

**CITY COMMISSION MEETING
Winfield, Kansas**

DATE: Monday, December 03, 2018
TIME: 5:30 p.m.
PLACE: City Commission – Community Council Room – First Floor – City Building

AGENDA

CALL TO ORDERRonald E. Hutto, Commissioner
ROLL CALL.....Deputy City Clerk, Carina Anderson
MINUTES OF PRECEDING MEETING.....Monday, November 19, 2018
-Designation of Presiding Officer

BUSINESS FROM THE FLOOR

-Citizens to be heard

NEW BUSINESS

Ordinances & Resolutions

Bill No. 18108 – An Ordinance – Amending Chapter 74, Section 74-226 of the Revised Ordinances of the City of Winfield relating to No Parking in the 200 Block of East Fourteenth Avenue.

Bill No. 18109 - A Resolution – Accepting and granting a Conditional Use Permit to New Century Property Management, LLC at 1701 Menor St., Winfield, KS to allow the use of a residential living unit on the 1st floor of the building within a “C-3” General Commercial District.

Bill No. 18110 - A Resolution – Accepting and granting a Conditional Use Permit to New Century Property Management, LLC at 115 E 6th Ave., Winfield, KS to allow the use of a residential living unit on the 1st floor of the building within a “C-4” Central Business District.

OTHER BUSINESS

ADJOURNMENT

-2018 Career Service Awards Banquet, Thursday, December 13th, 6:15 pm, Baden Square, 700 Gary St
-Special meeting 12:00 p.m. Monday December 17, 2018.
-Next regular work session 12:00 p.m. Monday, December 17, 2018.
-Next regular meeting 5:30 p.m. Monday, December 17, 2018.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
November 19, 2018

The Board of City Commissioners met in regular session, Monday, November 19, 2018 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioners Ronald E. Hutto and Phillip R. Jarvis were also present. Also in attendance were Brenda Peters, Interim City Manager; Carina Anderson, Deputy City Clerk and William E. Muret, City Attorney. Other staff members present were Gus Collins, Director of Utilities; Gary Mangus, Assistant to the City Manager; and Bryan Root, Power Plant Operator I.

Commissioner Jarvis moved that the minutes of the November 5, 2018 meeting be approved. Commissioner Hutto seconded the motion. With all Commissioners voting aye, motion carried.

BUSINESS FROM THE FLOOR

NEW BUSINESS

Bill No. 18107 – A Resolution – A Resolution of the City of Winfield, Kansas, authorizing and providing for the construction of sanitary sewer pumping station improvements in the city; and providing for the payment of the costs thereof. Interim City Manager Peters explained that this resolution would authorize the City to apply for Temporary Notes to cover the estimated costs of the improvements. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto all Commissioners voting aye, Bill No. 18107 was adopted and numbered Resolution No. 8718.

OTHER BUSINESS

-Director of Utilities Collins updated the Commissioners on the Gridliance discussions.

ADJOURNMENT

Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, the meeting adjourned at 5:40 p.m.

Signed and sealed this 30th day of November 2018. Signed and approved this 3rd day of December 2018.

Carina Anderson, Deputy City Clerk

Ronald E. Hutto, Presiding Officer



Request for Commission Action

Date: 11/26/18

Requestor: Patrick Steward, Director of Public Improvements

Action Requested:

Consider a revision to the Ordinance for No Parking zones to restrict parking on the North Side of the 200 Block of East 14th Ave.

Analysis:

Currently, parking is allowed on both the North and South side of 200 block of East 14th Avenue adjacent to the Lowell School. The combination of the street width, the number of cars parked and the width of the alley severely restricts and often blocks access to the alley by larger vehicles including refuse trucks. In discussing with Kent Tamsen of the school district, he agreed that restricting parking on the North side of 14th for that Block would help remedy the problem while having relatively little impact on their day to day operations.

Fiscal Impact:

None.

Attachments: Ordinance

(First published in the Cowley Courier Traveler, Friday, December 7, 2018)

BILL NO. 18108

ORDINANCE NO. 4102

AN ORDINANCE

AMENDING Chapter 74, Section 74-226 of the Revised Ordinances of the City of Winfield relating to No Parking in the 200 Block of East Fourteenth Avenue.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. The following language in Section 74-226 regarding the 200 Block of East Fourteenth Avenue shall be deleted:

200 Block E. 14th Avenue: North Side, from Millington extending 50 feet

Section 2. The following language in Section 74-226 regarding the 200 Block of East Fourteenth Avenue shall be adopted:

200 Block E. 14th Avenue: North Side

Section 3. This Ordinance shall be in full force and effect on and after its publication in the official city newspaper.

ADOPTED this 3rd day of December, 2018.

CITY OF WINFIELD, KANSAS

By _____
Ronald E. Hutto, Presiding Officer

ATTEST:

Carina Anderson, Deputy City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action: _____
Brenda Peters, Interim City Manager/ps



Request for Commission Action

Date: 11/26/18

Requestor: Patrick Steward, Director of Public Improvements

Action Requested:

Consider two conditional use permits in order to allow a residential living unit on the first floor of a structure in a commercially zoned district.

Analysis:

New Century Property Management, Chris Tyler – Agent, applied for a CUP for two separate locations to allow for a single family dwelling on the first floor of a structure in a commercial district. The first property is at 1701 Menor which was at one time the USD465 Maintenance facility. Chris has operated it as a storage location but is requesting to construct one single family dwelling in the existing structure. A similar request was submitted for 115 E. 6th Ave. which is in the Central Business District.

The intent of the zoning regulation restricting dwelling units in commercial zones is to limit the use of commercial properties and storefronts as residential units. In both of these cases, the locations are on the fringe of the commercial district and are in close proximity to other residential properties.

The planning commission met on November 13th and held a public hearing. After considering all the necessary factors, they voted to recommend approval of both CUP's.

Fiscal Impact:

None.

Attachments: Resolutions.

A RESOLUTION

ACCEPTING and granting a Conditional Use Permit to New Century Property Management, LLC at 1701 Menor St., Winfield, KS to allow the use of a residential living unit on the 1st floor of the building within a “C-3” General Commercial District.

WHEREAS, the Planning Commission of the City of Winfield, Kansas, on November 13th, 2018, conducted a Public Hearing to consider a request for a Conditional Use Permit to allow the use of a residential living unit on the 1st floor of the building; and,

WHEREAS, at said hearing the Planning Commission recommended approval of said Conditional Use Permit, Case Number PC2018-05.

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

Section 1. A Conditional Use Permit in Cowley County, Kansas, granted to New Century Property Management, LLC, necessary to for use of a of a residential living unit on the 1st floor of the building on the following legally described property:

Lots 1, 2, 3, 9, 10, 11 and the North 23 feet of Lots 4 and 8, Block 77, Robinson’s Addition, to the City of Winfield, Cowley County, Kansas.

Section 2. This resolution shall be in full force and effect from and after its adoption.

Section 3. The Mayor and Clerk of the City of Winfield, Kansas, are hereby authorized and directed to file said Conditional Use with the Register of Deeds of Cowley County, Kansas.

ADOPTED this 3rd day of December, 2018.

(SEAL)

Ronald E. Hutto, Presiding Officer

ATTEST:

Carina Anderson, Deputy City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action: _____
Brenda Peters, Interim City Manager/tp

A RESOLUTION

ACCEPTING and granting a Conditional Use Permit to New Century Property Management, LLC at 115 E 6th Ave., Winfield, KS to allow the use of a residential living unit on the 1st floor of the building within a “C-4” Central Business District.

WHEREAS, the Planning Commission of the City of Winfield, Kansas, on November 13th, 2018, conducted a Public Hearing to consider a request for a Conditional Use Permit to allow the use of a residential living unit on the 1st floor of the building; and,

WHEREAS, at said hearing the Planning Commission recommended approval of said Conditional Use Permit, Case Number PC2018-06.

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

Section 1. A Conditional Use Permit in Cowley County, Kansas, granted to New Century Property Management, LLC, necessary to for use of a of a residential living unit on the 1st floor of the building on the following legally described property:

Lots 17 and 18, Block 126, Original Town, now the City of Winfield, Cowley County, Kansas.

Section 2. This resolution shall be in full force and effect from and after its adoption.

Section 3. The Mayor and Clerk of the City of Winfield, Kansas, are hereby authorized and directed to file said Conditional Use with the Register of Deeds of Cowley County, Kansas.

ADOPTED this 3rd day of December, 2018.

(SEAL)

Ronald E. Hutto, Presiding Officer

ATTEST:

Carina Anderson, Deputy City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action: _____
Brenda Peters, Interim City Manager/tp