

**CITY COMMISSION MEETING  
Winfield, Kansas**

DATE: Monday, March 07, 2022  
TIME: 5:30 p.m.  
PLACE: City Commission – Community Council Room – First Floor – City Building

***AGENDA***

CALL TO ORDER.....Mayor Ronald E. Hutto

ROLL CALL.....City Clerk, Brenda Peters

MINUTES OF PRECEDING MEETING .....Tuesday, February 22, 2022

MINUTES OF SPECIAL CALLED MEETING .....Thursday, February 24, 2022

**BUSINESS FROM THE FLOOR**

-Citizens to be heard

**NEW BUSINESS**

Ordinances & Resolutions

**Bill No. 2212 – 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. (Electric Gridliance)

**Bill No. 2213 – 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. (Strother Field T Hangers)

**Bill No. 2214 – An Ordinance** – Vacating an easement reserved on the plat of Cedar Lake First Subdivision, Winfield, Cowley County, Kansas.

**Bill No. 2215 – An Ordinance** – Amending Chapter 62 of The Winfield City Code by the modification of allowable camping areas within the Winfield Parks system.

**Bill No. 2216 – An Ordinance** – Amending Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the “Zoning District Map of Winfield, Kansas,” which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas.

**Bill No. 2217 – A Resolution** – Authorizing and directing the Mayor and Clerk of the City of Winfield, Kansas, to execute a contract for Project No. 21-BI903 for construction of the Public Safety Facility Phase 4.

**Bill No. 2218 – A Resolution** – Determining the existence of certain nuisances at 411 W 14<sup>th</sup> Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2219 – A Resolution** – Determining the existence of certain nuisances at 606 E 8<sup>th</sup> Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2220 – A Resolution** – Determining the existence of certain nuisances at 716 Menor St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2221 – A Resolution** – Determining the existence of certain nuisances at 1220 Menor St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2222 – A Resolution** – Determining the existence of certain nuisances at 524 E 4<sup>th</sup> Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2223 – A Resolution** – Accepting and authorizing the 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 West Half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6th P.M., Cowley County, Kansas. (Schulle)

**Bill No. 2224 – A Resolution** – Accepting and authorizing the 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 West Half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6th P.M., Cowley County, Kansas. (East)

**OTHER BUSINESS**

- Consider truck purchases
- Consider City Lake Evergy Utility Easement Request

**ADJOURNMENT**

- Next Commission Work Session 4:00 p.m. Thursday March 17, 2022
- Next regular meeting 5:30 p.m. Monday, March 21, 2022

## **CITY COMMISSION MEETING MINUTES**

### **February 22, 2022**

The Board of City Commissioners met in regular session, Tuesday, February 22, 2022 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Ronald E. Hutto presiding. Commissioner Brenda K. Butters and Commissioner Gregory N. Thompson were also present. Also in attendance were Taggart Wall, City Manager; Brenda Peters, City Clerk and William E. Muret, City Attorney. Other staff members present were Gus Collins, Director of Utilities; Patrick Steward, Director of Public Improvements; and Jerred Schmidt, Director of Information Systems.

City Clerk Peters called roll.

Commissioner Butters moved that the minutes of the February 7, 2022 meeting be approved. Commissioner Thompson seconded the motion. With all Commissioners voting aye, motion carried.

### **BUSINESS FROM THE FLOOR**

-Stephen Campbell, 1003 E 9th Ave, appeared before the Commission to discuss the use of golf carts in town.

### **NEW BUSINESS**

**Bill No. 2207 – An Ordinance** – Changing the name of a street in Country Club Estates, Highland Village Addition to the City of Winfield, Kansas. Director of Public Improvements Steward explains this Ordinance will change the name of Braid Hill Drive back to the original name of Braid Hills Drive. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2207 was adopted and numbered Ordinance No. 4174.

**Bill No. 2208 – A Resolution** – Authorizing the execution of an agreement for engineering services for improvements on Pike Road from 19th Avenue to US-77 between the City of Winfield, Kansas and Kirkham Michael & Associates, Inc. Ellsworth, Kansas. Director of Public Improvements Steward explains this Resolution authorizes a contract with and Kirkham Michael & Associates, Inc., in the amount of \$80,000 for engineering services. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2208 was adopted and numbered Resolution No. 0722.

**Bill No. 2209 – A Resolution** – Authorizing and directing the City Manager and Clerk of the City of Winfield, Kansas, to execute a Lease agreement by and between the City of Winfield, Kansas and Capper Foundation for office space at Meyer Hall. City Manager Wall explains this Resolution authorizes a lease agreement with Capper Foundation for office space at Meyer Hall. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 209 was adopted and numbered Resolution No. 0822.

### **-STRICKEN-**

~~**Bill No. 2210 – A Resolution** – Authorizing and directing the Mayor and Clerk of the City of Winfield, Kansas, to execute an agreement between the City of Winfield, Kansas and Petra Development, LLC, for providing the sale, development and utility improvements for Stonebrook Subdivision, a residential development.~~

Commissioner Thompson moved to strike Bill No. 2210, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2210 was stricken.

## **OTHER BUSINESS**

-Consider computer replacement quote from KPM Computer Solutions. Director of Information Systems Schmidt asks the Commission to approve moving forward with a purchase order to KPM Computer Solutions in the amount of \$32,200.00 for computer planned 2022 computer replacements. Commissioner Thompson moved to accept the bid from KPM Computer Solutions for \$32,200.00. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried.

-Consider street sweeper purchase. Director of Public Improvements Steward recommends accepting a bid of \$279,796.00 for a Schwartz Monsoon street sweeper. Commissioner Butters moved to approve the purchase of the Schwartz street sweeper. Motion was seconded by Commissioner Thompson. With all Commissioners voting aye, motion carried.

-Consider purchase of a digger truck from ALTEC Industries for an amount of \$409,062.56. Director of Utilities Collins asks that the Commissioners consider the purchase of a digger truck from Altec, Inc in the amount of \$409,062.56. Delivery date will not be until late 2024 or 2025. Commissioner Thompson moved to approve the purchase of the digger truck. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried.

Mayor Hutto called a Special Meeting for Thursday, February 24, 2022 at 8:00 a.m.

## **ADJOURNMENT**

Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, the meeting adjourned at 5:55 p.m.

Signed and sealed this 3rd day of March 2022.      Signed and approved this 7th day of March 2022.

---

Brenda Peters, City Clerk

---

Ronald E. Hutto, Mayor

**CITY COMMISSION MEETING MINUTES**  
**Winfield, Kansas**  
**February 24, 2022**

The Board of City Commissioners met in special session, Thursday, February 24, 2022 at 8:00 a.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Ronald E. Hutto presiding. Commissioners Gregory N. Thompson and Brenda K. Butters were also present. Also in attendance were Taggart Wall, City Manager; Brenda Peters, City Clerk and William E. Muret, City Attorney. Other staff member present was Patrick Steward, Director of Public Improvements.

Mayor Ronald E. Hutto noted all Commissioners were present.

**BUSINESS FROM THE FLOOR**

**NEW BUSINESS**

**Bill No. 2211 – A Resolution** – Authorizing and directing the Mayor and Clerk of the City of Winfield, Kansas, to execute an agreement between the City of Winfield, Kansas and Petra Winfield Residences, LLC, for providing the sale, development and utility improvements for Stonebrook Subdivision, a residential development. City Manager Wall explains this Resolution allows the City execute an agreement with Petra Winfield Residences, LLC for a proposed development located at 19<sup>th</sup> Avenue and Bliss Street. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2211 was adopted and numbered Resolution No. 1022.

**ADJOURNMENT**

Commissioner Thompson made a motion to adjourn. The motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried. Meeting adjourned at 8:13 a.m.

Signed and sealed this 3rd day of March 2022.

Signed and approved this 7<sup>th</sup> day of March 2022.

---

Brenda Peters, City Clerk

---

Ronald E. Hutto, Mayor

**BILL NO. 2212**

**RESOLUTION NO. 1122**

**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.**

---

**WHEREAS**, K.S.A. 14-570 *et seq.*, as amended by Charter Ordinance No. 39 (the “Act”) provides that the City Engineer of the City of Winfield, Kansas (the “City”), may file with the governing body of the City (the “Governing Body”) a master capital improvements plan (the “Plan”) for the physical development of the City within the boundaries of the City, including the acquisition of land necessary therefore, the acquisition of equipment, vehicles or other personal property to be used in relation thereto, and may provide for assumption and payment of benefit district indebtedness heretofore created for public improvements, and which Plan may require a number of years to execute; and

**WHEREAS**, upon approval of the Plan by the Governing Body, the City is authorized to issue its general obligation bonds in an amount sufficient to carry out such Plan and associated costs; and

**WHEREAS**, the City Engineer has filed such a Plan, as may be amended, with the Governing Body, a copy of which is attached as *Exhibit A*, and the Governing Body desires to ratify and approve the Plan and to authorize the issuance of general obligation bonds to finance all or a portion of such Plan.

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

**Section 1. Plan Approval.** The Governing Body hereby ratifies and approves the Plan, a copy of which is attached as *Exhibit A*.

**Section 2. Bond Authorization.** The Governing Body hereby authorizes the issuance of general obligation bonds of the City (the “Bonds”) for the following described projects included in the Plan and improvements related thereto (the “Improvements”):

<u>Description</u>	<u>Estimated Cost</u>
Electric GridLiance Project	\$12,000,000*
* It is anticipated that only a portion of the costs of this project will be financed by Bonds	

All or a portion of the costs of the Improvements, interest on interim financing and associated financing costs shall be payable from the proceeds of the Bonds issued under authority of the Act

**Section 3. Reimbursement.** The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation §1.150-2.

**Section 4. Effective Date.** This Resolution shall take effect and be in full force from and after its adoption by the Governing Body.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED AND APPROVED** by the governing body of the City of Winfield, Kansas, on March 7, 2022.

(Seal)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

### **CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on March 7, 2022, as the same appears of record in my office.

DATED: March 7, 2022.

\_\_\_\_\_  
Clerk

# EXHIBIT A

## CITY OF WINFIELD, KANSAS MULTIYEAR CAPITAL IMPROVEMENTS PLAN

<u>Project</u>	<u>Funds Needed</u>	<u>Year Funds Needed</u>	<u>Project Description</u>
Ambulance Purchase	\$100,000	2016	Ambulance – Winfield EMS
Baden Community Center Improvements	100,000	2016	Public Building Improvements
Technology Upgrades	100,000	2016	Digital Storage Capacity Improvements
Public Safety Facility Study	100,000	2016	Comprehensive Study for Public Safety Facility Operational Needs
2016 KLINK	125,000	2017	Street improvements and related appurtenances
12th Avenue KDOT Project	800,000	2017	Street improvements and related appurtenances
Fire Truck	750,000	2018	Fire Truck Acquisition
14th Avenue Bridge	1,678,000	2017	Bridge improvements
2017 KLINK	315,000	2017	Street improvements and related appurtenances
Public Safety Facility	7,500,000	2017 - 2019	Construction of Public Safety Facility
Acquisition of Wastewater Treatment Plant Improvements	804,434	2017 – 2018	Purchase wastewater treatment plant improvements originally financed by a 2012 lease purchase agreement
Water Department SCADA System	275,000	2018	SCADA System upgrades
Water Treatment Plant Lagoon System	250,000	2018	Construction of Lagoon
Street Department Street Sweeper	240,000	2018	Street Sweeper Acquisition
Public Safety Building – Phase 1	4,825,000	2019	Public Safety Building – Phase 1 Construction
Refuse Truck	225,000	2019	Refuse Truck Acquisition
Land Purchase	255,000	2020	U.S. 77 and Country Club Rd. Land Purchase (87.2 acres)
Electric Transmission Project	10,000,000	2020	Improvements to electric transmission system; approximately 65% of costs anticipated to be paid from asset sale and balance paid by City- at-large
East 9th Street Reconstruction	500,000	2020	Street improvements and related appurtenances
Advanced Metering Infrastructure Project	3,000,000	2021	Improvements to Electric, Natural Gas, Water and Sewer Meter Infrastructure and related appurtenances
Meyer Hall Building Improvements	600,000	2021	Public Building Improvements
Electric GridLiance Project	12,000,000	2022	Improvements to electric transmission system and grid lines; approximately 65% of costs anticipated to be paid from asset sale and balance paid by City-at-large
Strother Field T Hangar Project	1,250,000	2022	Construct T Hangars at Strother Field



**BILL NO. 2213**

**RESOLUTION NO. 1222**

**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.**

---

**WHEREAS**, K.S.A. 14-570 *et seq.*, as amended by Charter Ordinance No. 39 (the “Act”) provides that the City Engineer of the City of Winfield, Kansas (the “City”), may file with the governing body of the City (the “Governing Body”) a master capital improvements plan (the “Plan”) for the physical development of the City within the boundaries of the City, including the acquisition of land necessary therefore, the acquisition of equipment, vehicles or other personal property to be used in relation thereto, and may provide for assumption and payment of benefit district indebtedness heretofore created for public improvements, and which Plan may require a number of years to execute; and

**WHEREAS**, upon approval of the Plan by the Governing Body, the City is authorized to issue its general obligation bonds in an amount sufficient to carry out such Plan and associated costs; and

**WHEREAS**, the City Engineer has filed such a Plan, as may be amended, with the Governing Body, a copy of which is attached as *Exhibit A*, and the Governing Body desires to ratify and approve the Plan and to authorize the issuance of general obligation bonds to finance all or a portion of such Plan.

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

**Section 1. Plan Approval.** The Governing Body hereby ratifies and approves the Plan, a copy of which is attached as *Exhibit A*.

**Section 2. Bond Authorization.** The Governing Body hereby authorizes the issuance of general obligation bonds of the City (the “Bonds”) for the following described projects included in the Plan and improvements related thereto (the “Improvements”):

<u>Description</u>	<u>Estimated Cost</u>
Strother Field T Hangar Project	\$1,250,000*
* It is anticipated that only a portion of the costs of this project will be financed by Bonds	

All or a portion of the costs of the Improvements, interest on interim financing and associated financing costs shall be payable from the proceeds of the Bonds issued under authority of the Act

**Section 3. Reimbursement.** The Bonds may be issued to reimburse expenditures made on or after the date which is 60 days before the date of this Resolution, pursuant to Treasury Regulation §1.150-2.

**Section 4. Effective Date.** This Resolution shall take effect and be in full force from and after its adoption by the Governing Body.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

**ADOPTED AND APPROVED** by the governing body of the City of Winfield, Kansas, on March 7, 2022.

(Seal)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

### **CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the City adopted by the governing body on March 7, 2022, as the same appears of record in my office.

DATED: March 7, 2022.

\_\_\_\_\_  
Clerk

# **EXHIBIT A**

## **CITY OF WINFIELD, KANSAS MULTIYEAR CAPITAL IMPROVEMENTS PLAN**

<b><u>Project</u></b>	<b><u>Funds Needed</u></b>	<b><u>Year Funds Needed</u></b>	<b><u>Project Description</u></b>
Ambulance Purchase	\$100,000	2016	Ambulance – Winfield EMS
Baden Community Center Improvements	100,000	2016	Public Building Improvements
Technology Upgrades	100,000	2016	Digital Storage Capacity Improvements
Public Safety Facility Study	100,000	2016	Comprehensive Study for Public Safety Facility Operational Needs
2016 KLINK	125,000	2017	Street improvements and related appurtenances
12th Avenue KDOT Project	800,000	2017	Street improvements and related appurtenances
Fire Truck	750,000	2018	Fire Truck Acquisition
14th Avenue Bridge	1,678,000	2017	Bridge improvements
2017 KLINK	315,000	2017	Street improvements and related appurtenances
Public Safety Facility	7,500,000	2017 - 2019	Construction of Public Safety Facility
Acquisition of Wastewater Treatment Plant Improvements	804,434	2017 – 2018	Purchase wastewater treatment plant improvements originally financed by a 2012 lease purchase agreement
Water Department SCADA System	275,000	2018	SCADA System upgrades
Water Treatment Plant Lagoon System	250,000	2018	Construction of Lagoon
Street Department Street Sweeper	240,000	2018	Street Sweeper Acquisition
Public Safety Building – Phase 1	4,825,000	2019	Public Safety Building – Phase 1 Construction
Refuse Truck	225,000	2019	Refuse Truck Acquisition
Land Purchase	255,000	2020	U.S. 77 and Country Club Rd. Land Purchase (87.2 acres)
Electric Transmission Project	10,000,000	2020	Improvements to electric transmission system; approximately 65% of costs anticipated to be paid from asset sale and balance paid by City- at-large
East 9th Street Reconstruction	500,000	2020	Street improvements and related appurtenances
Advanced Metering Infrastructure Project	3,000,000	2021	Improvements to Electric, Natural Gas, Water and Sewer Meter Infrastructure and related appurtenances
Meyer Hall Building Improvements	600,000	2021	Public Building Improvements
Electric GridLiance Project	12,000,000	2022	Improvements to electric transmission system and grid lines; approximately 65% of costs anticipated to be paid from asset sale and balance paid by City-at-large
Strother Field T Hangar Project	1,250,000	2022	Construct T Hangars at Strother Field



## Request for Commission Action

**Date:** February 24, 2022

**Requestor:** Patrick Steward, Dir. Of Public Improvements / City Engineer

---

**Action Requested:** Consider Vacation of a platted easement.

### Analysis:

Staff received a written request for the vacation of a utility easement. The easement was created as part of the original plat of Cedar Lake First Subdivision in 1980 for utility access. Since the original plat, nearly all of the parcels created by the plat have had dwelling constructed upon them. To date, there has not been a need to utilize the platted easement for utility access.

Since the date of the original plat, Lot 11 of the original plat has been split with the North half deeded to be included with Lot 12 and the south half deeded to be included with Lot 10. The Butter's own Lot 12 and the North half of lot 11. The location of the easement prevents the utilization of the additional ½ lot created by the split of Lot 11.

**Fiscal Impact:** None.

**Attachments:** Request to Vacate  
Ordinance  
Map

*(First published in Cowley Courier Traveler on Friday, March 11, 2022)*

**BILL NO. 2214**

**ORDINANCE NO. 4175**

**AN ORDINANCE**

**VACATING** an easement reserved on the plat of Cedar Lake First Subdivision,  
Winfield, Cowley County, Kansas.

---

**WHEREAS**, on October 21, 2021, John and Debra Butters did formally request the vacation of said easement and,

**WHEREAS**, John and Debra Butters are the owners of the property of which the easement is contained in its entirety,

**WHEREAS**, there are not currently documented utilities within the easement or foreseeable plans for the installation of said utilities;

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

**Section 1.** The Governing Body of the City of Winfield, Kansas, after due and proper consideration of said request to vacate the portion of the easement recorded within the original plat of Cedar Lake First, a subdivision of a portion of the NE Quarter of Section 4, Township 33 South, Range 4 East of the 6<sup>th</sup> P.M., Cowley County, Kansas described as:

The platted 20' easement centered on the property line between Lots 11 and 12, Block 1, Cedar Lake First, Winfield, Cowley County, Kansas the centerline of which is described as beginning at the Southwest corner of Lot 12, Block 1, Cedar Lake First, thence East along the south line of said Lot 12 to a point 10 feet West of the Southeast corner of Lot 12, Block 1, Cedar Lake First.

finds that no private rights will be injured or endangered by such vacation; that the public will suffer no loss or inconvenience thereby; and therefore said request shall be granted.

**Section 2.** The Clerk of the City of Winfield is hereby authorized and directed to file said Ordinance with the Register of Deeds of Cowley County, Kansas.

**ADOPTED** this 7th day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

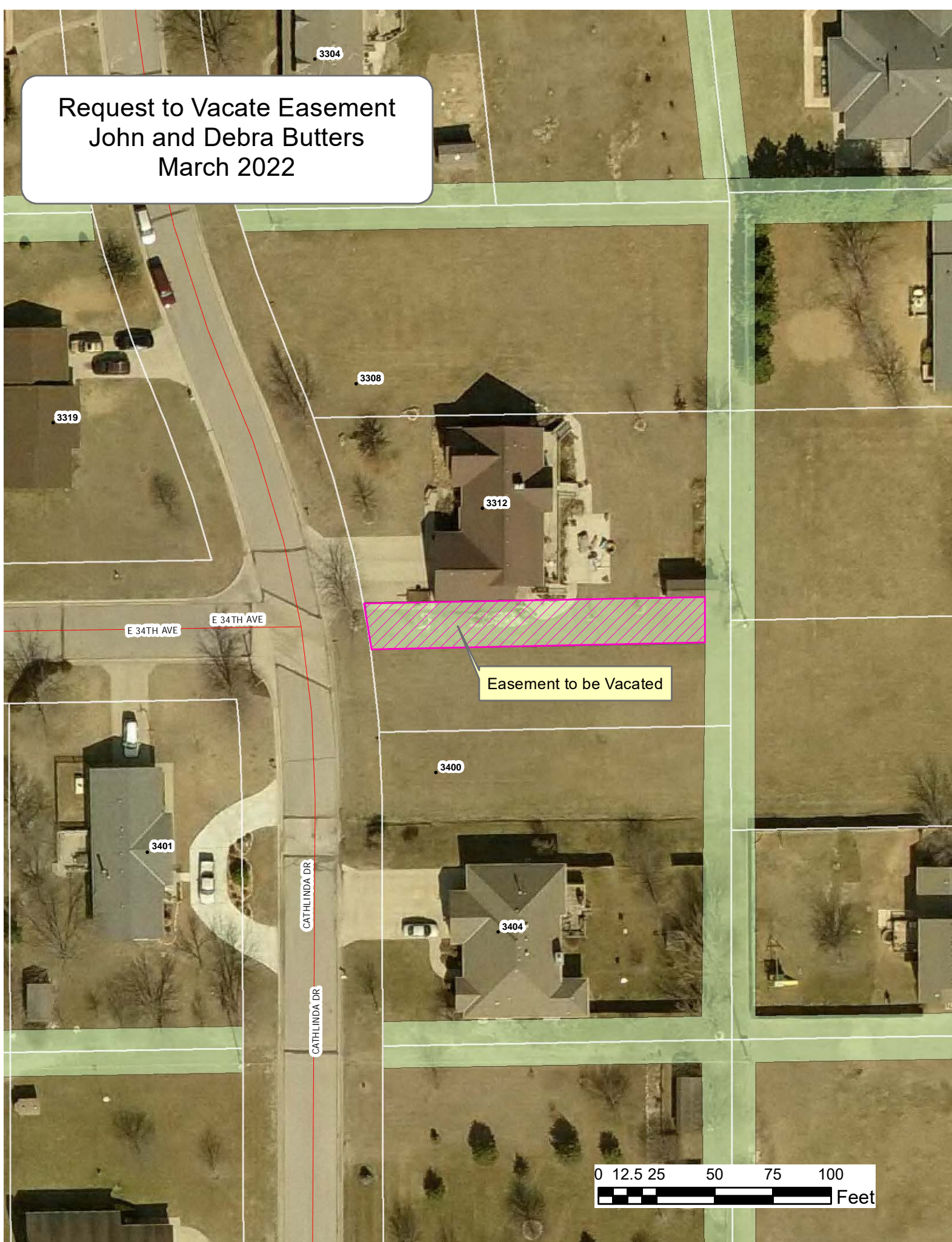
ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/ps

Request to Vacate Easement  
John and Debra Butters  
March 2022



Easement to be Vacated

0 12.5 25 50 75 100  
Feet

10/21/2021

Mr Patrick Steward,

Subject: Request to vacate utility easement.

John and Debra Butters are requesting the utility easement be vacated. We live at 3312 Cathlindad Dr. Winfield,Ks.

Tract Description:

CEDAR LAKE FIRST, R00, BLOCK 1, N1/2 LT 11 through LT 12

There is a utility easement between the 2 lots that was included in the original plotting of Cedar Lake First Addition. This Easement was never used. Note that the easement just runs common to our lots and does not contuine east through the lots common to N.T. Wright Rd. to the east of Cathlinda Dr.

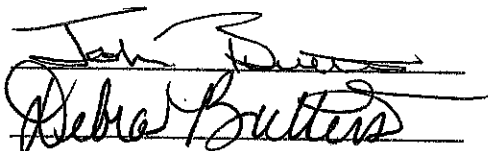
Water runs in the easement to the front of the property North and South common to Cathlinda Dr while Gas, Sewer and Electricky runs North and South in the easement at the back of the property.

I know you will do your research on this matter but I have included a copy of the MIS/GIS map copied from the county website for a quick reference only.

If there is any additional information that you may need from us please do not hesitate to contact us.

Thank you you in advance for your time and attention into this request.

John & Debra Butters

Handwritten signatures of John and Debra Butters. The signature for John Butters is written above the signature for Debra Butters. Both signatures are in cursive and are written over two horizontal lines.





## Request for Commission Action

**Date:** September 28, 2021

**Requestor:** Patrick Steward, Dir. Of Public Improvements / City Engineer

---

**Action Requested:** Consider eliminating camping within Tunnel Mill Dam park area.

### **Analysis:**

Earlier this year, Staff is proposed a revision to the Ordinances that would eliminate camping within the Tunnel Mill Dam park area. Currently, only primitive camping is available within the area. Due to the size and terrain of the park, enforcement of camping policies has been problematic. In recent years, camping within the area has been fairly limited but has seen an increase in people trying to utilize the area as a long term encampment.

On August 9, 2021, the drafted changes to the camping Ordinance were discussed and considered by the Planning Commission. After discussion, the Planning Commission passed a motion to recommend changing the Ordinance as drafted as a step towards beginning the process of implementing the improvements identified by the Master Parks Plan.

**Fiscal Impact:** No significant impact in loss of revenue. Camping would remain available in the fairground and pecan grove.

**Attachments:** Ordinance

*(First published in Cowley Courier Traveler on Friday, March 11, 2022)*

**BILL NO. 2215**

**ORDINANCE NO. 4176**

**AN ORDINANCE**

**AMENDING** Chapter 62 of The Winfield City Code by the modification of allowable camping areas within the Winfield Parks system.

**WHEREAS**, the Winfield City Planning Commission on August 9, 2021, passed a motion recommending a change in the ordinance regarding camping within Tunnel Mill Dam Park;

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

**Section 1.** Chapter 62, Section 62-32(c) of the Municipal Code of the City of Winfield shall read as follows:

- (c) All areas described and set forth in this section designated as the fairgrounds and the Pecan Grove shall be and constitute the camping areas in the fairgrounds of the city.

**Section 2.** This ordinance shall be in full force and effect from and after its publication in the official city newspaper.

**ADOPTED** this 7th day of March 2022.

**CITY OF WINFIELD, KANSAS**

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for agenda action: \_\_\_\_\_  
Taggart Wall, City Manager



## Request for Commission Action

**Date:** February 24, 2022

**Requestor:** Patrick Steward, Dir. Of Public Improvements / City Engineer

---

**Action Requested:** Consideration of Planning Commission Case.

### **Analysis:**

On February 14, 2022, the Planning Commission considered a zoning case regarding a request for change of zoning. Below is a short analysis of the case.

**PC 2021-02, Petition for a zoning change from "R-3" High-Density Residential District to "PUD," Planned Unit Development at lots 1-17 Stonebrook Addition, to the City of Winfield, Cowley County, Kansas, filed by the City of Winfield and Bliss Development LLC, owners, and Petra Development, agent.** Based on the planning commission's findings, the property met the necessary criteria to recommend the approval of the zoning change.

**Fiscal Impact:** None.

**Attachments:** Proposed Ordinance

*(First published in Cowley Courier Traveler on Friday, March 11, 2022)*

**BILL NO. 2216**

**ORDINANCE NO. 4177**

**AN ORDINANCE**

**AMENDING** Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the “Zoning District Map of Winfield, Kansas,” which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas.

---

**WHEREAS**, the Winfield City Planning Commission conducted a public hearing on Monday, February 14, 2022, at the time and location as set forth in a public notice published in the Winfield Daily Courier to consider Zoning Case Number PC 2021-02; and,

**WHEREAS**, said Planning Commission on February 14, 2022, passed a motion recommending a change in zoning as set forth in said Zoning Case Number PC 2021-02; and,

**WHEREAS**, after due consideration of the recommendation submitted by the Winfield City Planning Commission;

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

**Section 1.** The boundaries of certain zoning districts as shown on the “Zoning District Map of Winfield, Kansas,” referred to in Article 3 of the Zoning Regulations of the City of Winfield, and also referred to in other sections of the Zoning Regulations of the City of Winfield, Kansas, shall be changed from “R-3,” High Density Residential District to “PUD,” Planned Unit Development at Stonebrook Addition for the following legally described property:

Lots 1-17 Stonebrook Addition to the City of Winfield, Cowley County, Kansas.

**Section 2.** The “Zoning District Map of Winfield, Kansas” referred to in Article 3 of the Zoning Regulations of the City of Winfield, Kansas shall be revised accordingly to reflect said change in the boundaries of certain zoning districts described in this ordinance.

**Section 3.** Article 3 of the Zoning Regulations of the City of Winfield, Kansas, effective June 1, 2017 are hereby amended to incorporate the revised “Zoning District Map of Winfield, Kansas” and said revised “Zoning District Map of Winfield, Kansas,” including all notations, dimensions, references and symbols shown thereon pertaining to such districts, is hereby reincorporated and made a part of said Article 3, of the Zoning Regulations of the City of Winfield, Kansas as if fully described therein.

**Section 4.** All provisions of said Article 3, of the Zoning Regulations of the City of Winfield, Kansas shall remain in full force and effect except as they are in conflict or inconsistent herewith.

**Section 5.** The Clerk of the City of Winfield, Cowley County, Kansas, is hereby authorized and directed to file a certified copy of this ordinance with the Register of Deeds for Cowley County, Kansas.

**Section 6.** This Ordinance shall be in full force and effect from and after its passage and publication in the official city newspaper.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/ee



## Request for Commission Action

**Date:** March 1, 2022

**Requestor:** Patrick Steward, Dir. Of Public Improvements / City Engineer

---

**Action Requested:** Awarding of a contract for Phase 4 construction on the Public Safety Facility – Remodel of the existing fire station.

**Analysis:**

As previously discussed, due to the nature of the scope of the remodel of the existing fire station, staff worked with the design team and Commerce construction to accomplish a design that preserved the existing historic structure and provide the necessary function for the Fire Departments needs.

**Fiscal Impact:** Funding for this work would be sales tax dollars.

**Attachments:** Proposed Resolution

**A RESOLUTION**

**AUTHORIZING** and directing the Mayor and Clerk of the City of Winfield, Kansas, to execute a contract for Project No. 21-BI903 for construction of the Public Safety Facility Phase 4.

---

**WHEREAS**, the construction scope as defined in the construction documents dated January 17, 2022 was successfully negotiated; and,

**WHEREAS**, Commerce Construction Services, Inc., Wichita, Kansas, provided an acceptable proposal in the form of a cost plus contract;

**NOW, THEREFORE, 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 execute a contract for the amount of two million five hundred fifty two thousand five hundred seventy-eight dollars and no cents (\$2,552,578.00) for Project No. 21-BI903, for construction of the Public Safety Facility Phase 4, between the City of Winfield and Commerce Construction Services, Inc., Wichita, Kansas, a copy of which is attached hereto and made a part hereof the same as if fully set forth herein.

**Section 2.** The City Manager of the City of Winfield, Kansas is hereby authorized to negotiate and approve necessary change orders in accordance with the City's Purchasing Policy.

**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7th day of March 2022.

(SEAL)

---

Gregory N. Thompson, Presiding Officer

ATTEST:

---

Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/ps



## Request for Commission Action

**Date: March 7, 2022**

**Requestor: Josh Wallace, Environmental Inspector**

---

**Action Requested: Seeking consideration for the approval of Nuisance Resolutions determining the existence of a nuisance at:**

**411 W 14th: trash, tires, furniture, debris, and pallets in front and back yards.**

**606 E 8th: misc. construction material, debris, furniture and limbs.**

**716 Menor: guttering, fencing, misc. construction material, lumber, trees and tires in the back yard and front porch.**

**1220 Menor: logs, tree limbs, brush and misc. debris in the back yard.**

**524 E 4th: furniture, debris, tires, appliances and other materials in the back yard.**

**Analysis: The owners of all properties listed have received a door hanger warning, were sent a certified letter and a notice of upcoming commission action warning if able.**

**Fiscal Impact: Unknown fiscal impact at this time. Once approved, a contractor will be assigned to remove the nuisances and the owners will be billed for the cost of the removal as well as an administrative fee of \$100.**

**Attachments:**

**Nuisance Resolution 411 W 14th - 2 Photos**

**Nuisance Resolution 606 E 8th - 2 Photos**

**Nuisance Resolution 716 Menor - 2 Photos**

**Nuisance Resolution 1220 Menor - 2 Photos**

**Nuisance Resolution 524 E 4th - 2 Photos**



## Request for Commission Action

411 W 14th #1-2





## Request for Commission Action





## Request for Commission Action



## Request for Commission Action





## Request for Commission Action



**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **411 W 14<sup>th</sup> Ave** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

---

**WHEREAS**, under the provisions of Section 54-3 and 70-2 of the Winfield City Code, Winfield, Kansas, adopted pursuant to K.S.A. 12-1617e, the Governing Body has the power to remove or abate from any lot or parcel of ground within the City any nuisance thereon, upon a finding and determination thereof by said Governing Body; and,

**WHEREAS**, the City's inspector, on or about the 21st day of May 2021 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

**Section 1.** The conditions hereinafter described are hereby found to be nuisances, and determined to be a menace and dangerous to the health of the inhabitants of the city or of any neighborhood, family or resident of the city, to wit:

Owner: GREER, RONALD L & TONYA R  
320 IOWA  
Winfield, KS 67156

Occupant: VACANT  
Property Address: 411 W 14th  
Legal Description: ROBINSONS ADD, BLOCK 54, Lot 4 - 6

Nature of Nuisance: A nuisance consisting of a large accumulation of trash, tires, furniture, debris, and pallets in back and front yards creating an unsightly appearance and/or harborage for vermin.

Disposition of Items: Property items determined by the City to be of value will be impounded and stored at the City impound lot. Such items may be retrieved after appropriate impound fees and other incurred expenses have been paid by the owners.

**Section 2.** The Clerk of the City of Winfield, Kansas is hereby authorized to issue notice for the removal and abatement of said nuisances and take any remedial action as authorized under Section 54-2 of the Winfield City Code, Winfield, Kansas.

**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/jw

**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **606 E 8th Ave** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

---

**WHEREAS**, under the provisions of Section 54-3 and 70-2 of the Winfield City Code, Winfield, Kansas, adopted pursuant to K.S.A. 12-1617e, the Governing Body has the power to remove or abate from any lot or parcel of ground within the City any nuisance thereon, upon a finding and determination thereof by said Governing Body; and,

**WHEREAS**, the City's inspector, on or about the 5th day of October 2021 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

**Section 1.** The conditions hereinafter described are hereby found to be nuisances, and determined to be a menace and dangerous to the health of the inhabitants of the city or of any neighborhood, family or resident of the city, to wit:

Owner: DEVOE, LEON V  
905 E 9th Ave # APT 2  
Winfield, KS 67156

Occupant: ISREAL, BILLY D  
Property Address: 606 E 8th Ave  
Legal Description: FULLER'S SECOND ADD, BLOCK 227, Lot 8

Nature of Nuisance: A nuisance consisting of a large accumulation of miscellaneous construction material, debris, furniture, and limbs in back yard creating an unsightly appearance and/or harborage for vermin.

Disposition of Items: Property items determined by the City to be of value will be impounded and stored at the City impound lot. Such items may be retrieved after appropriate impound fees and other incurred expenses have been paid by the owners.

**Section 2.** The Clerk of the City of Winfield, Kansas is hereby authorized to issue notice for the removal and abatement of said nuisances and take any remedial action as authorized under Section 54-2 of the Winfield City Code, Winfield, Kansas.



**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/jw

**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **716 Menor St** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

---

**WHEREAS**, under the provisions of Section 54-3 and 70-2 of the Winfield City Code, Winfield, Kansas, adopted pursuant to K.S.A. 12-1617e, the Governing Body has the power to remove or abate from any lot or parcel of ground within the City any nuisance thereon, upon a finding and determination thereof by said Governing Body; and,

**WHEREAS**, the City's inspector, on or about the 22nd day of September 2021 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

**Section 1.** The conditions hereinafter described are hereby found to be nuisances, and determined to be a menace and dangerous to the health of the inhabitants of the city or of any neighborhood, family or resident of the city, to wit:

Owner: INGRAM, ASHLEY W  
917 Mansfield St  
Winfield, KS 67156

Occupant: VACANT  
Property Address: 716 Menor  
Legal Description: Winfield, Townsite of, Block 87, N1/2 LT 9 & S1/2 LT 10

Nature of Nuisance: A nuisance consisting of a large accumulation of guttering, fencing, misc. construction material, lumber, trees and tires in back yard and on the front porch. creating an unsightly appearance and/or harborage for vermin.

Disposition of Items: Property items determined by the City to be of value will be impounded and stored at the City impound lot. Such items may be retrieved after appropriate impound fees and other incurred expenses have been paid by the owners.

**Section 2.** The Clerk of the City of Winfield, Kansas is hereby authorized to issue notice for the removal and abatement of said nuisances and take any remedial action as authorized under Section 54-2 of the Winfield City Code, Winfield, Kansas.

**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/jw

**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **1220 Menor St** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

---

**WHEREAS**, under the provisions of Section 54-3 and 70-2 of the Winfield City Code, Winfield, Kansas, adopted pursuant to K.S.A. 12-1617e, the Governing Body has the power to remove or abate from any lot or parcel of ground within the City any nuisance thereon, upon a finding and determination thereof by said Governing Body; and,

**WHEREAS**, the City's inspector, on or about the 10th day of March 2021 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

**Section 1.** The conditions hereinafter described are hereby found to be nuisances, and determined to be a menace and dangerous to the health of the inhabitants of the city or of any neighborhood, family or resident of the city, to wit:

Owner: RUTHERFORD, MARTIN L & SHEILA E  
1220 Menor  
Winfield, KS 67156

Occupant: RUTHERFORD, SHEILA E  
Property Address: 1220 Menor  
Legal Description: MENOR'S ADD, BLOCK 92, Lot 7

Nature of Nuisance: A nuisance consisting of a large accumulation of logs, tree limbs, brush and miscellaneous debris in the back yard creating an unsightly appearance and/or harborage for vermin.

Disposition of Items: Property items determined by the City to be of value will be impounded and stored at the City impound lot. Such items may be retrieved after appropriate impound fees and other incurred expenses have been paid by the owners.

**Section 2.** The Clerk of the City of Winfield, Kansas is hereby authorized to issue notice for the removal and abatement of said nuisances and take any remedial action as authorized under Section 54-2 of the Winfield City Code, Winfield, Kansas.

**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/jw

**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **524 E 4th Ave** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

---

**WHEREAS**, under the provisions of Section 54-3 and 70-2 of the Winfield City Code, Winfield, Kansas, adopted pursuant to K.S.A. 12-1617e, the Governing Body has the power to remove or abate from any lot or parcel of ground within the City any nuisance thereon, upon a finding and determination thereof by said Governing Body; and,

**WHEREAS**, the City's inspector, on or about the 10th day of March 2021 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

**Section 1.** The conditions hereinafter described are hereby found to be nuisances, and determined to be a menace and dangerous to the health of the inhabitants of the city or of any neighborhood, family or resident of the city, to wit:

Owner: KC & LA RENTALS, LLC  
519 E 33rd  
Winfield, KS 67156

Occupant: BELL, FLORA GENEVA  
Property Address: 524 E 4<sup>th</sup> St  
Legal Description: ANDREWS ADD, BLOCK 202, Lot 20

Nature of Nuisance: A nuisance consisting of a large accumulation of furniture, debris, tires, appliances and other materials in the back yard creating an unsightly appearance and/or harborage for vermin.

Disposition of Items: Property items determined by the City to be of value will be impounded and stored at the City impound lot. Such items may be retrieved after appropriate impound fees and other incurred expenses have been paid by the owners.

**Section 2.** The Clerk of the City of Winfield, Kansas is hereby authorized to issue notice for the removal and abatement of said nuisances and take any remedial action as authorized under Section 54-2 of the Winfield City Code, Winfield, Kansas.

**Section 3.** This resolution shall be in full force and effect from and after its passage and approval.

**ADOPTED** this 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk

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

Approved for Commission action: \_\_\_\_\_  
Taggart Wall, City Manager/jw

**A RESOLUTION**

**ACCEPTING** and authorizing the 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 West Half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6th P.M., 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,

**WHEREAS**, said easement has been successfully negotiated.

**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 accept a certain permanent easement in Cowley County, Kansas, granted by Darrell Schulle and Cathryn Schulle, owners 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 tract of land 20 feet wide, the centerline of which is more particularly described as: Commencing at a point 35 feet East of the Northwest corner of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas; said point being the point of beginning of this easement; thence South, parallel with the West line of said Quarter section 981 feet to the point of terminus.

**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 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

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, Darrell Schulle and Cathryn Schulle, 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 West half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas, described as follows:

A tract of land 20 feet wide, the centerline of which is more particularly described as: Commencing at a point 35 feet East of the Northwest corner of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas; said point being the point of beginning of this easement; thence South, parallel with the West line of said Quarter section 981 feet to the point of terminus.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Darrell Schulle

\_\_\_\_\_  
Cathryn Schulle

STATE OF KANSAS  
COUNTY of COWLEY, SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me a notary public in and for said county and state, personally appeared Darrell Schulle and Cathryn Schulle, to me known to be the person named in and who executed the foregoing instrument, and duly acknowledged the execution thereof.

\_\_\_\_\_  
Notary Public

My commission expires:

-----

Accepted and authorized for filing in the Office of Register of Deeds, Cowley County, Kansas, this \_\_\_\_ day of \_\_\_\_\_ 2022, by Resolution No. \_\_\_\_\_ of the Governing Body of the City of Winfield, Kansas.

\_\_\_\_\_  
Ronald E. Hutto, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk



City of Winfield  
Proposed Utility Easement  
Schulle Easement  
Dec. 27th 2021

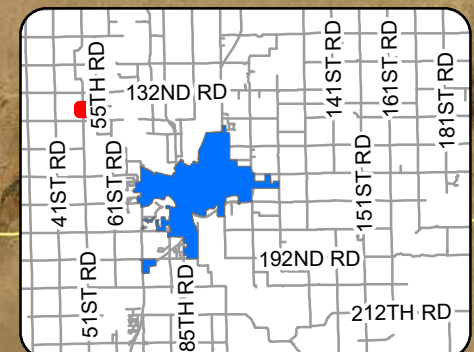


20' Easement from East Side, Right of Way

**CHERRY ACRES (VACATED)**

**Legend**

-  Existing Easements
-  Proposed Easement



**A RESOLUTION**

**ACCEPTING** and authorizing the 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 West Half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6th P.M., 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,

**WHEREAS**, said easement has been successfully negotiated.

**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 accept a certain permanent easement in Cowley County, Kansas, granted by Brandon East and Saxon East, owners 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 tract of land 20 feet wide, the centerline of which is more particularly described as: Commencing at a point 35 feet East and 981 feet South of the Northwest corner of the Southwest Quarter of Section 12, Township 32 South Range, 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas; said point being the point of beginning of this easement; thence South, parallel with the West line of said Quarter section 654 feet to a point 1635 feet South of the North line of said Quarter section and 30 feet East of the West line of said Quarter Section; said point being the point of terminus.

**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 7<sup>th</sup> day of March 2022.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Presiding Officer

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, Brandon East and Saxon East, 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 West half of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas, described as follows:

A tract of land 20 feet wide, the centerline of which is more particularly described as: Commencing at a point 35 feet East and 981 feet South of the Northwest corner of the Southwest Quarter of Section 12, Township 32 South, Range 3 East of the 6<sup>th</sup> P.M., Cowley County, Kansas; said point being the point of beginning of this easement; thence South, parallel with the West line of said Quarter section 654 feet to a point 1635 feet South of the North line of said Quarter section and 30 feet East of the West line of said Quarter Section; said point being the point of terminus.

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 \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Brandon East

\_\_\_\_\_  
Saxon East

STATE OF KANSAS  
COUNTY of COWLEY, SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me a notary public in and for said county and state, personally appeared Brandon East and Saxon East, to me known to be the person named in and who executed the foregoing instrument, and duly acknowledged the execution thereof.

\_\_\_\_\_  
Notary Public

My commission expires:

-----

Accepted and authorized for filing in the Office of Register of Deeds, Cowley County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_ 2022, by Resolution No. \_\_\_\_\_ of the Governing Body of the City of Winfield, Kansas.

\_\_\_\_\_  
Ronald E. Hutto, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Peters, City Clerk



City of Winfield  
Proposed Utility Easement  
East Easement  
Dec. 27th 2021





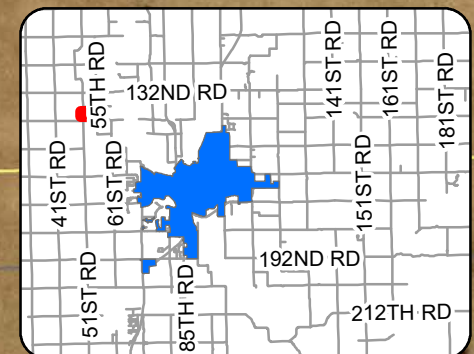
20' Easement from East Side, Right of Way

**CHERRY ACRES (VACATED)**

51ST RD

**Legend**

-  Existing Easements
-  Proposed Easement





## Request for Commission Action

**Date:** March 1, 2022

**Requestor:** Gus Collins, Director of Utilities  
Beau Bailey, Underground Utility Supervisor

---

**Action Requested:** Consider acquisition of a 3/4-ton pickup that was approved in the 2022 budget. This vehicle would then replace a 2006 pickup currently in the fleet.

**Analysis:** An RFQ was sent to both local dealerships, Kline Motors and Winfield Motors. Only one, Kline Motors was able to provide a quote due to availability issues.

**Fiscal Impact:** Total cost for purchase is \$41,940.00. Budgeted amount for 2022 is \$35,000.00.

The unbudgeted difference can be covered through revisions in other capital GL lines.

**Attachments:** Scanned copy of the quote.





## Request for Commission Action

**Date: March 2, 2022**

**Requestor: Gus Collins, Director of Utilities  
Kyle Gillett, Interim Power Plant Supervisor**

---

**Action Requested: Consider acquisition of a new 3/4-ton pickup for the Winfield Power Plant.**

**Analysis: Power Plant employees need a 3/4-ton pickup to replace a 2000 1-ton and a 1996 3/4-ton pickup; the 1996 has been transferred to the Lake. The primary use of this pickup will be trailering mowing equipment to substation facilities, and to transport a skid mounted sprayer to such facilities for vegetation control.**

**Fiscal Impact: \$40,000.00 was approved for this purchase in the 2022 budget, based on previous such purchase. One bid was obtained from Kline Motors of Winfield, KS. for a 2022 Ford F250 3/4T pickup, crew cab, 8' box, V8 gasoline, 4 x 2, SRW. The other local dealership was unable to provide a bid.**

**The unbudgeted difference can be covered through revisions in other Capital GL Lines.**

- **\$42,425.00 vehicle cost with \$3,606.00 in local sales tax: \$46,031.00 total cost**

**Attachments: See attached Quote.**



# City of Winfield REQUEST FOR QUOTES

This form must be used to submit quotes

Kline Motors Inc.

Firm Name

1721 Main

620-221-2040

Address

Telephone

Winfield, KS 67156

620-221-9024

City, State, Zip

Fax

jeremy.klineford@gmail.com

Email

## THIS IS NOT AN ORDER

PLEASE QUOTE YOUR DELIVERED PRICES TO THE CITY OF WINFIELD ON ITEMS LISTED BELOW. CONSULT ATTACHED TERMS AND CONDITIONS AND SPECIFICATIONS FOR REQUIREMENTS.

## RETURN TO:

THE CITY OF WINFIELD - CITY CLERK  
200 E. Ninth - PO Box 646  
Winfield, KS 67156

**PRIOR TO 2:00 P.M.**

**DATE: February 17, 2022**

ITEM	QUANTITY	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1.	1ea	3/4T Pickup, Extended Cab (if not available Crew Cab), 6'4' Box, V8 Gasoline, 4 x 2, SRW, per City of Winfield base specifications.  Water Distribution 2022 Make: Ford Model: F250	\$41,940.00	
2.	1ea	3/4T Pickup, Crew Cab, 8'0' Box, V8 Gasoline, 4 x 2, SRW, per City of Winfield base specifications.  Electric Production 2022 Make: Ford Model: F250	\$42,425.00	

\* Plus Tax if Applicable, Delivery time 12-20 Weeks

**THIS FORM MUST BE SIGNED**

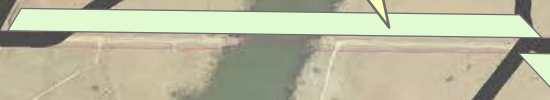
Signature:

Title:

Billing Terms:

Delivery ARO:

Proposed EVERGY Easement



LAKE

141ST

NORTH BEACH

BEACH CAMP

NORTH CAMP  
NORTH CAMP  
NORTH CAMP

LAKE

82ND

151ST

82ND

MEMORIAL FORREST

LAKE

LAKE

While the City of Winfield, KS makes every effort to maintain and distribute accurate information, no warranties and/or representations of any kind are made regarding information, data or services provided. In no event shall the City of Winfield, KS, be liable in any way to the users of this data. Users of this data shall hold the City of Winfield, KS, harmless in all matters and accounts arising from the use and/or accuracy of this data.

### GRANT OF RIGHT OF WAY

For and in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **City of Winfield**, ("Grantor") do hereby grant, convey and warrant unto **Evergy Kansas South, Inc., a Kansas corporation**, its successors, assigns and lessees, ("Grantee") the right and easement to alter, conduct surveys, construct, erect, inspect, install, maintain, operate, rebuild, reconstruct, relocate, remove, renew, repair and replace electric and communication transmission and distribution lines and their appurtenances under varying conditions of operation, including the poles, towers, anchors, guys, crossarms, insulators, conductors, conduit, ducts, cables, and other fixtures and equipment appurtenant thereto for the transmission and/or distribution of electric energy and communications in, along, under, across, and over the Grantor Real Property on a strip of land particularly described in Exhibit "A" attached hereto and made part of this instrument by reference ("Right of Way") (individually and in any combination referred to as the "Rights"), together with the right of ingress to and egress from the Right of Way on the Grantor Real Property and contiguous land owned by Grantor for the purpose of Grantee exercising the Rights ("Access Rights"). Grantee shall exercise the Rights and Access Rights in a reasonable and appropriate manner as determined in its good faith and when practicable, use existing roads and lanes. The "Grantor Real Property" is that certain real property owned by Grantor and described as:

**CL030N:**

South half of Section 9, Township 31 South, Range 5 East of the 6th P.M. in Cowley County, Kansas, lying South of Lake Road aka 151st Road.

**CL041S:**

A portion of Section 16, Township 31 South, Range 5 East of the 6th P.M., Cowley County, Kansas.

In the exercise of the Rights and Access Rights, Grantee shall have the further right to erect and use gates in all fences that cross or obstruct the Access Rights or that shall hereafter cross or obstruct the Access Rights on the Grantor Real Property or contiguous land owned by Grantor, and also have the right to trim, remove, eradicate, cut and clear away any trees, limbs, brush and vines ("Woody Vegetation") on or adjoining the Right of Way or on routes exercised as Access Rights now or at any future time whenever in its judgment such Woody Vegetation will interfere with or endanger the exercise of the Rights or the Access Rights. All such Woody Vegetation shall be burned or removed by the Grantee unless otherwise agreed to by Grantor.

The Grantor, its heirs, successors, assigns and lessees, may cultivate, use and enjoy the Right of Way, provided such use shall not, in the reasonable judgment of Grantee, interfere with or endanger the Rights, and provided further that no improvements, buildings or structures shall be located, constructed or otherwise placed on the Right of Way without the prior written consent of the Grantee, which consent shall not be unreasonably withheld.

In the event Grantee causes damage to Grantor or the Grantor Real Property from the exercise of the Rights or Access Rights, Grantee shall either cause the physical, material damage to be repaired or pay Grantor the reasonable cost of such work; said damages, if not mutually agreed upon, shall be appraised, ascertained and otherwise valued by three disinterested persons, one of whom shall be selected by each, Grantor and Grantee, their heirs or successors, assigns or lessees, and the third by the two so selected. The damages determined by such persons, or a majority of them, shall be conclusive. This shall be Grantee's only liability for damage.

This grant shall be binding upon the heirs, successors and assigns of the Grantor and shall otherwise run with the land.

This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

*[Remainder of page intentionally left blank. Signature page will follow.]*

WITNESS the hand of the Grantor this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Winfield

By:\_\_\_\_\_

Name: \_\_\_\_\_  
Print Name Here

Title:\_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

SS:

**CORPORATE ACKNOWLEDGMENT**

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me,  
\_\_\_\_\_, a Notary Public in and for said County and State aforesaid,  
personally appeared \_\_\_\_\_, as \_\_\_\_\_

of City of Winfield and did say that said instrument was signed and delivered in the name and on  
behalf of said entity acknowledge said instrument to be the free and voluntary act and deed of  
said entity.

WITNESS my hand and seal the day and year last above written.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Print Name Here

My appointment expires:

\_\_\_\_\_



# EXHIBIT A

SHEET 1 OF 2

## EASEMENT DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 09, TOWNSHIP 31 SOUTH, RANGE 5 EAST OF THE SIXTH PRINCIPAL MERIDIAN, COWLEY COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 12/03/2021 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. C.L.S. #65, AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 09; THENCE N89°11'54"W (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1409.17 FEET TO THE CENTERLINE OF 141ST ROAD TO A CURVE TO THE RIGHT HAVING A RADIUS OF 1808.57 FEET AND A CHORD THAT BEARS N28°17'34"E A DISTANCE OF 108.96 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE A DISTANCE OF 108.97 FEET; THENCE S89°50'22"E A DISTANCE OF 885.00 FEET; THENCE N00°30'19"E A DISTANCE OF 12.50 FEET; THENCE S89°09'11"E A DISTANCE OF 467.24 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE CONTINUING S89°09'11"E A DISTANCE OF 277.72 FEET; THENCE S88°40'08"E A DISTANCE OF 658.32 FEET; THENCE S52°35'36"E A DISTANCE OF 188.48 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 09; THENCE N89°11'54"W ALONG SAID SOUTH LINE A DISTANCE OF 1080.56 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING.

ENCOMPASSING 6.09 ACRES MORE OR LESS.



PREPARED BY: CHARLES W. BROOKSHER PS #1281  
PEC PROJECT NO. 209030-034



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 SOUTH TOPEKA WICHITA, KS 67202  
316-262-6457 www.pec1.com

TIMBER TO TIMBER JCT  
PERMANENT EASEMENT



COUNTY

TRACT NO.

PROJ. NO. 20-045

COWLEY

CL-030N

DATE: 12/03/2021

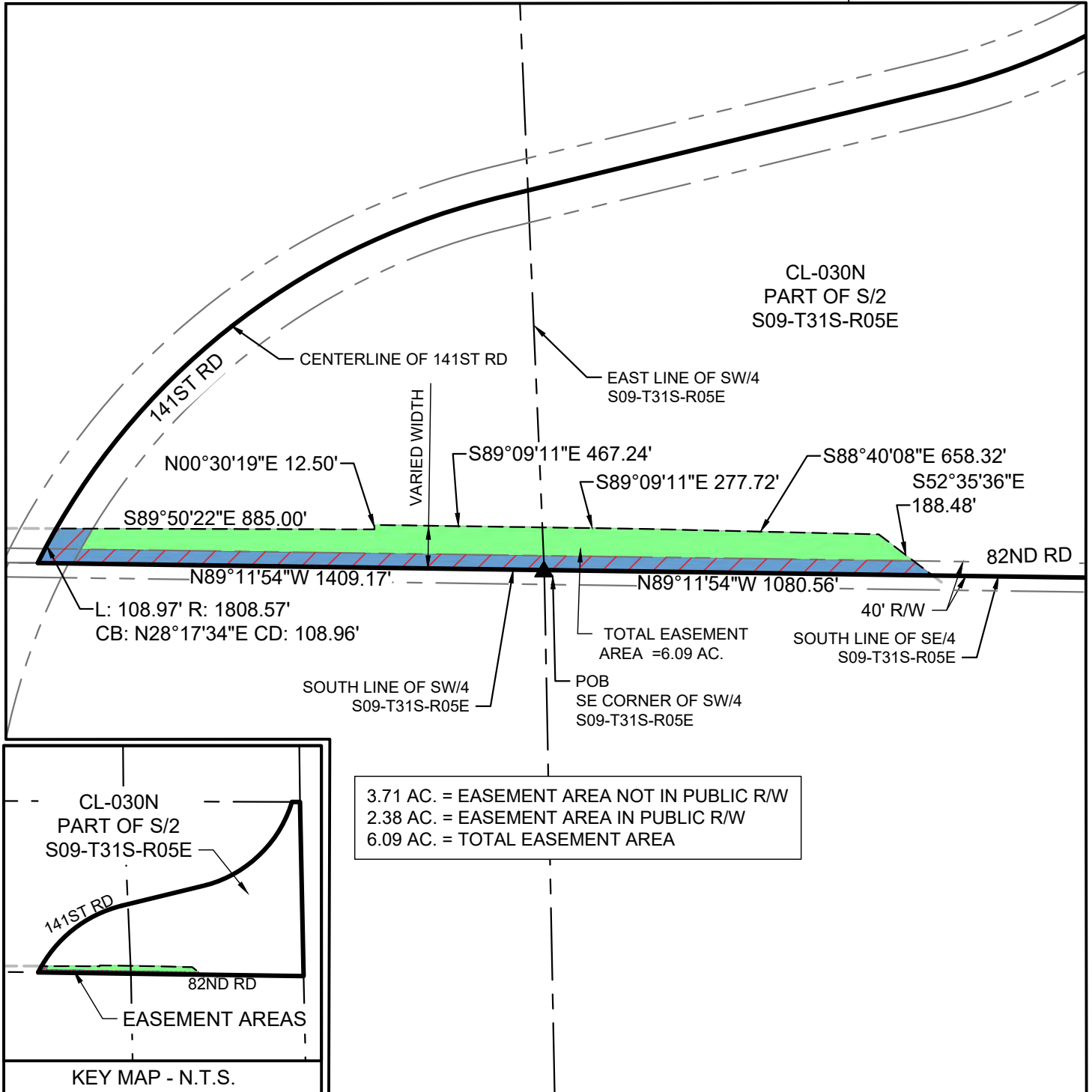
# LEGEND

# EXHIBIT A

SHEET 2 OF 2

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON KANSAS COORDINATE SYSTEM NAD 83(2011) SOUTH ZONE.

- SECTION LINE
- PROPERTY LINE
- ROAD R/W LINE
- EASEMENT LINE
- EASEMENT NOT IN PUBLIC R/W
- EASEMENT IN PUBLIC R/W
- SECTION CORNER
- RIGHT OF WAY
- POINT OF BEGINNING / COMMENCING



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 SOUTH TOPEKA WICHITA, KS 67202  
316-262-6457 www.pec1.com

TIMBER TO TIMBER JCT  
PERMANENT EASEMENT



COUNTY  
COWLEY

TRACT NO.  
CL-030N

PROJ. NO. 20-045  
DATE: 12/03/2021



# EXHIBIT A

SHEET 1 OF 2

## EASEMENT DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 31 SOUTH, RANGE 5 EAST OF THE SIXTH PRINCIPAL MERIDIAN, COWLEY COUNTY, KANSAS, BEING DESCRIBED AND PREPARED ON 11/09/2021 BY CHARLES W. BROOKSHER PS #1281 AND PROFESSIONAL ENGINEERING CONSULTANTS P.A. C.L.S. #65, AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE S89°11'54"E (BEARINGS BASED ON THE KANSAS COORDINATE SYSTEM 1983 SOUTH ZONE) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 954.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°11'54"E ALONG SAID NORTH LINE A DISTANCE OF 125.78 FEET; THENCE S52°35'36"E A DISTANCE OF 30.38 FEET TO THE WEST LINE OF A PROPERTY DESCRIBED IN BOOK 236, PAGE 462 IN THE COWLEY COUNTY REGISTER OF DEEDS; THENCE S01°03'07"E ALONG SAID WEST PROPERTY LINE A DISTANCE OF 95.78 FEET; THENCE N52°35'36"W A DISTANCE OF 190.92 FEET TO SAID NORTH LINE AND THE POINT OF BEGINNING.

ENCOMPASSING 0.19 ACRES MORE OR LESS.



PREPARED BY: CHARLES W. BROOKSHER PS #1281  
PEC PROJECT NO. 209030-034



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
303 SOUTH TOPEKA WICHITA, KS 67202  
316-262-6457 www.pec1.com

TIMBER TO TIMBER JCT  
PERMANENT EASEMENT



COUNTY

TRACT NO.

PROJ. NO. 20-045

COWLEY

CL-041S

DATE: 11/9/2021

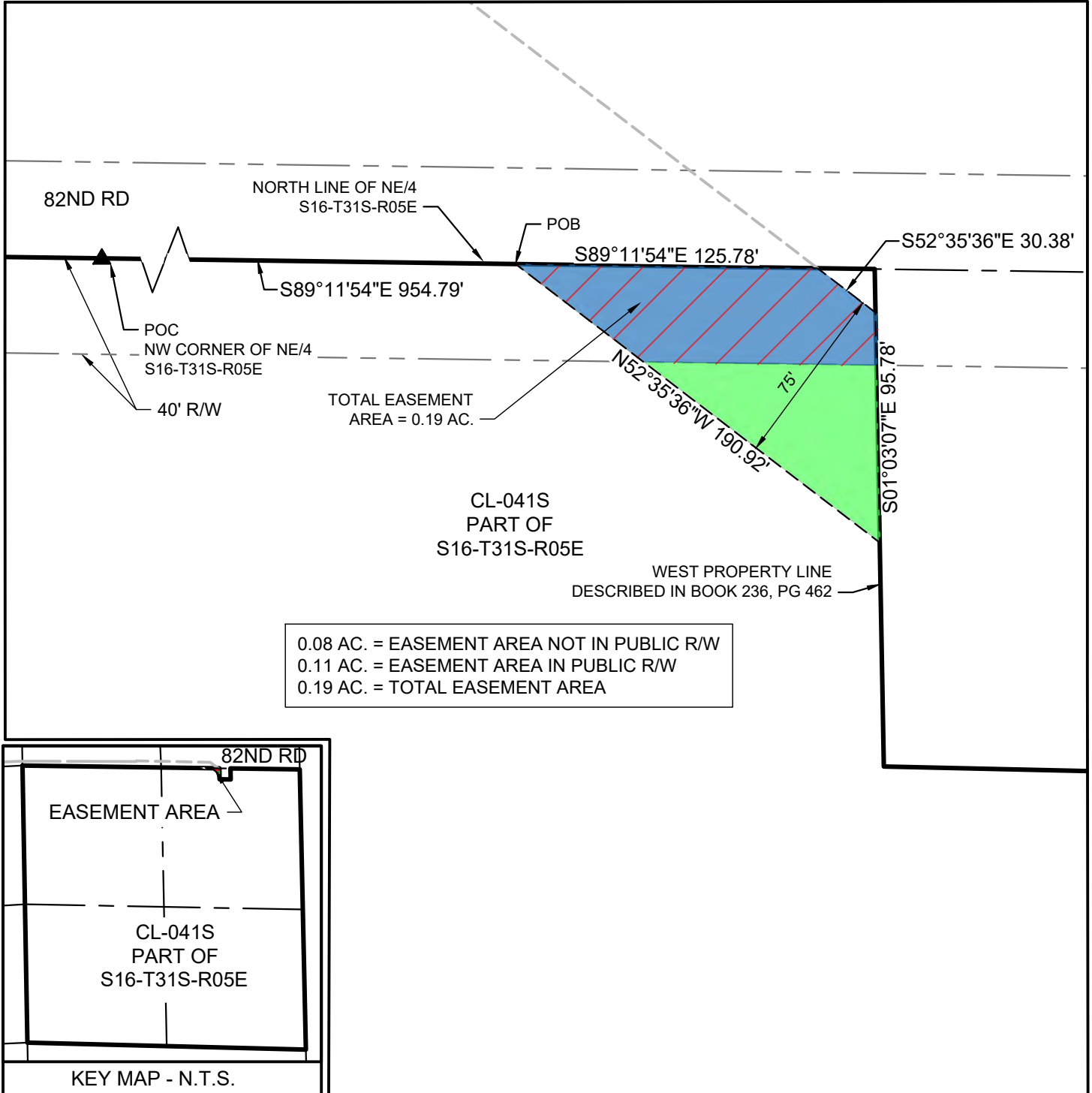
# LEGEND

# EXHIBIT A

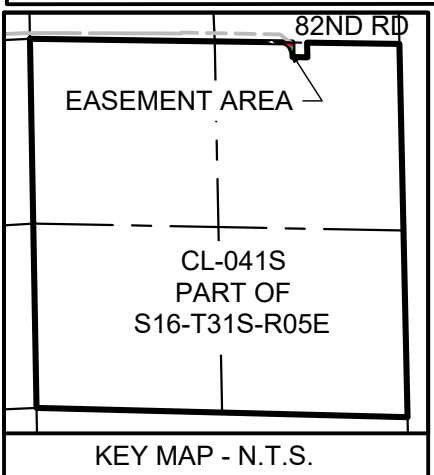
SHEET 2 OF 2

THIS SKETCH HAS BEEN PREPARED FOR EASEMENT EXHIBIT PURPOSES ONLY, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. DISTANCES AND BEARINGS ARE BASED ON KANSAS COORDINATE SYSTEM NAD 83(2011) SOUTH ZONE.

- SECTION LINE
- PROPERTY LINE
- ROAD R/W LINE
- EASEMENT LINE
- EASEMENT NOT IN PUBLIC R/W
- EASEMENT IN PUBLIC R/W
- ▲ SECTION CORNER
- ▲ RIGHT OF WAY
- ▲ POINT OF BEGINNING / COMMENCING



0.08 AC. = EASEMENT AREA NOT IN PUBLIC R/W  
 0.11 AC. = EASEMENT AREA IN PUBLIC R/W  
 0.19 AC. = TOTAL EASEMENT AREA



PROFESSIONAL ENGINEERING CONSULTANTS, P.A.  
 303 SOUTH TOPEKA WICHITA, KS 67202  
 316-262-6457 www.pec1.com

TIMBER TO TIMBER JCT  
 PERMANENT EASEMENT



COUNTY  
 COWLEY

TRACT NO.  
 CL-041S

PROJ. NO. 20-045  
 DATE: 11/9/2021