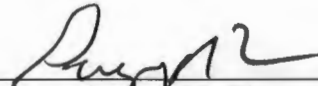
Upon motion by Commissioner Jarvis, seconded by Mayor Thompson, both Commissioners voting aye, the meeting adjourned at 6:16 p.m.

Signed and sealed this 15th day of June 2018.

Signed and approved this 18th day of June 2018.



Brenda Peters, City Clerk



Gregory N. Thompson, Mayor

