

CITY COMMISSION MEETING
Winfield, Kansas

DATE: Monday, June 07, 2021
TIME: 5:30 p.m.
PLACE: City Commission – Community Council Room – First Floor – City Building

AGENDA

CALL TO ORDER.....Mayor Gregory N. Thompson
ROLL CALL.....City Clerk, Brenda Peters
MINUTES OF PRECEDING MEETING.....Monday, May 17, 2021

BUSINESS FROM THE FLOOR

- Citizens to be heard

NEW BUSINESS

Ordinances & Resolutions

Bill No. 2162 – A Resolution – Authorizing the granting and filing of a certain permanent easement necessary to provide right-of-way for installation, construction, maintenance, repair, and removal of the utilities and the necessary appurtenances therefore, in, over, under, and across real estate in the Southwest Quarter of Section 32, Township 32 South, Range 4 East of the 6th P.M., City of Winfield, Cowley County, Kansas. (Quinn/Hensley)

OTHER BUSINESS

-Consider canceling the June 21, 2021 regular meeting.
-Consider calling a Special Meeting for June 17, 2021 at 5:30 p.m.
-Consider KMGA Board Appointments
-Consider Meyer Hall Roof Improvements
-Consider Meyer Hall Mechanical Improvements
-Consider Sanitary Sewer Improvements

ADJOURNMENT

-Next Commission work session 4:00 p.m. Thursday, June 17, 2021.
-Next regular meeting 5:30 p.m. Monday, June 21, 2021.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
May 17, 2021

The Board of City Commissioners met in regular session, Monday, May 17, 2021 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioners Phillip R. Jarvis and Ronald E. Hutto were also present. Also in attendance were Taggart Wall, City Manager; Brenda Peters, City Clerk; and William E. Muret, City. Other staff members present were Vincent Warren, Fire Chief; Robbie DeLong, Police Chief; Brad Klein, EMS Coordinator; Patrick Steward, Director of Community Development; and Josh Wallace, Environmental Inspector.

Mayor Thompson noted all members present and dispensed with roll call.

Commissioner Hutto moved that the minutes of the May 3, 2021 meeting be approved. Commissioner Jarvis seconded the motion. With all Commissioners voting aye, motion carried.

OATH OF OFFICE

City Clerk Peters gave the Oath of Office to Patrolman Cutter Brazil.

PROCLAMATION

-National Poppy Day - May 28, 2021. Mayor Gregory N. Thompson presented a proclamation to Piper Turner, the 2021 Poppy Princess, proclaiming May 28, 2021 as National Poppy Day.

-EMS Week – May 16-22, 2021. Mayor Gregory N. Thompson presented a proclamation to Brad Klein proclaiming the week of May 16-22, 2021 as EMS Week.

PUBLIC HEARING

Mayor Thompson opened a public hearing to consider an application to the US Department of Agriculture, Rural Development, for financial assistance to purchase new ambulances. With no one present to speak, Mayor Thompson closed the public hearing.

NEW BUSINESS

Bill No. 2154 – A Resolution – Concerning acceptance and compliance with various requirements to obtain financial assistance from the United States of America, acting through the United States Department of Agriculture, Rural Development. City Manager Wall introduced Chelsea Morris, Rural Development, United States Department of Agriculture, who spoke on the various requirements for the grant. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2154 was adopted and numbered Resolution No. 4721. Commissioner Hutto moved to sign a Letter of Intent to Meet Conditions. Commissioner Jarvis seconded, all Commissioners voting aye, Motion carried.

Bill No. 2155 – 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 Manager Wall explains this Resolution is related to Meyer

Hall improvements. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2155 was adopted and numbered Resolution No. 4821.

Bill No. 2156 – A Resolution – Determining the existence of certain nuisances at 1824 Frankfort in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains the next six Resolutions determine the existence of nuisances at six different properties requiring Commission action to proceed with the process. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, Bill No. 2156 was adopted and numbered Resolution No. 4921.

Bill No. 2157 – A Resolution – Determining the existence of certain nuisances at 911 E 14th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2157 was adopted and numbered Resolution No. 5021.

Bill No. 2158 – A Resolution – Determining the existence of certain nuisances at 1101 Stewart in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, Bill No. 2158 was adopted and numbered Resolution No. 5121.

Bill No. 2159 – A Resolution – Determining the existence of certain nuisances at 520 E 11th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2159 was adopted and numbered Resolution No. 5221.

Bill No. 2160 – A Resolution – Determining the existence of certain nuisances at 606 Millington in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, Bill No. 2160 was adopted and numbered Resolution No. 5321.

Bill No. 2161 – A Resolution – Determining the existence of certain nuisances at 512 E 4th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2161 was adopted and numbered Resolution No. 5421.

OTHER BUSINESS

- City Manager Wall asks the Commission to consider setting dates/times of June 4, June 7, June 11, 2021 at 8:00 am at City Hall for 2022 budget workshops.

ADJOURNMENT

Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, the meeting adjourned at 5:51 p.m.

Signed and sealed this 4th day of June 2021.

Brenda Peters, City Clerk

Signed and approved this 7th day of June 2021.

Gregory N. Thompson, Mayor

A RESOLUTION

AUTHORIZING the granting and filing of a certain permanent easement necessary to provide right-of-way for installation, construction, maintenance, repair, and removal of the utilities and the necessary appurtenances therefore, in, over, under, and across real estate in the Southwest Quarter of Section 32, Township 32 South, Range 4 East of the 6th P.M., City of Winfield, Cowley County, Kansas.

WHEREAS, it was necessary to acquire a certain permanent easement to provide right-of-way for installation, construction, maintenance, repair, and removal of the utilities and the necessary appurtenances in Cowley County, Kansas; and,

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

Section 1. The Mayor and Clerk of the City of Winfield, Kansas, are hereby authorized and directed to grant a certain permanent easement in Cowley County, Kansas, necessary to provide right-of-way for the purpose of installation, construction, maintenance, repair, and removal of the utilities and the necessary appurtenances therefore, in, over, under, and across the real estate described as follows:

A 12 feet wide strip of land on the Southeast lot line of Lot 2, Block 6, Country Club Estates, Highland Village Addition Replat, City of Winfield, Kansas. The centerline of which is describes as running parallel to and lying 14 feet Northwest of the Southeast lot line of said Lot 2. Said Southeast lot line being the property line abutting Lot 3, Block 6, Country Club Estates, Highland Village Addition Replat, City of Winfield, Kansas.

Section 2. The Clerk of the City of Winfield, Kansas shall record said easement with the Register of Deeds of Cowley County, Kansas.

Section 3. This resolution shall be in full force and effect from and after its adoption.

ADOPTED this 7th day of June 2021.

(SEAL)

Gregory N. Thompson, Mayor

ATTEST:

Brenda Peters, City Clerk

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

Approved for Commission action: _____
Taggart Wall, City Manager

PERMANENT EASEMENT

We, Charles E. Quinn and Rita M. Hensley, Trustees of the Charles E. Quinn Living Trust, owners, in consideration of the benefit to be obtained from the utility lines which are the subject of these easements, payment of the sum of \$1.00 and other valuable consideration, receipt of which is hereby acknowledged, do hereby convey and assign to the CITY OF WINFIELD, Cowley County, Kansas, permanent easements and right-of-way for the purpose of installation, construction, maintenance, repair, and removal of said utilities and the necessary appurtenances therefor, in, over, under, and across the real estate in the Southwest Quarter of Section 32, Township 32 South, Range 4 East of the 6th P.M., City of Winfield, Cowley County, Kansas, described as follows:

A 12 feet wide strip of land on the Southeast lot line of Lot 2, Block 6, Country Club Estates, Highland Village Addition Replat, City of Winfield, Kansas. The centerline of which describes as running parallel to and lying 14 feet Northwest of the Southeast lot line of said Lot 2. Said Southeast lot line being the property line abutting Lot 3, Block 6, Country Club Estates, Highland Village Addition Replat, City of Winfield, Kansas.

The amount of money as set forth herein is in full payment for the use of said property and the undersigned releases the City of Winfield, Kansas, from any claims for damages for acts or omissions pertaining to the purpose as set forth herein except for negligence on the part of said City. There are no other agreements, oral or written, between the parties except as set forth herein.

This easement is binding upon the heirs, executors, administrators, successors, trustees, and assigns of the parties hereto.

Dated this 20th day of May, 2021.

Charles E. Quinn
Charles E. Quinn
Trustee

Rita M. Hensley
Rita M. Hensley
Trustee

STATE OF KANSAS
COUNTY of COWLEY, SS.

On this 20th day of May, 2021, before me a notary public in and for said county and state, personally appeared Charles E. Quinn and Rita M. Hensley, to me known to be the person named in and who executed the foregoing instrument, and duly acknowledged the execution thereof.

Tiffany Parsons
Notary Public

My commission expires: 7-28-2022



Accepted and authorized for filing in the Office of Register of Deeds, Cowley County, Kansas, this _____ day of _____ 2021, by Resolution No. _____ of the Governing Body of the City of Winfield, Kansas.

Gregory N. Thompson, Mayor

ATTEST:

Brenda Peters, City Clerk

Exhibit Map
Quinn/Hensley
Easement





CERTIFICATE – DIRECTOR

KANSAS MUNICIPAL GAS AGENCY BOARD OF DIRECTORS

This certificate duly documents the appointment of a **Director** to serve on the Board of Directors of the Kansas Municipal Gas Agency (KMGA) as provided for in Article V, Section 5.1 of KMGA's Bylaws.

I, the undersigned City Clerk of the City of _____, Kansas, a member of KMGA, do hereby certify that at a meeting of the City Governing Body duly held on the ____ day of _____, ____;

Name: _____	Title: _____
Address: _____	
City: _____	State: _____ Zip Code: _____
Office Phone: _____	Cell Phone: _____ Fax: _____
Email Address: _____	

was appointed to serve on the KMGA Board of Directors for a two-year term beginning September 1, 2021.

I further certify that the foregoing appointment is reflected in the official Minutes of the Governing Body of the City for the meeting on the date indicated above.

This certificate is given this ____ day of _____, ____.

City Clerk

_____, Kansas

Return completed certificate to:
KMGA, 6300 West 95 Street, Overland Park, KS 66212
Email: shadonix@kmea.com Fax: 913-677-0804



Thomson Construction & Roofing
Brett Thomson Owner
P.O. Box 281
Winfield, KS 67156
Phone: 620-229-3555

06/01/2021
Claim Information

Company Representative
Brett Thomson
Phone: (620) 229-3555
brett@thomson-roofing.com

24 ga Kynar snap lock standing seam panel

Rick Meyer
City of Winfield - Meyer Hall
1500 East 8th Avenue
Winfield, KS 67156
(620) 222-5673

Job: Rick Meyer

Roofing Section

	Qty	Unit	Per Unit Charge	Price
Remove, Dispose of 1 Layer of Shingles and Install (Roof Load)	85.16	SQ	\$43.00	\$3,661.88
Underlayment	93	SQ	\$8.57	\$797.01
metal roof	1	EA	\$75,582.85	\$75,582.85
24 ga snap lock				
Ice and water shield 2sq (LF) - TCR	0	LF		\$1,414.50
Steep roof charge, 7/12 to 9/12	57.85	SQ	\$35.14	\$2,033.00
Two Story Charge	0	SQ		\$1,684.98
may and june price increase	1	EA	\$7,662.00	\$7,662.00
				\$92,836.22

Flat Roof Section

	Qty	Unit	Per Unit Charge	Price
Remove existing asphalt roofing and wall flashings	21.11	SQ	\$0.00	\$0.00
Install 1/2" high density cover board in dead valleys fully adhered	597	LF	\$0.00	\$0.00
Install fully adhered 60MIL TPO single ply membrane	21.11	SQ	\$0.00	\$0.00
Install surface mounted counterflashing on parapet walls	597	LF	\$0.00	\$0.00
Install TPO thru the wall scuppers into rain collectors	10	EA	\$0.00	\$0.00
Flash all penetrations with TPO flashings	1	EA	\$0.00	\$0.00
totals include all materials, labor, dump fees and telehandler charges with operator	1	EA	\$19,641.51	\$19,641.51
Sales Tax	1	EA	\$1,662.52	\$1,662.52
Roofing Permit	1	EA	\$0.00	\$0.00
				\$21,304.03


Optional Roof Hatch

	Qty	Unit	Per Unit Charge	Price
Remove and install new OSHA compliant roof hatch	1	EA	\$1,515.00	\$1,515.00
Sales Tax	1	EA	\$128.75	\$128.75

\$1,643.75

Parapet Wall Seams

	Qty	Unit	Per Unit Charge	Price
Remove top layer of degraded seams in parapet wall and apply NP-1 sealant around perimeter	593	LF	\$3.66	\$2,170.38
Sales Tax	1	EA	\$184.48	\$184.48
				\$2,354.86

TOTAL**\$118,138.86**Finance as much as \$100,000 • Starting at \$1,028/month with  **Acorn** • **APPLY**

Two-year workmanship warranty, limited lifetime warranty on shingles.
Terms are balance due upon completion.

If additional layers of tear off exist, further charges may be incurred post estimate.
If solid deck sheathing is required additional charge may be added dependent upon current market pricing.

Note: Payment to be made by cash or check. All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above estimate. It is contractually agreed that in the event of default, the said party agrees to pay all expenses incurred in collection, including reducing to judgment this obligation and including a thirty-three percent (33%) attorneys fees. The party further agrees that the proper venue for any or all legal proceedings arising out of this contract shall be Cowley County, Kansas. This contract may be withdrawn by us if not accepted within 30 days.

Company Authorized Signature_____
Date_____
Customer Signature_____
Date_____
Customer Signature_____
Date



1910 Wheat Rd
P.O. Box 625
Winfield, KS 67156
www.winfieldplumbingandheating.com

Tel.: 620.221.2210
Fax: 620.221.2286

City of Winfield
200 E. 9th Ave.
Winfield, KS 67156

June 1, 2021

Proposal for the replacement of the boiler, chiller, and air handling system equipment at the Meyer Hall facility at Baden Square in accordance with our budget estimate dated April 15, 2021. Proposal includes:

- Demo of existing mechanical equipment including existing water tube boiler, air cooled chiller, (19) indoor fan/coil units, and building circulation pumps.
- Provide and install a new RBI Dominator series gas fired multi-stage heating water boiler to replace the existing Ajax. New boiler is to be installed outside in a similar location to the existing boiler. Boiler will include a copper heat exchanger with cast iron headers and operate with AHRI efficiency up to 85%. Thermic bypass valve and primary boiler circulator included to prevent outdoor boiler from producing condensation susceptible to freezing temperatures. See attached submittal for new boiler.
- Provide and install a new Daikin Trailblazer AGZ outdoor air cooled packaged chiller to replace the existing. New chiller will utilize high efficiency scroll compressors and will be equipped with a factory installed sound attenuation package. Entire coil surfaces will be protected by factory hail guards where necessary. New chiller to provide 110 tons of nominal cooling capacity.
- Provide and install three (3) new building water circulation pumps, one for facility heating water, one for facility chilled water, and one piped in an arrangement that would allow for a backup/redundant pump for either the heating or chilled water system pumps. Each pump will include new triple duty valves on discharge to be used as a check valve, isolation valve, and flow balancing valve. Each pump will include a new isolation valve on the suction piping to allow for complete isolation of each pump for serviceability. All new pressure gauges will be provided and installed on the discharge of each pump. Stainless steel flexible connectors will be provided and installed on each pump for vibration isolation. Pumps will be base mounted end suction 2BD models manufactured by Bell & Gossett. Suction diffusers with strainers will be provided on the inlet of each pump. Pumps will be sized to meet the flow requirements of the selected boiler, chiller, and fan/coil units.
- Variable frequency drives will be provided and installed on each of the proposed pump's motors to allow for slow starting and adjustable flow control. The existing pumps have had multiple issues in the past and these drives are intended to alleviate some of the stress during each startup cycle.
- Provide and install nineteen (19) new indoor fan/coil units. Each unit will be manufactured by Magic Aire, similar to the existing. Each of the proposed fan coil units will be sized to match the existing fan/coils and will include a heating water coil, chilled water coil, and centrifugal blower. Connections of supply duct system to each new unit included.

- Provide and install a new field assembled make up air unit including two custom copper tube, aluminum fin coils and a new Twin City duct blower to replace the existing. Coils will be manufactured to the required capacity needed to precondition the building ventilation air. One coil will provide heating of outside air while the other coil will provide cooling, depending on the outside air conditions.
- All required piping connections to existing piping systems included. Boiler and pump connection piping will be schedule 40 black steel with flanged and welded connections. Fan/coil unit piping connections will be type L rigid copper. All required welding, brazing, hangers and supports included. All new isolation valves, flow control valves, and actuators will be provided and installed for each fan/coil unit.
- Direct Digital Controls (DDC) will be replaced with new and provided by Sandifer Engineering & Controls company. This will include controllers for each of the (19) fan/coil units, (1) make up air unit, (1) chiller, and (1) boiler. SE8000 series thermostats will be provided and installed for each fan/coil unit and connected to the facility control system. All required wiring, programming, and engineering included. A connection to a local IP LAN and an IP address will need to be furnished by Owner. The system will be controllable through any web browser that has access to the IP LAN with proper credentials.
- Flushing of building piping system will be provided as needed. It is the intent of this system to flush individual pipes as the installation progresses and then perform an overall encompassing flush upon completion of installation of all components. Once the flush is complete, water sampling and testing will be performed and treatment to the water systems will be provided to minimize corrosion and prolong the equipment life. Please note that flushing, testing, and treatment is a process that will need to be performed routinely. We encourage annual sampling and testing of water. Once the testing is complete, we can advise of recommendations for additional treatment or flushing.
- Electrical subcontractor to be provided by Mayfield Electric of Winfield for all required circuit changes or modifications as needed for equipment installation. All required conduit, wire, breakers, etc. are to be included for a fully functional system. All associated fees are included in this proposal.
- All required materials and labor for a fully functioning heating and air conditioning system included.
- Crane service for removal and reinstallation of boiler/chiller included.
- Service work performed by WPH on the existing Ajax boiler from 1/7/21 to 3/19/21 to keep the system operational as long as possible including welding by Alan Groom Welding will be at no charge upon acceptance of this proposal (\$5,000 +/- value).

Project Total: \$420,365 plus sales tax (if applicable)

Warranty: All warranties are subject to manufacturer's terms and conditions

RBI Boiler – 10 year copper heat exchanger, 21 year thermal shock, and 1 year entire unit parts & labor

Bell & Gossett Pumps – 1 year motor, couplings, pump seals, pump, and labor

Grundfos Boiler Circulator - 1 year motor, pump, and labor

Daikin Air Cooled Chiller – 1 year entire unit parts & labor

Magic Aire Fan/Coil Units – 1 year coils, parts, & labor

DDC Controls – 1 year material and labor

Option: Add a 5 year compressor warranty on Daikin air cooled chiller (no labor) – Add \$2,315

June 2, 2021

To: Taggart Wall

From: Gus Collins, Director of Utilities
Beau Bailey, UG Supervisor

Re: **Follow Up** -- Sanitary Sewer Line Replacement Projects
Replace 2" Waterline Discussion

Follow up to the project memo below:

Proposals were received from two contractors for these projects.

Nowak Construction -- \$220,810.00

Tri-Star Utilities -- \$151,345.00

Bids exceeded 2021 budget allocation for Contractual Projects. Within the adopted budget there is an additional \$50,000 in Capital for Infrastructure Improvements. Staff negotiated with Tri-Star at their unit price. Recommendation is to complete project #1 at a cost of \$129,520.00.

Initial Project Memo from April 14, 2021:

The 2021 adopted budget for Wastewater Collection has \$100,000 allocated for Contractual Projects. Staff has identified two sanitary sewer lines for replacement this year. They are as follows:

- 1) Approximately 1,160 feet of 8" Sanitary Sewer Main Line serving the area from Broadway St., west, to Andrews St. between E. 15th Ave and E. 16th Ave. This segment of line has been problematic for several years causing numerous back-ups at various residences and has been placed on a 6-month maintenance schedule.
- 2) Approximately 225 feet of 8" Sanitary Sewer Main Line serving the area from North Park St., west, to Michigan between Pine St. and Olive St. This segment of line has been problematic for several years causing numerous back-ups at various residences. This line is NOT on a maintenance schedule due to its poor condition. Staff monitors and clears blockages as necessary.

Request for proposals are being prepared to send to contractors. Once those proposals have been received, staff will review and make recommendation to proceed.

April 13, 2021 –
Project 1

