

**CITY COMMISSION MEETING
Winfield, Kansas**

DATE: Monday, May 16, 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.....Monday, May 02, 2022

PROCLAMATION

-National Gun Violence Awareness Day – June 3, 2022
-Police Week – May 15-21, 2022

PUBLIC HEARING

-Application by S&Y Industries for exemption from ad valorem taxation

BUSINESS FROM THE FLOOR

-Citizens to be heard

NEW BUSINESS

Ordinances & Resolutions

Bill No. 2241 – A Resolution – Authorizing and directing the City Manager of the City of Winfield, Kansas, to execute an Agreement Letter of Facility and Equipment Turnback between the City of Winfield, Kansas, and the Winfield Community Council of Women.

Bill No. 2242 – A Resolution – Authorizing and directing the City Manager of the City of Winfield, Kansas, to execute a Fairgrounds Special Event Agreement between the City of Winfield, Kansas, and the Walnut Valley Disc Golf Association.

OTHER BUSINESS

-Consider Administrative Review Committee's recommendation regarding an Economic Development Tax Exemption request from S & Y Industries.
-Consider Puller Tensioner pulling unit
-Consider Refuse Truck quotes

ADJOURNMENT

-Next Commission work session 4:00 p.m. Thursday, June 02, 2022.
-Next regular meeting 5:30 p.m. Monday, June 06, 2022.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
May 2, 2022

The Board of City Commissioners met in regular session, Monday, May 02, 2022 at 5:30 p.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; and Brenda Peters, City Clerk. Other staff members present were Patrick Steward, Director of Community Development; and Brad Klein, Firefighter.

Mayor Hutto noted all Commissioners present.

Commissioner Butters moved that the minutes of the April 19, 2021 meeting be approved. Commissioner Thompson seconded the motion. With all Commissioners voting aye, motion carried.

PROCLAMATION

Mayor Hutto presented a Proclamation to Firefighter Brad Klein, proclaiming the Week of May 15 - 21, 2022, as Emergency Medical Services Week

BUSINESS FROM THE FLOOR

James Masem, 508 E 10th Ave, appeared before the Commission to discuss vehicle access in the alley behind his property.

NEW BUSINESS

Bill No. 2235 – A Resolution – Determining the existence of certain nuisances at 902 E 5th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2235 was adopted and numbered Resolution No. 2722.

Bill No. 2236 – A Resolution – Determining the existence of certain nuisances at 1217 Manning in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2236 was adopted and numbered Resolution No. 2822.

Bill No. 2237 – A Resolution – Determining the existence of certain nuisances at 1110 Lowry in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2237 was adopted and numbered Resolution No. 2922.

Bill No. 2238 – A Resolution – Determining the existence of certain nuisances at 1421 Menor in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2238 was adopted and numbered Resolution No. 3022.

Bill No. 2239 – A Resolution – Determining the existence of certain nuisances at 721 E 13th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2239 was adopted and numbered Resolution No. 3122.

Bill No. 2240 – A Resolution – Determining the existence of certain nuisances at 1517 Menor in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Community Development Steward explains this would authorize the City to proceed with clean-up of this property. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2240 was adopted and numbered Resolution No. 3222.

OTHER BUSINESS

-Consider Fire Gear Replacement. City Manager Wall explains this purchase will replace approximately one-half of our Fire Department bunker gear, from Delta Fire at a cost of \$47,883.12. Commissioner Thompson moved to accept the quote from Delta Fire for replacement of 12 bunker gear, in the amount of \$47,883.12. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, the motion carried.

-Consider quote from Par-Kan for a 6-yard Refuse Dumper with GRL Bayne and tarp system. Director of Community Development Steward explains this dumper will lift heavy garbage cans. Commissioner Butters moved to approve the purchase of a 6-yard Refuse Dumper from Par-Kan, in the amount of \$29,825.04. Motion was seconded by Commissioner Thompson. With all Commissioners voting aye, the motion carried.

ADJOURNMENT

Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, the meeting adjourned at 5:42 p.m.

Signed and sealed this 13th day of May 2022.

Signed and approved this 16th day of May 2022.

Brenda Peters, City Clerk

Ronald E. Hutto, Mayor

PROCLAMATION

This proclamation declares the first Friday in June to be **National Gun Violence Awareness Day** in the City of Winfield to honor and remember all victims and survivors of gun violence and to declare that we as a country must do more to reduce gun violence.

WHEREAS, every day, more than 110 Americans are killed by gun violence, alongside more than 200 who are shot and wounded, and on average there are nearly 16,000 gun homicides every year; and

WHEREAS, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

WHEREAS, Kansas has 434-gun deaths every year, with a rate of 15 deaths per 100,000 people. Kansas has the 21st highest rate of gun deaths in the US; and

WHEREAS, gun homicides and assaults are concentrated in cities, with more than half of all firearm related gun deaths in the nation occurring in 127 cities; and

WHEREAS, cities across the nation, including Winfield, are working to end the senseless violence with evidence-based solutions; and

WHEREAS, protecting public safety in the communities they serve is mayors' highest responsibility; and

WHEREAS, support for the Second Amendment rights of law-abiding citizens goes hand-in-hand with keeping guns away from people with dangerous histories; and

WHEREAS, mayors and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

WHEREAS, gun violence prevention is more important than ever as the COVID-19 pandemic continues to exacerbate gun violence after more than two years of increased gun sales, increased calls to suicide and domestic violence hotlines, and an increase in city gun violence;

WHEREAS, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 3, 2022 to recognize the 25th birthday of Hadiya Pendleton (born: June 2, 1997), people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to -

- (1) Hadiya Pendleton and other victims of gun violence; and
- (2) the loved ones of those victims; and

WHEREAS, the idea was inspired by a group of Hadiya's friends, who asked their classmates to commemorate her life by wearing orange; they chose this color because hunters wear orange to announce themselves to other hunters when out in the woods and orange is a color that symbolizes the value of human life; and

WHEREAS, anyone can join this campaign by pledging to wear orange on June 3rd, the first Friday in June in 2022, to help raise awareness about gun violence; and

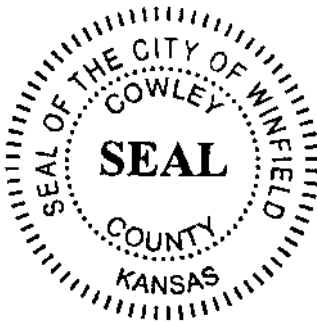
WHEREAS, by wearing orange on June 3, 2022, Americans will raise awareness about gun violence and honor the lives of gun violence victims and survivors; and

WHEREAS, we renew our commitment to reduce gun violence and pledge to do all we can to keep firearms out of the wrong hands and encourage responsible gun ownership to help keep our children safe.

THEREFORE, I, Ronald E. Hutto, Mayor, Winfield, KS, in recognition of this event do hereby proclaim the first Friday in June, June 3, 2022, to be

National Gun Violence Awareness Day

I further encourage all citizens to support their local communities' efforts to prevent the tragic effects of gun violence and to honor and value human lives.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Winfield, Kansas, to be affixed this 16th day of May 2022.

A handwritten signature in cursive script, appearing to read "Ronald E. Hutto".

Ronald E. Hutto, Mayor

A handwritten signature in cursive script, appearing to read "Brenda Peters".

Brenda Peters – City Clerk

PROCLAMATION

WHEREAS, the police provide a vital public service; and

WHEREAS, police officers are ready at a moment's notice to serve and protect the public 24 hours a day, seven days a week; and

WHEREAS, the members of the Winfield Police Department play an essential role in safeguarding the rights and freedoms of the citizens and visitors of our community; and

WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our police department recognize their duty to serve the people by safeguarding life and property, by protecting them against violence or disorder, and by protecting the innocent against deception and the weak against oppression or intimidation; and

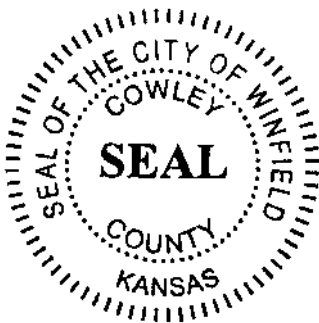
WHEREAS, the Winfield Police Department has grown to be a modern and progressive law enforcement agency that unceasingly serves the City of Winfield; and

WHEREAS, the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which it falls as Police Week; and

THEREFORE, I, Ronald E. Hutto, Mayor, Winfield, KS, in recognition of this event do hereby proclaim the week of May 15-21, 2022, as

POLICE WEEK

I FURTHER encourage the community to observe this week with appropriate programs, ceremonies, and activities.



IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Winfield, Kansas, to be affixed this 16th day of May 2022.



Ronald E. Hutto, Mayor



Brenda Peters – City Clerk

NOTICE OF PUBLIC HEARING

Public notice is hereby given pursuant to K.S.A. 1990 Supp. 79-251 (b) that the Governing Body of the City of Winfield, Cowley County, Kansas, will conduct a public hearing on Monday, May 16, at 5:30 p.m. in the Community Council Room, City Hall, 200 East Ninth, Winfield, Kansas, regarding an application by S&Y Industries for exemption from ad valorem taxation. The Governing Body pursuant to Article 11, Section 13 of the Kansas Constitution may grant exemption for land, buildings, and related equipment to be used by the applicant for (1) manufacturing articles of commerce, (2) research and development, or (3) storing of goods traded in interstate commerce. The property proposed includes:

- S&Y Industries is requesting an exemption on tangible personal property, land, and buildings related to improvements located at 724 Industrial Road, Winfield, KS.

The Governing Body will not adopt a resolution authorizing the granting of such exemption until said public hearing has been concluded.

A copy of the Notice, the application for tax exemption, its supporting exhibits and the cost benefit analysis required by K.S.A. 1990 Supp. 79-251(a)(1) are on file in the City Manager's Office and are available for public inspection during normal business hours.

All persons having an interest in the matter will be given an opportunity to be heard at the time and place above specified.



Request for Commission Action

Date: 5/11/2022

Requestor: Taggart Wall, City Manager

Action Requested:

Consider authorizing the City Manager to execute a letter terminating the shared use space and accepting certain equipment/furnishings between the City and the Women's Council of Winfield.

Analysis:

Since around the 1930s, the Women's Council of Winfield has been working across the community in support of women. During that time, the City and the organization struck a deal related to the use of space at City Hall. Traditionally, the City has covered utilities and the group has handled other aspects of the use of the space including scheduling, janitorial and collecting rental fees from the space. All of the furnishings inside the space (save for the new monitor) are owned by the Women's Council of Winfield. In 2021, the group updated the tables in the room as well as a refrigerator.

At one point in the history of the group, it's membership exceeded 200, but has fallen as the years have progressed. I have requested historical information from the organization and hope to be able to provide that in the future.

The group has requested the City take over the management, control and ownership of the contents of the space.

Fiscal Impact:

The fiscal impact of the City taking on the space is estimated to be neutral to positive with the rental fees covering the cost of expanded janitorial duties.

Attachments:

LoA, Resolution



May 16, 2022

Re: Facility and Equipment
Turnback- Community Council
Room Space and Misc.
Equipment

Ms. Liz Frazier
Women's Council of Winfield

Ms. Frazier,

Please let this letter serve as a Facility and Equipment Turnback Agreement between the City of Winfield, Kansas and the Women's Council of Winfield.

The City of Winfield has received your communication wishing to relinquish use of the space and certain miscellaneous equipment and furnishings of the Community Council Room at City Hall.

The City of Winfield accepts your request and agrees to take sole possession and control of said space and certain miscellaneous equipment and furnishings of the Community Council Room at City Hall. Said possession will occur on May 17th at 12:00a.m. While we will make efforts to reuse and or find use for said equipment and furnishings in the community, the City makes no warrants or assurances to do so. Should any of the contents of the room be sold, the proceeds from said sale shall be donated to Eagles Nest Inc., of Winfield.

The City of Winfield wishes to thank you and your many predecessors for your tireless efforts and storied history in the support of women in Winfield.

Respectfully,

Taggart Wall
City Manager

City Manager's Office
200 E. Ninth-PO Box 646
Winfield, KS 67156
620-221-5525 ph
620-221-5590 fax

A RESOLUTION

AUTHORIZING and directing the City Manager of the City of Winfield, Kansas, to execute an Agreement Letter of Facility and Equipment Turnback between the City of Winfield, Kansas, and the Winfield Community Council of Women.

WHEREAS, the Women's Council of Winfield has provided great service to the City of Winfield for many decades to support women in the Winfield community; and

WHEREAS, the City of Winfield and the Women's Council of Women have maintained a shared use space within City Hall commonly known as the Community Council Room; and

WHEREAS, the Women's Council of Winfield and the City of Winfield mutually agree to terminate said relationship for shared use space/equipment at City Hall;

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

Section 1. The City Manager of the City of Winfield, Kansas, is hereby authorized and directed to execute an Agreement Letter of Facility and Equipment Turnback between the City of Winfield and the Women's Council of Winfield, a copy of which is attached hereto and made a part hereof.

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

ADOPTED this 16th day of May 2022.

(SEAL)

Ronald E. Hutto, Mayor

ATTEST:

Brenda Peters, City Clerk

Approved as to form:

William E. Muret, City Attorney

Approved for Commission action:

Taggart Wall, City Manager



Request for Commission Action

Date: 5/11/2022

Requestor: Taggart Wall, City Manager

Action Requested:

Consider approval of Special Event Agreement with Walnut Valley Disc Golf Assn. for a new three year contract for use of Fairgrounds facilities for annual disc golf event.

Analysis:

The City has played host to an annual disc golf event at the Winfield Fairgrounds for over 15 years. The event is locally organized and a great addition to our tourism offerings in Winfield.

The new agreement has adjusted fees for both use of the facility as well as camping. No other material changes from prior agreements.

Fiscal Impact:

The fiscal impact of the event is unknown, although expected to be a net positive due to the tourism aspect with participants from across the region.

Attachments:

Agreement, Resolution

A RESOLUTION

AUTHORIZING and directing the City Manager of the City of Winfield, Kansas, to execute a Fairgrounds Special Event Agreement between the City of Winfield, Kansas, and the Walnut Valley Disc Golf Association.

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

Section 1. The City Manager of the City of Winfield, Kansas, is hereby authorized and directed to execute a Fairgrounds Special Event Agreement between the City of Winfield and the Walnut Valley Disc Golf Association; a copy of which is attached hereto and made a part hereof.

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

ADOPTED this 16th day of May 2022.

(SEAL)

Ronald E. Hutto, Mayor

ATTEST:

Brenda Peters, City Clerk

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

Approved for Commission action: _____
Taggart Wall, City Manager

Fairgrounds Special Event Agreement

This Agreement made and entered into this 16th day of May, 2022, by and between the City of Winfield, Kansas, hereinafter referred to as "CITY," and Walnut Valley Disc Golf Association, hereinafter referred to as "FRIZ."

WITNESSETH: That for and in consideration of the mutual promises, covenants and payments set forth herein, the parties agree as follows:

1. CITY hereby leases to FRIZ, for the sole purpose of conducting that event known as OCTOBERFRIZ, the following described premises:

That portion of the Winfield Fairgrounds as shaded on the attached Exhibit A, including Pecan Grove, SE Horse barn camping, North of US160 camping and Building 4.

It is understood and agreed that this agreement is specifically limited to the above-described premises and **does not** include the West 14th Street Power Plant, Horse Barn, or 4-H Booth. CITY shall have ingress and egress at all times to the Power Plant and other buildings where materials and equipment may be stored. It is further agreed, for spectator and participant safety, signage and barricades, as approved by the City Manager or his designee shall be erected on all roadways intersecting the above-described premises.

2. It is understood and agreed that the terms of this agreement shall cover three (3) separate FRIZ events with dates and times as follows:

- 8:00 a.m. October 4, 2022 through 6:00 p.m. October 09, 2022
- 8:00 a.m. October 10, 2023 through 6:00 p.m. October 15, 2023
- 8:00 a.m. October 7, 2024 through 6:00 p.m. October 12, 2024

3. All FRIZ event activities shall be completed by 1:00 a.m.

4. CITY shall require a rental fee of \$350.00, paid by cash or business check payable to "City of Winfield" for each event identified in paragraph 2.

5. Within 30 days of the completion of each event, CITY and FRIZ shall review performance and consider expectations for future events. Should either party wish to give written notice of its intent to terminate this agreement, it must be done within 120 days after said review.

6. FRIZ agrees to place on deposit with CITY, at least ten (10) days prior to any first day of occupancy, the sum of two hundred fifty dollars (\$350.00) to guarantee that all facilities are cleaned and returned in a manner satisfactory to CITY. FRIZ shall be responsible for any

damage or litter. Any decorations, garbage and trash shall be deposited in outside trash barrels. Any excess trash shall be disposed of by FRIZ. This deposit will be returned to FRIZ, within ten (10) days following the last day of the event if the cleaning of the leased premises has been completed in a manner satisfactory to CITY. If said premises are not so cleaned, CITY shall cause the premises to be cleaned. FRIZ shall pay all reasonable and standard costs thereof and said \$350.00 deposit shall be applied toward the payment thereof. In the event that the costs of cleaning exceed \$350.00, FRIZ shall promptly pay said amount to CITY.

7. CITY, its officers and agents, shall have free access to the premises for the purposes that they may deem necessary. FRIZ shall have the right to close the premises at any time they may deem necessary and to further establish rules of conduct and discipline necessary to maintain a well ordered event. Those individuals or groups not wishing to follow those rules set out by FRIZ for proper conduct may be, at FRIZ direction, removed from the premises or dealt with as FRIZ deems necessary.

8. CITY shall assume responsibility for the payment of any utilities (water, electricity) consumed during the events as outlined in Section 2 of this agreement. FRIZ agrees that any alteration or temporary extensions to CITY utilities be coordinated through CITY. FRIZ shall assume responsibility for trash collection, trash removal, portable showers, portable restrooms, all restroom supplies and cleanliness during term of this agreement. FRIZ shall assume responsibility for hauling and placement of tables, benches, and bleachers made available on Fairground premises and replacing them to prior locations. CITY shall place three (3) dumpsters and remove trash from the Fairgrounds. FRIZ agrees to pay to CITY for said dumpsters and trash removal service a fee as established in the Revised Ordinance of the City of Winfield, Kansas, on January 15 of each year of this agreement.

9. It is expressly understood and agreed that FRIZ shall save and hold CITY harmless from any and all loss sustained by FRIZ on account of any suit, judgment, execution, claim or damage of any kind whatsoever, resulting from the use of said premises as provided herein, and FRIZ shall cause to be defended at its own expense all actions that may be commenced against CITY by reason of said events. FRIZ shall also save and hold CITY harmless and indemnify CITY from any and all losses sustained by CITY by reasons of said event. FRIZ shall procure and maintain during the term of this agreement, commercial general liability insurance with limits not less than \$1,000,000 each occurrence bodily injury or property damage, extended to and including (if applicable), spectators, fireworks displays, carnivals, mechanical amusement devices, animals and cereal malt beverage/liquor liability, \$500,000 personal and/or advertising injury limit, \$1,000,000 products completed operations aggregate, \$2,000,000 general aggregate, and \$100,000 Fire Damage Legal Liability, with CITY named as additional insured on FRIZ general liability policy. FRIZ shall furnish to CITY, at least fifteen (15) days prior to event, a certificate of insurance in said amounts for the payment of all damages which may be caused either to a person or persons or to property by reason of each and all of said events. All policies of insurance shall provide for at least thirty (30) days prior written notice of cancellation or any changes of insurers to CITY. By entering this agreement, FRIZ acknowledges its responsibility to

insure all of its own personal property which will be located on the premises.

10. It is understood and agreed that the property described within this lease is located in a designated floodway and the property is subject to flooding. If all or part of the above-described premises are destroyed or rendered unusable, or if the events are cancelled due to weather or other condition beyond the control of the parties hereto, CITY shall have no obligation to provide alternate space for the holding of said event and FRIZ shall have no obligation to pay any rentals to CITY. CITY shall not be held responsible for any damage that may occur to the property due to flooding or other natural disaster and CITY shall have no obligation to restore the property should a natural disaster affect the condition of the property within the lease. Additionally, certain federal, state and /or local regulations govern the development of property within flood prone properties and FRIZ shall comply with regulations in the construction and /or operation of the facilities.

11. FRIZ shall not make any alterations, additions, or improvements to the premises without the prior consent of the CITY, except for installation of unattached, movable objects which may be installed without drilling, cutting or otherwise defacing the premises. FRIZ shall be solely responsible for the repair and restitution needed to restore the affected premises to its original condition.

12. It is anticipated that a portion of the leased premises will be utilized for camping purposes. It is understood and agreed that any such use shall be under the control of FRIZ, and that FRIZ agrees to charge and collect fees from users of any camping area with electrical hookups and primitive camping. FRIZ agrees to pay to CITY for each said user a fee of one half (50%) of the fees established in the Revised Ordinance of the City of Winfield, Kansas, on January 15 of each year of this agreement. CITY has the right to verify usage and FRIZ shall pay to CITY all uncollected amounts.

13. **No open burning** is permitted except for grills or campfires with metal fire rings no larger than 3 feet in diameter, as approved by CITY. 5 gallon of water or a fire extinguisher must be available at each site with a campfire. No ground straw is permitted within 12 feet of a campfire. Tiki torches or like products are not allowed.

14. Winfield Police Department will not be restricted in patrol operations of the Fairground area during the lease period. When it is essential for public safety, in the opinion of the Winfield Chief of Police, officers of the Winfield Police Department will be assigned to duty on-site at any time during this agreement and remain on duty subject to the Chief's orders.

15. Winfield Fire Department will not be restricted in patrol operations of the Fairground area during the lease period. When, it is essential for public safety, in the opinion of the Winfield Fire Chief, firefighters of the Winfield Fire Department will be assigned to duty on-site at any time during this agreement and remain on duty subject to the Chief's orders. Duty orders will include, but not be limited to, maintenance of fire lanes, campfire inspection, fire extinguisher location and workability, and extinguishment of fires that may occur.

16. FRIZ shall not sublet nor assign all or any portion of its interest in this agreement without the prior written consent of CITY, which may or may not be granted. The approval of any assignment or sublease by CITY shall not relieve FRIZ of liability for the performance of all the terms and conditions of this agreement. FRIZ therein is an independent contractor and not the agent, partner, joint venturer, or employee of CITY.

17. All service staff such as, but not limited to, security officers, ticket sellers, ticket takers, ushers, gate guards, bands, sound technicians, stage hands, and electricians to be used on the occasion herein mentioned, shall be contracted by FRIZ and FRIZ shall assume responsibility for their compensation, benefits, protections or privileges provided by the law, and their conduct and its consequences. FRIZ agrees that prior to performing such tasks, all tradesmen are licensed according to CITY regulation.

18. All concessions, catering, or catering rights are reserved to FRIZ. Its concessionaires will have the privilege of canvassing, selling, delivering, servicing, and otherwise hawking wares, novelties, merchandise, foodstuff and beverages. The Revised Ordinances of the City of Winfield shall govern the sale or consumption of Cereal Malt Beverage or Alcoholic Liquor on CITY property.

19. CITY agrees that advertising or other matter may be placed, posted, or distributed in or about said premises or announced or publicized over any loud speaker system or other media without having obtained advanced permission of the CITY. FRIZ agrees that all advertising identify the event site as "the Winfield Fairgrounds". FRIZ may not use the City of Winfield name to suggest co-sponsorship or endorsement of the activity without advanced written approval.

20. FRIZ is hereby granted permission to consume Cereal Malt Beverages within the leased premises, subject to all Federal, State or local ordinances, laws, rules and regulations. **FRIZ may not sell or allow the sale of Cereal Malt Beverages within the Winfield Fairgrounds.** Glass beverage containers are prohibited.

21. Erection of special platforms, booths, scaffolding, rigging, and other apparatus is the responsibility of FRIZ. In order to ensure the safety of the public, CITY reserves the right to reject any of the above-mentioned items. FRIZ will then take the necessary action required to ensure the safety of the performers and the public.

22. FRIZ shall at all times comply with and be subject to all ordinances, laws, rules and regulations of the City of Winfield, and State of Kansas, and the United States Government.

23. FRIZ shall procure at its own cost and expense all licenses and permits necessary for carrying out the operation of the event. FRIZ shall display in full view of the public all said licenses and permits.

24. It is expressly understood and agreed that FRIZ shall save and hold CITY harmless from any and all loss sustained by FRIZ on account of any suit, judgment, execution, claim or damage of any kind whatsoever, resulting from the use of said premises as provided herein, and FRIZ shall cause to be defended at its own expense all actions that may be commenced against the CITY by reason of said event. FRIZ shall also save and hold CITY harmless and indemnify CITY from any and all losses sustained by CITY by reason of said event.

25. CITY agrees to permit the use of motorized golf carts and/or utility carts on Winfield Fairgrounds property during the term of this agreement. Standard Traffic Ordinances and Winfield City Code will be enforced and proper operation of said carts shall be the responsibility of the operator. FRIZ shall place signage through out Fairgrounds property alerting the driving public of slow moving vehicles. Such signage and its placement shall be approved by the Winfield Police Department.

26. It is understood and agreed that temporary FRIZ Golf Courses will be set up with temporary moveable baskets (goals). The placement of baskets shall not interfere with normal flow of traffic in the area of the premises.

27. The individual executing this lease on behalf of FRIZ represents and warrants that he or she is duly authorized to execute and deliver this lease on its behalf.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

THE CITY OF WINFIELD, KANSAS

WALNUT VALLEY DISC GOLF ASSOCIATION

Taggart Wall, City Manager

Molly Barger
Siboom87@gmail.com
620-218-2197 (cell)



Request for Commission Action

Date: May 12, 2022

**Requestor: Gus Collins, Director of Utilities
Dave Madrigal, Electric Distribution Supervisor/Project Coordinator**

Action Requested: Consider acquisition of a new pulling unit

Analysis: Electric Distribution employees have researched different models and now recommend a Sherman+Reilly PT-3000 Puller Tensioner to replace a late 1980's Reel Truck; This new pulling unit is much safer and reliable. Features include:

- **16' compact trailer mounted unit for maneuverability (current units are mounted on large flatbed trucks)**
- **Combined overhead and underground pulling capabilities (Current underground attachment was made in house)**
- **Adjustable maximum pulling tension for equipment safety (Current units do not have this safety feature)**
- **Wrap-around cab enclosure for employee safety (currently employees must be positioned directly on the unit and near the moving spool to operate)**
- **Included hydraulic level wind to spool ropes and wire (currently employees must manually direct spool ropes and wire)**

Fiscal Impact: \$160,000.00 was approved for this purchase in the 2022 budget, the cost today is \$172,778.55. One bid was obtained from Sherman+Reilly, other companies were unable to meet our specs.

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

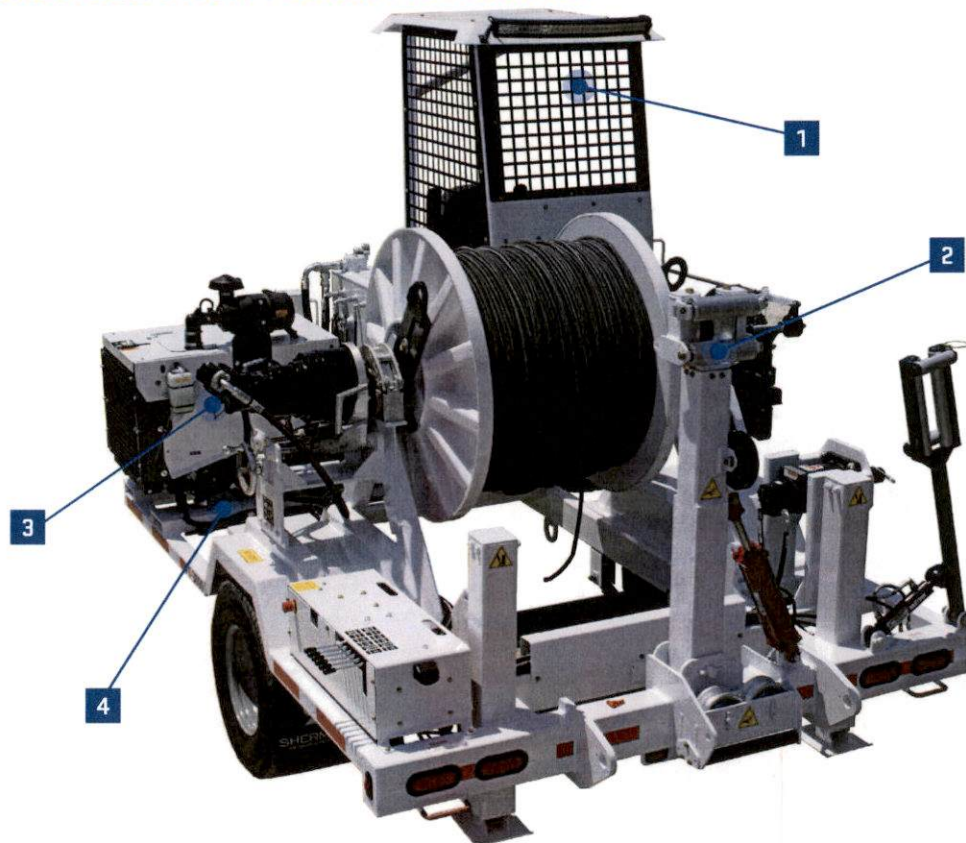
Attachments: See attached Quote.



SHERMAN+REILLY

PT-3000 PULLER TENSIONER

3,000 LBS. SINGLE DRUM PULLER TENSIONER



- 1 Wrap-around cab enclosure with LED light bar
- 2 Dual overhead and underground hydraulic levelwind
- 3 Direct drive hydrostatic motor
- 4 Mechanical spline engagement system

FEATURES

- Puller, tensioner, and reconductor in single unit
- Provides unmatched versatility as a puller or tensioner for overhead or underground applications
- Capable of pulling 3,000 lbs. and tensioning 2,000 lbs.
- Compact footprint with a 16 ft. single axle, dual tire configuration
- A broad suite of options allows customers to configure their unit to their specific needs
- Equipped with CANbus technology and real-time self-diagnostics

PT-3000 PULLER TENSIONER

3,000 LBS. SINGLE DRUM PULLER TENSIONER

Sherman-Reilly.com

SPECIFICATIONS

Pulling Capacity:	3,000 lbs. (Rated at top of 46 in. drum) Max: 3,300 lbs. (Rated maximum)
Tensioning Capacity:	2,000 lbs.
Maximum Line Speed:	Pulling: 4 mph
Maximum Conductor Reel Size:	66 in. diameter/40 in. width
Maximum Conductor Reel Weight:	Dynamic - Over the Road - w/PMTA 3,200 lbs., w/o PMTA 4,000 lbs. Static - Jacks Extended - 6,000 lbs.
Drum Dimensions:	Core Diameter: 18 in. Total Outside Width: 40 in. Flange Diameter: 46 in.
Drum Capacity:	11 mm. dia. Unitrex™ 17,000 ft. 5/8 in. dia. Uniline™ 8,450 ft. Standard rope length is 6,000 ft. of 5/8 in. Uniline
Drive System:	Direct Drive: single hydraulic motor, drum and drive bar/dual pin
Drive System Engine:	Turbocharged, Tier-4 Final, diesel, 45 Hp, water-cooled
Fuel Capacity:	13 Gallon
Hydraulic Fluid:	ISO Grade 32
Hydraulic Reservoir:	25 Gallon
Hydraulic Fluid Filtration:	10 micron, both supply and return filters
Levelwind:	Hydraulically driven, manually controlled
Operator's Safety Enclosure:	Open cab enclosure
Frame Construction:	Steel tubing, Steel plate, continuous weld
Length: (Overall, Nom.)	18 ft., 11 in.
Width: (Overall, Nom.)	8 ft., 6 in.
Height: (Overall, Nom.)	9 ft., 6 in.
Weight*:	9,400 lbs.
GVWR:	11,000 lbs.
Suspension:	Leaf-spring
Axle Configuration:	Single
Wheel Configuration & Tires:	Dual 235/85R 16 LRE; 8-6.5
Brakes: (Trailer)	Electric, with break-away switch
Towing Attachment:	3 in. pintle eye, with two safety chains and hooks
Tie Downs:	5/8 in. dia. Steel D-Rings (2)
Tie Off Points:	Tie off point at bumper, 3000 lbs. working load limit
Rear (R/L) Jacks:	(2) Hydraulic, with shoe
Front/Nose Jack:	(1) Hydraulic with shoe

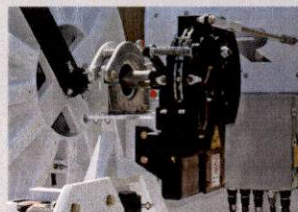
Electrical System:	12 VDC
Battery:	12 V 840 CCA, BCI group 27
Lights / Navigation:	US DOT, LED, 12 VDC
Grounding:	3/4 in. dia. Copper-clad Steel ground loops (4)
Wheel Chocks:	Standard
Fire Extinguisher:	ABC
Color:	S+R White
Overhead Drum Core	18 in. / Width 30 in. / Flange 46 in.
Underground Drum Core	12.75 in. / Width 31.75 in. / Flange 24 in.

OPTIONS

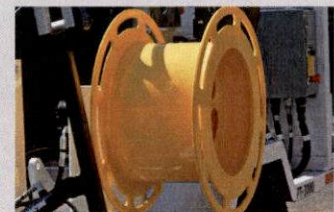
Hydraulic Pad Mount Transformer Attachment capable of 7,500 lbs maximum working load
RCR-60: Core: 24 in. to 18 in. tapered Total Outside Width: 39 in. (Flange Diameter: 60 in.)
Underground levelwind for pulling underground
Spider® Pilot Line System with independent levelwind S-75 or S-85 spider reels with 3,000 ft. or 6,000 ft.
RDG-2100 Rotating Distribution Ground
DG-4100 Running Ground
Underground Option with UG Drum 24 in. OD, 31.75 in. W, 3/8 in. x 2,000 ft., 6x25 IWRC
E-35 Underground Swivel (3,500 lbs.)
E-49 Underground Swivel (8,000 lbs.)
Solar Battery Charger



PT-3000 Control Panel



Cab operated 16 in. payout brake



Spider® Pilot Line System with independent levelwind

Unitrex™ is a trademark of Unitrex, Ltd. Uniline™ is a trademark of IMA NORTH AMERICA, INC.

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REV. 02/19

*Subject to change



Quote: 9271

Page: 1/2

City of Winfield
P.O. Box 646
Winfield KS 67156

Date: Apr 21, 2022
Your Reference: PT-3000
Valid To: Jun 5, 2022
Customer Number: 1002616
Freight Forwarder: 09 FEDEX GROUND

Contact: 8895 Moehn Electrical Sales Co.
E-Mail: sales@sherman-reilly.com

Ship-to Address:

City of Winfield
2701 EAST 9TH AVENUE
WINFIELD KS 67156

Dear Sir or Madam,
Thank you for your interest. We offer the following items:

Line	Product	Description	Quantity	Net Price	Net Value
10	615728	PT-3000-DRUM+PMTA+SPDR	1 Each	155,918.00 USD / 1 Each	155,918.00 USD
List Price			155,918.00 USD / 1 Each	155,918.00 USD	
20	999990	UNDERGROUND ATTACHMENT	1 Each	3,171.00 USD / 1 Each	3,171.00 USD
List Price			3,171.00 USD / 1 Each	3,171.00 USD	
*PART # FOR QUOTING PURPOSES ONLY					
40	608543	PE-12;5/8*6000FT;BLACK;W/EYES BOTH ENDS	1 Each	5,462.00 USD / 1 Each	5,462.00 USD
List Price			5,462.00 USD / 1 Each	5,462.00 USD	

Total Item Net Value	164,551.00 USD
Other Surcharge2	8,227.55 USD
Total	172,778.55 USD

Payment Terms: 30 days net
Incoterms: FOB Destination, Freight PPD & Added, -

5% SURCHARGE APPLIES

Sherman & Reilly, Inc.
400 West 33rd Street
Chattanooga, TN 37410 USA
www.sherman-reilly.com



SHERMAN+REILLY

Quote: 9271

Page: 2 / 2

Quote Number: 9271

Sherman & Reilly, Inc., hereinafter referred to as the Company, shall not be liable to Purchaser for damages from any delays in manufacturing or shipping Products resulting from strikes, accidents, fires, floods, inability to secure fuel or power, delays in transportation, failure to receive materials from suppliers on time, terrorist activities, or other hindrances beyond the Company's control. Purchaser shall have the right to inspect Products at any time during the manufacture and assembly, after reasonable notice; however, any rejection of the Product must be in writing and received by the Company within 72 hours after delivery.

Material indicated as Special on the Acknowledgment Copy of the order differs from standard dimensions or in other ways and is manufactured to Purchaser's specific order. The order is not subject to cancellation after work has started. In the sole discretion of the Company, which must be confirmed in writing by an authorized representative of the Company, products indicated as Special on the Acknowledgment Copy of the order may be returned for credit, if received unused and undamaged and upon payment of a restocking charge equal at least 25% of net price, plus all transportation charges.

Prices are subject to change without notice unless otherwise stated in writing. All shipments are FOB Shipping with freight prepaid and billed on the invoice, including applicable taxes.

Terms are Net 30 Days with approved credit unless otherwise stated. The maximum service charge allowable is 1-1/2% per month and will be applied to all accounts not paid within 30 days from the date of the original invoice. Minimum order is \$50.00. The Company reserves the right to require payment in advance of any shipment and to be permitted to send shipments C.O.D. Due to the special nature of the goods, the Seller will select the freight carrier unless otherwise directed by the Purchaser.

There will be a service charge for payment received by credit card when the order amount is \$1,000.00 and over. For Visa and MasterCard the service charge will be 2% of the order total. For American Express, the service charge will be 3% of the order total. Sherman & Reilly currently does not accept payment by any other credit card.

No order or contract shall be binding on the Company until accepted in writing by an authorized representative of the Company at its office in Chattanooga, Tennessee. The sales agreement evidenced by each order form, and any dispute or controversy arising there from or related thereto, shall be governed by the laws of the State of Tennessee.

LIMITED WARRANTY: Please refer to www.sherman-reilly.com

The Standard Limited Warranty defined on our web site covers all SRI products.

The Forever Warranty defined on our web site further covers SRI products comprising distribution and transmission single-conductor blocks and bundled blocks, and related accessories; collectively, "Products".



125

CITY OF
WINFIELD
KANSAS

#5419

CHEVROLET
DIESEL



FORD

115-08500

OHIO BR
4010150215
PDI-150515 ES
PDI-150515
15

WINDYBOLT
KANSAS

mico







Request for Commission Action

Date: 5/11/2022

Requestor: Patrick Steward, Director of Public Improvements

Action Requested:

Commission agenda: Other Business

Consider a 25 Yard Rear Load Refuse Packer Body Chassis Quotes.

Analysis:

The City solicited quotes for a Rear Load Packer Body on a low entry and standard entry chassis. The last three trucks that have been purchased are Nuway packers on Crane Carrier low-entry chassis. The options for combinations of packers and chassis available to us is limited based on the availability of companies that service those manufacturer's equipment. The three quotes received are for the same packer body on three different chassis options. The low entry cab is the preferable option as Eric will present at work session. However, we thought it would be appropriate to present the standard cab option as there is a significant up front cost savings

Fiscal Impact:

The purchase was planned in the budget Vehicle and Equipment replacement plan for 2022 at a value of \$280,000. The current plan for funding the purchase would finance the equipment with either a lease purchase or some combination of equipment reserve funds and debt financing.

Attachments:



3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

Quote

Date	Quote #
4/19/2022	17086
Proposed Shipping Date	
Approx. 150-180 days ARO	
Terms	
Net 30	
Rep	
KMH	

4000 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

14001 Botts Rd.
Grandview, MO 64030
Ph: 816-761-4840

4400 E 60th Ave
Commerce City, CO 80022
Ph: 303-853-4840

City of Winfield
200 East 9th
Winfield, KS 67156

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control.

Typographical and stenographic errors subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production. Quoted Prices are good for 60 days.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TERMS: Equipment is due on receipt. Carts, Containers, Parts & service are Net 30 unless otherwise noted on your account. Balances over 30 days from the date of invoice are subject to finance charges up to 1.5% per month.

Qty	Item	Description	Price	Total
1	LET2	New 2022 Crane Carrier LET2-40 crew cab series tandem axle chassis with LH drive, Cummins L9-300hp diesel engine, Allison 3500RDS automatic transmission, and per the City specifications.	184,707.00	184,707.00
	25RLMAGNUM	New Way 25RL Cobra Magnum series 25 cubic yard rear loading refuse packer complete with all of the standard features plus the following: complete mount; front mount pto; 12,000# reeving cylinder winch with latch kit; (2) Perkins D6620 cart tippers; LED work lights inside/outside the hopper; strobe light package; acrylic urethane enamel white paint; and per the City specifications.	108,919.00	108,919.00
	Freight	Freight	1,000.00	1,000.00
	Trade In	Customer Trade In Discount (2005 CCC w/ McNeilus)	-20,000.00	-20,000.00

Total

\$274,626.00

TO CONFIRM ORDER, SIGN AND RETURN

X _____



3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

Quote

Date	Quote #
4/15/2022	17072
Proposed Shipping Date	
Stock	
Terms	
Net 30	
Rep	
KMH	

4000 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

14001 Botts Rd.
Grandview, MO 64030
Ph: 816-761-4840

4400 E 60th Ave
Commerce City, CO 80022
Ph: 303-853-4840

City of Winfield
200 East 9th
Winfield, KS 67156

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control.

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TERMS: Equipment is due on receipt. Carts, Containers, Parts & service are Net 30 unless otherwise noted on your account. Balances over 30 days from the date of invoice are subject to finance charges up to 1.5% per month.

Qty	Item	Description	Price	Total
1	25RLMAGNUM	New 2021 Dennis Eagle series cabover chassis with Cummins L9 350hp diesel engine, Allison 3000RDS automatic transmission, tandem axle, white in color.	293,890.00	293,890.00
		New Way 25RL Cobra Magnum series rear loading refuse packer complete with all of the standard features plus the following: complete mount; hot shift pto; 12,000# reeving cylinder winch; kick bar container attachment; (2) Bayne Revolution cart tippers; heavy duty steel specs; white in color.		
	Trade In	Customer Trade In Discount (2005 CCC with McNeilus body)	-20,000.00	-20,000.00
		Note: Unit is in stock and subject to prior sale.		

Total

\$273,890.00

TO CONFIRM ORDER, SIGN AND RETURN

X _____

Prepared For:

City of Winfield
Joe Smith
200 E 9th Ave.
Winfield, KS 67156-2818
(620)221 - 5500
Reference ID: N/A

Presented By:

RUSH TRK CTR OF KS
Anthony Ternes
5549 N CHUZY DR.
PARK CITY KS 672192317
316-262-8413

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.

Model Profile
2023 HV607 SBA (HV607)

AXLE CONFIG:	6X4
APPLICATION:	Rear Loader
MISSION:	Requested GVWR: 62000. Calc. GVWR: 62000. Calc. GCWR: 80000 Calc. Start / Grade Ability: 18.62% / 1.76% @ 55 MPH Calc. Geared Speed: 73.6 MPH
DIMENSION:	Wheelbase: 228.00, CA: 160.90, Axle to Frame: 55.00
ENGINE, DIESEL:	{Cummins L9 350} EPA 2021, 350HP @ 2200 RPM, 1050 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 350 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 62,000-lb GVW Max, Refuse/Mixer Omit Item (Clutch & Control)
CLUTCH:	{Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
AXLE, FRONT NON-DRIVING:	{Meritor RT-46-160} Single Reduction, 46,000-lb Capacity, 200 Wheel Ends Gear Ratio: 5.63
AXLE, REAR, TANDEM:	
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 315/80R22.5 Load Range L M843 (BRIDGESTONE), 480 rev/mile, 65 MPH, All-Position
TIRE, REAR:	(8) 11R22.5 Load Range H HDO (CONTINENTAL), 490 rev/mile, 68 MPH, Drive
SUSPENSION, REAR, TANDEM:	{Hendrickson RT-463} Walking Beam, 46,000-lb Capacity, 54" Axle Spacing, Multileaf Springs, with Bronze Center Bushings
PAINT:	Cab schematic 100WL Location 1: 9219, Winter White (Std) Chassis schematic N/A

<u>Code</u>	<u>Description</u>
HV60700	Base Chassis, Model HV607 SBA with 228.00 Wheelbase, 160.90 CA, and 55.00 Axle to Frame.
1570	TOW HOOK, FRONT (2) Frame Mounted
1AND	AXLE CONFIGURATION {Navistar} 6x4
	<u>Notes</u> : Pricing may change if axle configuration is changed.
1CAJ	FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.866" x 3.622" x 0.437" (276.0mm x 92.0mm x 11.1mm); 456.0" (11582mm) Maximum OAL
1LLA	BUMPER, FRONT Swept Back, Steel, Heavy Duty
1MEJ	FRAME, SPECIAL EFFECTS Dimple on Left and Right Top Flange of Frame Rail to Reference Rear Axle Centerline
1WGY	WHEELBASE RANGE 221" (560cm) Through and Including 262" (665cm)
2ARZ	AXLE, FRONT NON-DRIVING {Meritor MFS-18-133A} Wide Track, I-Beam Type, 18,000-lb Capacity
3770	SPRINGS, FRONT AUXILIARY Rubber
3ADG	SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 18,000-lb Capacity, with Shock Absorbers
4091	BRAKE SYSTEM, AIR Dual System for Straight Truck Applications
	<u>Includes</u> : BRAKE LINES Color and Size Coded Nylon : DRAIN VALVE Twist-Type : GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster : PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel : PARKING BRAKE VALVE For Truck : QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4 : SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6
4722	DRAIN VALVE {Bendix DV-2} Automatic, with Heater, for Air Tank
4AZA	AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System
4EBS	AIR DRYER {Bendix AD-9} with Heater
4EXU	BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqiN Spring Brake
4EXV	BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqiN
4LAA	SLACK ADJUSTERS, FRONT {Haldex} Automatic
4LGA	SLACK ADJUSTERS, REAR {Haldex} Automatic
4SPA	AIR COMPRESSOR {Cummins} 18.7 CFM
4VCL	AIR TANK LOCATION (2) Mounted 25" Back of Cab, Outside Right Rail, with Ground Clearance
4VKC	AIR DRYER LOCATION Mounted Inside Left Rail, Back of Cab
4WBX	DUST SHIELDS, FRONT BRAKE for Air Cam Brakes
4WDM	DUST SHIELDS, REAR BRAKE for Air Cam Brakes
4XDR	BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle
4XDT	BRAKES, FRONT {Meritor 16.5X6 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 6", 20,000-lb Capacity

<u>Code</u>	<u>Description</u>
4XEE	PARK BRAKE CHAMBERS, ADDITIONAL (2) Spring Brake Type
5708	STEERING COLUMN Tilting
5CAW	STEERING WHEEL 4-Spoke; 18" Dia., Black
5PTB	STEERING GEAR (2) {Sheppard M100/M80} Dual Power
6DGZ	DRIVELINE SYSTEM {Dana Spicer} 1710 Main Driveline with 1710 Interaxle Shaft, for 6x4
7BEV	AFTERTREATMENT COVER Steel, Black
7BLW	EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab
7WAZ	TAIL PIPE (1) Turnback Type
7WCR	EXHAUST HEIGHT 10' 11"
7WDN	MUFFLER/TAIL PIPE GUARD (1) Aluminum
7WZY	SWITCH, FOR EXHAUST 2 Position, Lighted & Latching, On/Off Type, Mounted in IP, Inhibits Diesel Particulate Filter Regeneration as Long as Switch is in On Position
8000	ELECTRICAL SYSTEM 12-Volt, Standard Equipment
	<u>Includes</u>
	: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
	: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
	: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
	: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
	: STARTER SWITCH Electric, Key Operated
	: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector
	: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
	: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
	: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
	: WIRING, CHASSIS Color Coded and Continuously Numbered
8718	POWER SOURCE Cigar Type Receptacle without Plug and Cord
8GXJ	ALTERNATOR {Leece-Neville AVI160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount
8HAE	BODY BUILDER WIRING Rear of Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/ Accessory Power/Ground and Sealed Connector for Stop/Turn
8MJU	BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 2850CCA Total, Top Threaded Stud
8RGA	2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab
8RMH	BATTERY DISCONNECT SWITCH {Cole-Hersee 75920-06} 300 Amp, Disconnects Charging Circuits, Locks with Padlock, Battery Box Mounted
8RMV	SPEAKERS (2) 6.5" Dual Cone Mounted in Doors
8RPP	ANTENNA Shark Fin, Roof Mounted
8RPS	RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input
8THB	BACK-UP ALARM Electric, 102 dBA
8TMH	SWITCH, AUXILIARY Accessory Control; for Wiring in Roof, with Maximum of 20 amp Load with Switches In Instrument Panel

<u>Code</u>	<u>Description</u>
8VAY	HORN, ELECTRIC Disc Style
8WBW	JUMP START STUD Remote Mounted
8WEJ	BATTERY BOX Steel, with Fiberglass Cover, 2-4 Battery Capacity, Mounted Left Side Perpendicular to Frame Rail, 35" Back of Cab
8WMA	SWITCH, TOGGLE, FOR WORK LIGHT Lighted; on Instrument Panel and Wiring Effects for Customer Furnished Back of Cab Light
8WPH	CLEARANCE/MARKER LIGHTS (5) {Truck Lite} Amber LED Lights, Flush Mounted on Cab or Sunshade
8WWJ	INDICATOR, LOW COOLANT LEVEL with Audible Alarm
8WXG	STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start
8XAH	CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses
8XGT	TURN SIGNALS, FRONT Includes LED Side Turn Lights Mounted on Fender
8XHN	HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord
8XHR	POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB Port, Located in the Instrument Panel
8XNZ	HEADLIGHTS Halogen, with Daytime Running Lights
9AAB	LOGOS EXTERIOR Model Badges
9AAE	LOGOS EXTERIOR, ENGINE Badges
9HBM	GRILLE Stationary, Chrome
9WAC	BUG SCREEN Mounted Behind Grille
9WBC	FRONT END Tilting, Fiberglass, with Three Piece Construction, for WorkStar/HV
10060	PAINT SCHEMATIC, PT-1 Single Color, Design 100
	<u>Includes</u> : PAINT SCHEMATIC ID LETTERS "WL"
10761	PAINT TYPE Base Coat/Clear Coat, 1-2 Tone
10AGB	COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360
10RHG	DUAL DRIVE Customer Does Not Intend to Convert to In-Cab Dual Drive Positions
10SLV	PROMOTIONAL PACKAGE Government Silver Package
10XAN	FIRE EXTINGUISHER 5 lb Class A B C
10XAP	FIRE EXTINGUISHER BRACKET Mounted Left Side Driver Seat
11001	CLUTCH Omit Item (Clutch & Control)
12703	ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection
12849	BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines
	<u>Includes</u> : BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door
12ESN	ENGINE, DIESEL {Cummins L9 350} EPA 2021, 350HP @ 2200 RPM, 1050 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 350 Peak HP (Max)
12THT	FAN DRIVE {Horton Drivemaster} Two-Speed Type, Direct Drive, with Residual Torque Device for Disengaged Fan Speed

<u>Code</u>	<u>Description</u>
	<u>Includes</u> : FAN Nylon
12UWY	RADIATOR Aluminum, Cross Flow, Front to Back System, 1228 Sqn, with 1167 Sqn Charge Air Cooler <u>Includes</u> : DEAERATION SYSTEM with Surge Tank : HOSE CLAMPS, RADIATOR HOSES Gates Shrink Band Type; Thermoplastic Coolant Hose Clamps : RADIATOR HOSES Premium, Rubber
12VBC	AIR CLEANER Single Element
12VJC	EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2022
12VXT	THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel
12WZE	CARB IDLE COMPLIANCE Federal, Does Not Comply with California Clean Air Idle Regulations
12XBM	ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines
12XCS	CARB EMISSION WARR COMPLIANCE Federal, Does Not Comply with CARB Emission Warranty
13AAZ	AUTOMATIC NEUTRAL Allison 3000 & 4000 Series Transmission Shifts to Neutral When Parking Brake is Engaged
13AVS	TRANSMISSION, AUTOMATIC {Allison 3000 RDS} 5th Generation Controls, Close Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 62,000-lb GVW Max, Refuse/Mixer
13WAW	OIL COOLER, AUTO TRANSMISSION {Modine} Water to Oil Type
13WET	TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission
13WLP	TRANSMISSION OIL Synthetic; 29 thru 42 Pints
13WUJ	ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS), Front Loaders, Rear Loaders, Recycling/Packer Trucks, Package Number 142
13WVV	NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released
13WYU	SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming
13XAM	PTO LOCATION Dual, Customer Intends to Install PTO at Left and/or Right Side of Transmission
14GRD	AXLE, REAR, TANDEM {Meritor RT-46-160} Single Reduction, 46,000-lb Capacity, 200 Wheel Ends . Gear Ratio: 5.63
14UHK	SUSPENSION, REAR, TANDEM {Hendrickson RT-463} Walking Beam, 46,000-lb Capacity, 54" Axle Spacing, Multileaf Springs, with Bronze Center Bushings
14WBS	TRANSVERSE TORQUE RODS {Clevite} Standard, Transverse Rod Only
14WMK	AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 65 thru 89.99 Pints
15LNR	FUEL/WATER SEPARATOR {Racor 400 Series} with Primer Pump, Includes Water-in-Fuel Sensor, Mounted on Engine
15SGJ	FUEL TANK Top Draw, Non-Polished Aluminum, D-Style, 16" Tank Depth, 50 US Gal (189L), Mounted Left Side, Under Cab
15WDG	DEF TANK 7 US Gal (26L) Capacity, Frame Mounted Outside Left Rail, Under Cab
16030	CAB Conventional, Day Cab

<u>Code</u>	<u>Description</u>
16564	HEATER SHUT-OFF VALVES (1) Ball Valve Type, Supply Line
16BAM	AIR CONDITIONER with Integral Heater and Defroster
16GED	GAUGE CLUSTER Base Level; English with English Electronic Speedometer
	<u>Includes</u> : GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for : GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure : WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure (Primary and Secondary)
16HGH	GAUGE, OIL TEMP, AUTO TRANS for Allison Transmission
16HHE	GAUGE, AIR CLEANER RESTRICTION {Filter-Minder} with Black Bezel, Mounted in Instrument Panel
16HHT	AMMETER 150 Amp
16HKT	IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster
16JNT	SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust
16PJW	SEAT, TWO-MAN PASSENGER {National} Mid Back, Fixed Back, Vinyl, with Under Seat Storage
16SJW	MIRROR, CONVEX, HOOD MOUNTED {Lang Mekra} (2) Right and Left Sides, Black, Heated, 7.5" Sq.
16SNP	MIRRORS (2) C-Loop, Power Adjust, Heated, Black Heads and Arms, 7.5" x 14" Flat Glass, Includes 7.5" x 7" Convex Mirrors, for 102" Load Width
	<u>Notes</u> : Mirror Dimensions are Rounded to the Nearest 0.5"
16VKB	CAB INTERIOR TRIM Classic, for Day Cab
	<u>Includes</u> : CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger : DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted : SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap
16WBY	ARM REST, RIGHT, DRIVER SEAT
16WLS	FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood
16WSK	CAB REAR SUSPENSION Air Bag Type
16XCK	WINDOW, MANUAL (2) and Manual Door Locks, Left and Right Doors
16XJN	INSTRUMENT PANEL Flat Panel
16ZBT	ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab
27DPN	WHEELS, FRONT {Accuride 29039} DISC; 22.5x9.00 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs, Non-Standard Offset, with .5" Thick Disc
28DUK	WHEELS, REAR {Accuride 29169} DUAL DISC; 22.5x8.25 Rims, Powder Coat Steel, 5-Hand Hole, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with .472" Thick Increased Capacity Disc and Steel Hubs
7382135413	(8) TIRE, REAR 11R22.5 Load Range H HDO (CONTINENTAL), 490 rev/mile, 68 MPH, Drive

<u>Code</u>	<u>Description</u>
7762549052	(2) TIRE, FRONT 315/80R22.5 Load Range L M843 (BRIDGESTONE), 480 rev/mile, 65 MPH, All-Position
Services Section:	
40128	WARRANTY Standard for HV507, HV50B, HV607 Models, Effective with Vehicles Built July 1, 2017 or Later, CTS-2025A
Body/Allied Equipment	
<u>Code</u>	<u>Description</u>
Goods Purchased	
<u>Code</u>	<u>Description</u>
	Truck pack

<u>Description</u>	(US DOLLAR)	<u>Price</u>
Factory List Prices:		
Product Items	\$167,149.00	
Service Items	\$0.00	
Total Factory List Price Including Options:		\$167,149.00
Total Goods Purchased:		\$1,500.00
Material surcharge. Letter 4/22	\$4,000.00	
Tire surcharge	\$500.00	
Total Preparation And Delivery:		\$4,500.00
Letter 4/22	\$3,100.00	
Total Freight:		\$3,100.00
Total Factory List Price Including Freight:		\$176,249.00
Less Customer Allowance:		(\$56,722.37)
Total Vehicle Price:		\$119,526.63
Total Sale Price:		\$119,526.63
Total Per Vehicle Sales Price:		\$119,526.63
Net Sales Price:		\$119,526.63

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Accepted by Purchaser:

Official Title and Date

Firm or Business Name

Authorized Signature

Authorized Signature and Date

This proposal is not binding upon the seller without
Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.



Request for Commission Action

Date: May 13, 2022

Requestor: Taggart Wall, City Manager

Action Requested: Other Business: Consider Administrative Review Committee's recommendation regarding an Economic Development Tax Exemption request from S & Y Industries.

Analysis: An application for exemption from ad valorem taxation has been received from S & Y Industries. The applicant, an existing business in the city of Winfield, requests exemption of improvements completed in 2021 at their manufacturing facility located at 724 Industrial Rd. S&Y Industries has hired two new employees the completion of the improvements. The application requests exemption from January 1, 2021 through December 31, 2030 for the following:

Real Property- building and improvements completed 2021, 2021 appraised value \$292,000

Personal Property- Y702-AA1-11 2032S 3/8"UNIV 4KW Machine, 2019 value \$25,000.

****Per KSA 79-223 machinery/equipment are fully exempted, however, the exemption request must include at least one item acquired in association with the improvements.**

Fiscal Impact: 2021 estimated property tax for the expansion eligible for exemption would be as follows:

2021 total (all jurisdictions) ad valorem taxes requested to be exempted: \$13,097.66

2021 payment in lieu of taxes: \$10,286.76

The exemption is for improvements on the property, with the PILOT covering the pre-improvement tax levels.

Attachments: ARC Packet, Motion

memo



To: Administrative Review Committee

From: Eryn Ebach Freund

CC:

Date: 05/03/2022

Re: S & Y exemption

By Resolution, the Mayor, City Manager and City Clerk are to serve as the Administrative Review Committee when considering requests and applications for tax exemptions. Attached is the S & Y application for your consideration. A Report of Administrative Review Committee is available for your signature, if you are recommending the application is to proceed further in the process.

City of Winfield, Kansas
05/03/2022
Application for Tax Exemption
By
S and Y Industries

Report of Administrative Review Committee

An application from S and Y Industries for exemption from ad valorem taxation was received and completed 04/14/2022. The applicant requests an exemption from the incremental increase due to building & improvements at their manufacturing facility located at 724 Industrial Road, as follows:

Real Property-Building & Improvements

Appraised value \$292,000.00

2021 ad valorem taxes requested to be exempted: \$13,097.66

2021 payment in lieu of taxes: \$10,286.76

The Administrative Review Committee believes that this investment by S and Y Industries in our community exceeds any loss to the ad valorem tax base and recommends that they receive an exemption from ad valorem taxes on the incremental value of building & improvements for a term of ten years.

Ronald E. Hutto, Mayor

Taggart Wall, City Manager

Brenda Peters, City Clerk

Review of Tax Exemption Application
Received from

S & Y Industries
724 Industrial Road
Winfield, KS 67156

1. Applicant- S & Y Industries
2. Property requested- Building at 724 Industrial Rd and associated tangible personal property
3. Business- Operating as an electronic contract manufacturer for over thirty-five years.
4. Appraised Value by Cowley County, 03/21/2021

Building	\$292,000.00
----------	--------------
5. Taxes due for 2021

Building Pre-improvement	\$10,286.76
Building Increment	\$2,810.90
Total	\$13,097.66
6. Employment- Added two FTE in fall 2021, increasing by approximately 6-10 with completion of entire project.

BEFORE THE BOARD OF TAX APPEALS OF THE STATE OF KANSAS

ECONOMIC DEVELOPMENT EXEMPTION
(Article 11, Section 13 Kansas Constitution)

APPLICANT:

Applicant Name (Owner of Record)

Applicant Address (Street or Box No.)

City State Zip

Applicant Phone #:(_____)_____

Applicant E-mail: _____

ATTORNEY OR REPRESENTATIVE: (If applicable)*

Representative Name Title

Representative Address

City State Zip

Atty/Rep Phone #:(_____)_____

Representative E-mail:_____

Taxing County:_____

Year/Years at issue: _____

Property at issue:

Real Property---Street address, city: _____

Personal Property---Description:_____

(For State of Kansas use only)

DOCKET NO. _____-EDX

Fee:_____ Amt Rec._____

Rec. Date:_____ Ck #_____

No Fee:_____ Reason: _____

(For County use only)

Parcel ID #/Personal Property ID #
or Vehicle ID #:

County's valuation: \$_____

LBCS Function Code: _____

1. Real Property—For real property, provide a description of all improvements, and attach a copy of the deed.

2. Personal Property—For personal property, provide an itemized list of all items, including the acquisition date(s) and any legal documentation of ownership. (If the description is lengthy, attach additional pages to this form.)

3. Describe specifically the nature of your business. Copies of company brochures may be attached.

4. Will the property be used to:

____ (A) manufacture articles of commerce;
____ (B) conduct research and development; or
____ (C) store goods or commodities that are sold or traded in interstate commerce.

5. Is any of the subject property to be used in a poultry confinement facility, a rabbit confinement facility, or swine production facility? If yes, list which property will be used for any of the above listed purposes.

6. Has a previous application for exemption of the subject property been submitted to the Board? ____No

____Yes Years @ issue:_____ BOTA Docket No._____

7. Has a previous application for exemption for other property that you own or have owned been submitted to the Board? ____No

____Yes Years @ issue:_____ BOTA Docket No._____

8. Leased Property-

List all property leased or under lease-purchase and enclose a copy of all lease or lease-purchase agreements. (K.S.A. 79-221)

- (A) Does the lessor have a 51 percent, or greater, ownership interest in the lessee's business?
(Provide evidence of ownership interest)
- (B) Does the lessee have a 51 percent, or greater, ownership interest in the lessor's business?
(Provide evidence of ownership interest)
- (C) Is the lessor a community-based not-for-profit economic development corporation organized under the laws of this state which is exempt from federal income taxation pursuant to paragraph (4) and (6) of subsection (c) of section 501 of the Internal Revenue Code? If yes, submit a copy of the Section 501(c)(4) or (6) letter from the federal government.

9. New Business-

(If new business, answer questions 9a through 9g)

- a. Is the business new to the city, county, or state?
- b. If not new to Kansas, provide the city and county where the business was located previously;

c. The date (mm/dd/yyyy) the business commenced operations: _____

d. The number of jobs actually created as a result of the business commencing operations: _____

e. For real property, is the subject property an existing facility or newly constructed facility?

f. If it is new construction, the cost of acquisition in the following categories?

Land	\$ _____
Improvements	\$ _____
Personal Property	\$ _____
Property exempt pursuant to K.S.A. 79-223	\$ _____

g. If it is new construction, date (mm/dd/yyyy) construction commenced and ended: _____

10. Expansion of Existing Business-

(If this is an expansion of an existing business, answer questions 10a through 10d)

- a. The completion date (mm/dd/yyyy) of the expansion: _____
- b. The number of new jobs actually created by the expansion and the date(s) (mm/dd/yyyy) they were created: Two new SMT Tech positions were created and filled on 8/30/2021 and 5/1/2021. See attached
- c. The acquisition costs for the expansion in the following categories:

Land	\$ _____
Improvements	\$ _____
Personal Property	\$ _____
Property exempt pursuant to K.S.A. 79-223	\$ _____

- d. If it is new construction, date (mm/dd/yyyy) construction commenced and ended: _____

11. Enclose:

- a. The copy of the governing body's adopted policies and procedures for granting and monitoring exemptions.
- b. The prepared cost-benefit analysis, which includes the effect of granting the exemption on state revenue.
- c. Proof of publication of the notice of the public hearing concerning the granting of the economic development exemption and attach a publisher's affidavit showing publication at least 7 days prior to the hearing.
- d. A copy of the letter of notice of public hearing sent to the governing body of any city or county and unified school district within which the subject property is located.
- e. A copy of the ordinance or resolution adopted by the local governing body granting the economic development exemption.
- f. If locating from one city or county to another within this state, provide evidence that the business has received approval from the Secretary of the Department of Commerce prior to qualifying for the exemption. (Relocation is necessary to prevent business from locating outside this state.)

12. Did you receive assistance from the Kansas Department of Commerce? ____ Yes ____ No

13. Do you request a hearing on the application for exemption? ____ Yes ____ No

VERIFICATION

I, _____, do solemnly swear or affirm that the information set forth herein is true and correct, to the best of my knowledge and belief. So help me God.

Signature of Applicant

Printed Name and Title

State of _____)
County of _____)

This instrument was acknowledged before me on _____ by _____.

Seal

Signature of Notary Public

My appointment expires: _____

COUNTY APPRAISER RECOMMENDATIONS AND COMMENTS

TO COUNTY APPRAISER:

Pursuant to K.S.A. 79-213, and amendments thereto, the County Appraiser is required to review each application and recommend whether the relief sought should be granted or denied. Therefore, please answer the following questions and provide any additional comments you believe are necessary to support your recommendation. The County Appraiser shall provide a copy of the completed comments and recommendations to the applicant.

1. Do you find the facts as stated by the applicant represent the true situation? ____ Yes ____ No
2. Do you recommend that the exemption herein requested be granted? ____ Yes ____ No
3. Do you request a hearing on this application? ____ Yes ____ No

If the applicant's statement does not represent a complete picture of the situation, set out the facts as you found them at the time of your examination and investigation.

VERIFICATION

I, _____, do solemnly swear or affirm that the information set forth herein is true and correct, to the best of my knowledge and belief. So help me God.

Signature of County Official

Printed Name and Title

State of _____)
County of _____)

This instrument was acknowledged before me on _____ by _____.

Seal

Signature of Notary Public

My appointment expires: _____

ECONOMIC DEVELOPMENT EXEMPTION
INSTRUCTIONS

(For assistance, contact the Kansas Department of Commerce (785) 296-5298)

1. Each application for tax exemption must be filled out completely with all accompanying facts and attachments. The statement of facts must be in affidavit form. Applications or statements that have not been signed by the property owner before a Notary Public will not be considered. Pursuant to K.S.A. 79-213, and amendments thereto, the property owner is required to file the application.
2. Pursuant to Kansas law, the burden is on the applicant to prove affirmatively that relief is necessary. Failure to do so will result in the denial of the request for exemption.
3. Enclose any applicable filing fee(s) pursuant to K.A.R. 94-5-8. Checks or money orders should be made payable to the Board of Tax Appeals. For information regarding fees with the State Board of Tax Appeals, visit www.kansas.gov/bota/ or contact the Board at (785) 296-2388. The County Appraiser's office also has fee schedules available.

This form along with the applicable attachments is to be filed with the County Appraiser for recommendations pursuant to K.S.A. 79-213(d). The County Appraiser will forward the application to the Board of Tax Appeals.



Invoice #: 18807
 Invoice Date: April 27, 2021

Bill To:

S and Y Industries, Inc.
 606 Industrial Road
 Winfield, KS 67156

INVOICE

Order No.
 Rep
 EXW Itasca, IL

Bill Due: ON RECEIPT

Qty	Description	Unit Price	TOTAL
1	Autojectors HS35-S Vertical Injection Molding Press, Serial: AJ001751-0594 - Returned to Itasca, IL		(\$32,000.00)
1	Cincinnati Milacron CH-90-S Vertical Injection Molding Press, Serial: 3987A01/93-3	\$40,000.00	\$40,000.00

DocuSigned by


4/27/2021

Signature**Date**

Terms: Payment in full due net upon receipt of invoice, prior to removal. Sold as-is, where-is, loaded on supplied truck - no warranties express or implied

This invoice is provided for reference and is subject to the attached Conditions of Sale

All machinery subject to prior sale until receipt of payment in cleared funds by Meadoworks

SubTotal (USD)	\$8,000.00
Shipping & Handling	
Taxes	
TOTAL	\$8,000.00

Meadoworks, LLC
 1051 Perimeter Dr., Suite 525
 Schaumburg, IL 60008

Toll Free: 800-323-0307
 Fax: 847-413-1112
 International: +1-847-640-8580

www.meadoworks.com

Payable in U.S. Dollars

Branson Ultrasonics Corporation

120 Park Ridge Road Brookfield, CT 06804
 Main: (203)796-0400
 Tax I.D.#: 06-0802916
 www.Emerson.com/Branson

EMERSON.**INVOICE**

JUN 11 2021

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ATTN: ACCOUNTS PAYABLE
 S AND Y INDUSTRIES INC
 P O BOX 394
 WINFIELD KS 67156

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S AND Y INDUSTRIES
 606 INDUSTRIAL RD
 WINFIELD KS 67156

REMIT TO: BRANSON ULTRASONICS CORPORATION
 P.O. BOX 73174
 CHICAGO, IL 60673-7174

INVOICE DATE		INVOICE NUMBER		NO. CTNS.	TOTAL WGT.	TERMS: NET 30 DAYS	
6/03/21		223139		1	173	401 SHIP-TO PO#: 90338	
PURCHASE ORDER NO.				BILL OF LADING		SHIPPED VIA	
90338				277955/353378060		UPS FREIGHT, PREP	
CUSTOMER NO.		BUC NUMBER	TERRITORY			SHIPPED DATE	PAGE
072142-0001		277955	4468 100		02-1	6/03/21	1
ITEM NO	P.C.	PART NUMBER	PRODUCT DESCRIPTION		QUANTITY ORDERED	QUANTITY SHIPPED	UNIT PRICE
							EXTENDED PRICE
010	37		MACHINE ORDERS/ENGINEERING YOUR BRANSON REPRESENTATIVE IS: CINDI LALLY 203-796-2267 Y702-AA1-11 2032S 3/8"UNIV 4KW CKG21054792A CJ021048415 OCA21032119H D50244		1	1	25000.00
020	37	DCM01307	MANUAL, 2032S ANGLE		1	1	.00
030	37	Y5A50101	TOOL KIT, 2032		1	1	.00
040	37	211-050	WRENCH, TORQUE, 1/2i		1	1	.00
050	37	M1A00116	KIT, FILTER		1	1	.00
NET DUE DATE OF 7/03/21							
ALL RETURNED GOODS MUST BE ACCOMPANIED BY A RETURN GOODS AUTHORIZATION. ALL RETURNS MAY BE SUBJECT TO A MINIMUM 10% INSPECTION & RESTOCKING CHARGE. RETURN GOODS AUTHORIZATION IS VALID FOR A MAXIMUM OF 30 DAYS FROM THE ISSUE DATE. FOR FURTHER INFORMATION CONTACT YOUR BRANSON REPRESENTATIVE (ABOVE).							
SELLER REPRESENTS THAT WITH RESPECT TO THE PRODUCTION OF THE ARTICLES COVERED BY THIS INVOICE, IT HAS FULLY COMPLIED WITH THE PROVISIONS OF THE FAIR LABOR STANDARDS ACT OF 1938, AS AMENDED.						TOTAL AMOUNT BILLED	
						25,000.00	

ORIGINAL INVOICE

Cowley County, KS
Register of Deeds
Toni A. Long

Book: 1062 Page: 296-297

Receipt #: 68922
Pages Recorded: 2

Total Fees: \$38.00

Date Recorded: 9/30/2020 3:28:06 PM



Direct _____
Index _____
Compared _____

SPECIAL WARRANTY DEED

THIS INDENTURE, made on this 25th of September, 2020, by and between Brett Gottlob and Lisa Gottlob, husband and wife, party of the First Part, hereinafter referred to as "Grantor," whether one or more, and S and Y Industries, Inc., a Kansas Corporation, party of the Second Part, hereinafter referred to as "Grantee," whether one or more.

WITNESSETH: That Grantor, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents grant, bargain, sell and convey to Grantee, its successors and assigns, all of Grantor's interest in the real property situated in Cowley County, Kansas, commonly known as 724 Industrial Road, Winfield, Kansas 67156, and legally described as follows:

Lot 3, Corrected Plat of Winfield Industrial Park Subdivision, Winfield, Cowley County, Kansas; and

Lot 4, Corrected Plat of Winfield Industrial Park Subdivision, Winfield, Cowley County, Kansas

1. Grantor hereby covenants that its interest as conveyed hereby is conveyed free of all encumbrances, except: (i) those liens and encumbrances to which title to the described property was subject when conveyed to Seller by Sheriff's Sale on April 16, 2019, in Cowley County, Kansas; (ii) any potential unknown federal, state or local tax liens originating from obligations of any previous owners or occupants prior to Seller acquiring the property, excluding two known and recorded liens for withholding tax warrants in the amount of \$767.23 and \$269.09 which Seller will satisfy, and (iii) those liens and encumbrances created by the Buyer or to the creation or suffering of which the Buyer has consented; (iv) the rights of the public in and to any part of the described property lying or being in public roads, streets, alleys or highways; and further covenants that it will warrant and defend the same in the quiet and peaceable possession of Buyer, its successors and assigns, forever, against all persons claiming the same through Grantor.

IN WITNESS WHEREOF, we have hereunto set our hand and affixed for delivery as of the 30th day of September, 2020.

SECURITY 1ST
2400643
1 of 1 pgs.

\$38.00

Filed at Request of Filer

Notarized Prior to Dued Date

Entered in Transfer Records in My Office
this 1st day of October 2020
Karen Madson KB
County Clerk

Bk 1062 Pg 297

Grantor

By: Brett Gottlob
Brett Gottlob

Grantor

By: Lisa Gottlob
Lisa Gottlob

STATE OF Texas)
COUNTY OF Williamson)SS

BE IT REMEMBERED that on this 25 day of September, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brett Gottlob, whom is personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same on their behalf, as their own free act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My Appointment Expires: 7/2/2023

Carrie Kyle Byrne
Notary Public



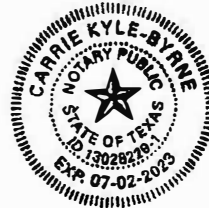
STATE OF TEXAS)
COUNTY OF Williamson)SS

BE IT REMEMBERED that on this 25 day of September, 2020, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Lisa Gottlob, whom is personally known to me to be the same persons who executed the foregoing instrument of writing, and duly acknowledged the execution of the same on their behalf, as their own free act.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

My Appointment Expires: 7/2/2023

Carrie Kyle Byrne
Notary Public



M 11/13/21

Tax Year: 2021	PROPERTY WORKSHEETS PPRL005	Date - Time: 12/14/2020 - 4:28:21 pm
Name ID: SAND00001	Name: S AND Y INDUSTRIES	Doc. #: 7446

Taxpayer ID: SAND00001 Tax Year: 2021
 Tax Unit: 10 WD 465 WINFIELD
 Class: C Commercial
 Property Location: 606 INDUSTRIAL RD - Winfield, KS 67156
 Email: _____

COWLEY COUNTY - APPRAISER
 COWLEY CO. APPRAISER LORI REEDY
 PO BOX 641 321 E 10th Ave
 Winfield, KS 67156
 620-221-5430 Phone 620-221-5442 Fax

For Office Use Only:

Received: _____
 Valued: _____
 Computer: _____

S AND Y INDUSTRIES

PO BOX 394
 WINFIELD, KS 67156

Notice: Pursuant to K.S.A. 79-306, and amendments thereto, this statement must be signed by the personal property owner, or the person who is required by K.S.A. 79-303, and amendments thereto, to list personal property on behalf of the owner. In addition, if this statement is prepared by a tax preparer, it must also be signed by the preparer, certifying that the statement is true and correct. The penalty for late filing is 5% per month up to a max of 25%, penalty for failure to file is 50% (K.S.A. 79-301, 79-303, 79-306, 79-1422).

CHECK ONE AND SIGN BELOW. Filing deadline is March 16, 2021.

☒ YES: I DO HEREBY CERTIFY THAT THIS INVENTORY WORKSHEET CONTAINS A TRUE AND CORRECT LIST OF ALL PERSONAL PROPERTY IN COWLEY COUNTY OWNED OR HELD BY ME ON THE FIRST DAY OF JANUARY SUBJECT TO PERSONAL PROPERTY TAXATION UNDER THE LAWS OF THE STATE OF KANSAS.

☐ NO: I DO HEREBY CERTIFY THAT I DID NOT OWN OR CONTROL ANY PROPERTY IN COWLEY COUNTY SUBJECT TO PERSONAL PROPERTY TAXATION ON THE FIRST DAY OF JANUARY.

By: Owner's Signature *Sandy Foust* Date 11/13/2021 Printed Name Sandy Foust Phone Number 6202214001

By: Preparer's Signature _____ Date _____ Printed Name _____ Relation to Owner _____ Phone Number _____

DETAIL ITEMS

Machinery & Equip

Type	Item #	Year	Description	VIN #	Item Cost	Purch. Date	Sold Date
2.5	48	0	WAVE SOLDER MACHINE		32153	4/1/2001	
2.5	57	0	FORKLIFT		3825	11/1/2004	
2.5I	40	0	NAVASTART WAVE MACHINE &		34595	8/1/2006	
2.5I	42	0	AIR COMPRESSOR		1985	10/1/2006	
2.5I	88	0	BOBCAT		10000	12/1/2008	
2.5I	90	0	2010 BUCK TRAILER	4DHCS1821AS025594	2279	5/1/2010	
2.5I	96	0	CP6 EQUIP		48703		
2.5I	97	0	CP7 EQUIP		40250		
2.5I	98	0	CONFORMAL COATING MACHINE		83021		
2.5I	99	0	3 SCREEN PRINTERS		110000		
2.5I	100	2015	LAMAR TRAILER	SRVCH2228FM026952	4180		
2.5I	101	0	MIRTEC MV3 OMNI AOI		85070		
2.5I	102	0	ACCULOGIC FLYING PROBE		303960		
2.5I	103	0	PANCORT DEPANELER		10155		
2.5I	104	0	ULTRA SONIC WELDER		38833		
2.5I	105	0	XLINE SMT MACHINE Europlacer		187880		
2.5I	106	0	AQUEOUS TRIDENT TRIO WASH		29500		

Please see attached list

S and Y 2020 Equipment List

6/5/2020 – 2 Solder Robots - \$77,674.40

8/31/2020 – Barcode Scanner - \$16,079.10

9/15/2020 – Europlacer (used) - \$202,384.80

11/15/2020 – 3L Printer - \$9,999.00

11/30/2020 – SMT Counter - \$16,079.10

12/21/2020 – Europlacer (new) - \$275,905.75

12/21/2020 – Europlacer (new) - \$275,905.75

Custom Turnkey Electronics Manufacturing Solutions

S and Y Industries delivers complete turnkey electronics manufacturing solutions streamlined for your custom products and applications. From innovative electronic design and engineering to precision turnkey assembly, we offer a range of quality-focused, cost-effective prototyping and production solutions.

Electronics engineering and design.

Printed circuit board (PCB) development.

Custom electronic prototyping services.

New product introduction and implementation.

Material procurement from premium suppliers.

Streamlined supply chain management.

Printed circuit board and higher level turnkey assembly.

Product test development and functional testing.

Final system box build solutions.

Reliable product support services including fulfillment, service, and repair.

Precision Is Printed into Every Electronic Circuit We Manufacture

Our goal is to seamlessly integrate our electronics systems with yours to develop an optimized production solution that is virtually an extension of your business. Our deep involvement and personal commitment to the precision engineering and manufacturing process translates into outstanding value through reduced costs, ensured quality, on-time delivery and faster time to market.

RECOGNIZED

Kansas Governor's Award
Women Owned Manufacturing Award
Inc. 5000 Fastest Growing Business
Leaders in Excellence Award
Business Appreciation Award
Winfield Business of the Year
Top Ten Business of Wichita
Five Time Wichita Metro Award Winner
Kansas Department of Commerce Award
WACC Outstanding Business of the Year Award

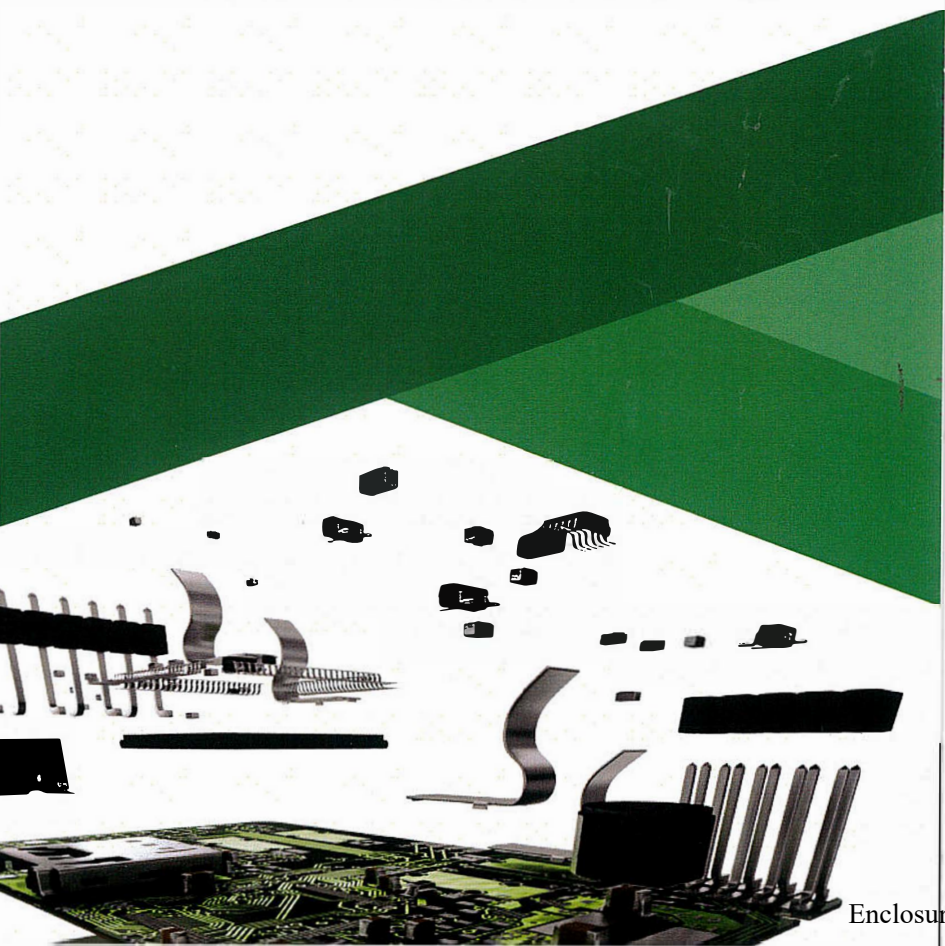
CREDIBLE

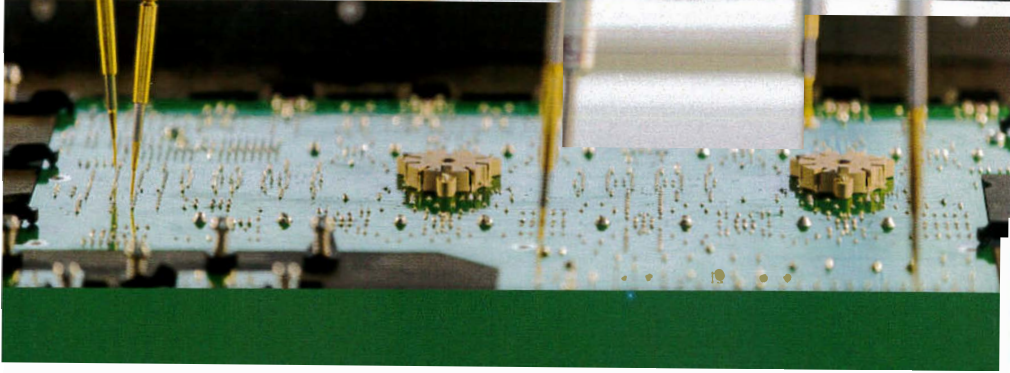
ISO 9001	UL Certified
ISO 13485	IPC Certified
AS 9100	Certified Woman Owned





S_{AND} Y INDUSTRIES





ELECTRONIC CONTRACT MANUFACTURING



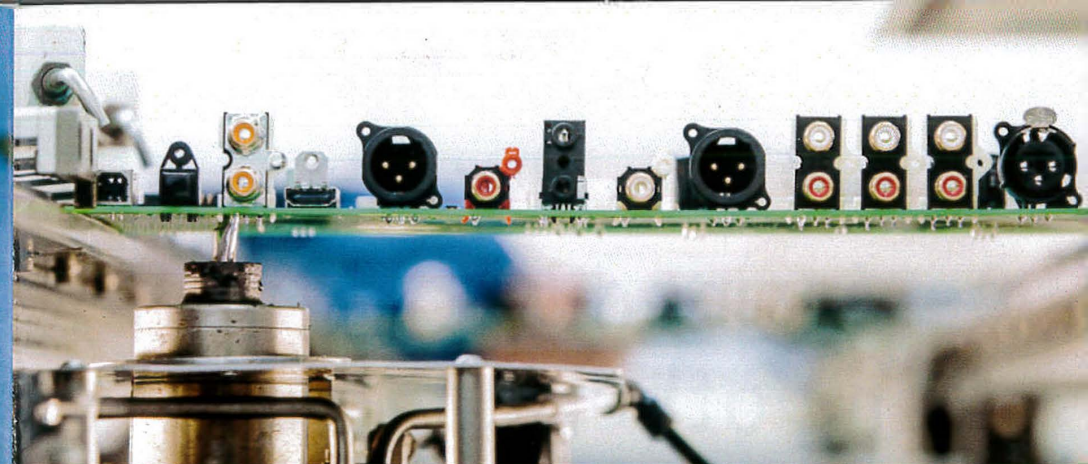
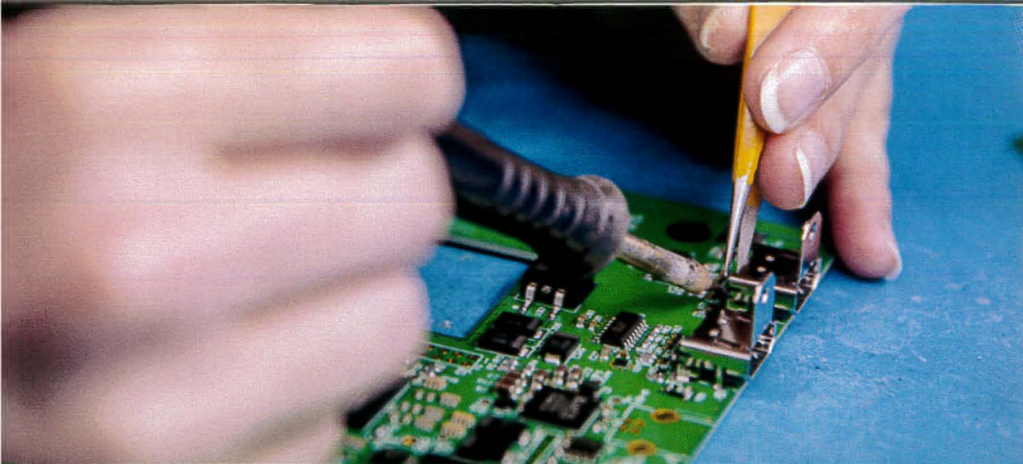
ASSEMBLY

- 4 SMT Lines
- Wire-Harness Assembly

“ S and Y has performed better than any other contract manufacturer that we’ve ever used. Their service and quality continues to surpass our expectations.”

Jason B.
CEO
Boulder, CO

It's a Partnership



S and Y Industries was born on the back porch of a farm house, hand etching and populating circuit boards. From those humble beginnings, S and Y has grown to have 100+ employees operating in over 50,000 square feet of manufacturing space. Family owned and operated for over 35 years, S and Y has grown by developing long term relationships with its customers, and maintaining a continuous focus on quality improvement.



QUALITY

- 100% Visual Inspection
- 3D AOI



**VALUE ADDED
SERVICES**

- Customer Specific Program Managers
- Supply-Chain Management and Kanban

Cowley County Appraiser's Office
Cowley County Courthouse, PO Box 641
Winfield, KS 67156
620-221-5430

VALUATION NOTICE
THIS IS NOT A TAX BILL

DATE MAILED: 03/01/2021

TAXING UNIT GROUP : 010

OWNER NAME AND MAILING ADDRESS:
S & Y INDUSTRIES
PO BOX 394

SUBDIVISION: WINFIELD INDUSTRIAL PK REPLAT

WINFIELD, KS 67156

LOT: 4 THROUGH:

BLOCK:

PROPERTY ADDRESS:
724 INDUSTRIAL RD
Winfield KS

SEC - TWP - RNG: — — —

LEGAL: WINFIELD INDUSTRIAL PK REPLAT, Lot 4, ACRES 2.6

PARCEL NUMBER: 018-177-26-0-10-01-004.00-0

QUICK REF ID: R5778

This is your official notification of the County Appraiser's estimate of value for your real property. This value has been updated as required by law.

2021 CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
V	15,850	1,902
TOTALS:	15,850	1,902

PRIOR YEAR CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
V	8,790	1,055
TOTALS:	8,790	1,055

Real property is appraised at "market value" as it exists the first day of January each tax year, except for land devoted to agricultural use, which is appraised at its "use value" not "market value".

Please refer to the back of this document for more information. A guide to the appeals process in Kansas is available free of charge in your County Appraiser's Office.

If you have any questions or wish to schedule an appeal, call the Appraiser's Office customer service number at: **620-221-5430**.

4/16/2021	INJECTION MOLDING MACHINE	\$ 40,000.00	INJECTION MACHINE FOR WIRE HARNESSSES
4/21/2021	ALL FREIGHT SERVICECS	\$ 2,350.00	FREIGHT CHARGE FOR INJECTION MOLDING
4/25/2021	ULTRA SONIC SPLICER	\$ 25,000.00	ULTRA SONIC SPLICER
9/30/2020	724 INDUSTRIAL PARK	\$ 280,000.00	BUILDING (245,500.00) & LAND (34,500.00)
7/1/2021	TOTAL CONSTRUCTION COMPLETED	\$ 224,848.60	CONSTRUCTION SUPPLIES
		\$ 572,198.60	

Cowley County Appraiser's Office
Cowley County Courthouse, PO Box 641
Winfield, KS 67156
620-221-5430

VALUATION NOTICE
THIS IS NOT A TAX BILL

DATE MAILED: 03/01/2021

TAXING UNIT GROUP : 010

OWNER NAME AND MAILING ADDRESS:
S & Y INDUSTRIES
PO BOX 394

SUBDIVISION: WINFIELD INDUSTRIAL PK REPLAT

LOT: 3 THROUGH:

WINFIELD, KS 67156

BLOCK:

PROPERTY ADDRESS:
724 INDUSTRIAL RD
Winfield KS

SEC - TWP - RNG: — — —

LEGAL: WINFIELD INDUSTRIAL PK REPLAT, Lot 3, ACRES 3

PARCEL NUMBER: 018-177-26-0-10-01-004.01-0

QUICK REF ID: R5779

This is your official notification of the County Appraiser's estimate of value for your real property. This value has been updated as required by law.

2021 CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
C	292,000	73,000
TOTALS:	292,000	73,000

PRIOR YEAR CLASSIFICATION AND VALUE

CLASS	TOTAL APPRAISED	ASSESSED VALUE
C	229,330	57,333
TOTALS:	229,330	57,333

Real property is appraised at "market value" as it exists the first day of January each tax year, except for land devoted to agricultural use, which is appraised at its "use value" not "market value".

Please refer to the back of this document for more information. A guide to the appeals process in Kansas is available free of charge in your County Appraiser's Office.

If you have any questions or wish to schedule an appeal, call the Appraiser's Office customer service number at: 620-221-5430.



S and Y Industries, Inc.

Electronic Manufacturing Services

Phone: (620) 221-4001

Fax: (620) 221-4002

www.sandyindustries.com

info@sandyindustries.com

Surface Mount (SMT) Technician

Job Description: Responsibilities include setting up of the SMT line. Maintain, operate line equipment. Troubleshoot and repair equipment, coordinating with SMT Manager or Engineering department. Will be applying preventative maintenance on machines. Working with internal customers by inspecting electronics to ensure conformance with the company's quality standards on all PCB's. Must be able to understand PCB layout and design, among other duties. Need to have a clear understanding of all electronic component parts to ensure from the bill of material-to compare parts for accurate placement on boards. Utilize stencil apertures to apply solder paste in preparation of parts placement.

Any mechanical aptitude is a plus. Ability to work fast and accurate, strong communication skills, highly attentive to details, and to work in a team environment is a must.

Any Fuji SMT assembly machines or Europlacers experience is a plus. Other duties as necessary to ensure meeting company goals and objectives.

For Profit Corporation Annual Report



1. Corporation Name: S AND Y INDUSTRIES, INC.
2. Business Entity ID No.: 2426971
3. Tax Closing Date: December 2020
4. State of Incorporation: KS
5. Official Mailing Address:
606 INDUSTRIAL RD , WINFIELD KS 67156
6. Location of Principal Office:
606 Industrial Rd , Winfield KS 67156

Electronic File Stamp Information

Filed

- Date: 03/06/2021
- Time:
09:17:57 AM

7. Officers:

Sandy Foust - President or equivalent (This officer is also a director)
2912 Cabrillo Winfield, KS 67156

8. Directors:

9. Nature and kind of business:

Electric circuit boards and related products

10. Total number of shares of capital stock issued: 1000

11. Does this corporation hold more than 50% equity ownership in any other business entity on file with the Kansas Secretary of State? No

12. Does this corporation own or lease land in Kansas suitable for use in agriculture? No

Federal Employer Identification Number (FEIN): 0742805651

"I declare under penalty of perjury pursuant to the laws of the state of Kansas that the foregoing is true and correct."

Executed on March 06, 2021

A Tax Abatement Cost-Benefit Analysis of S & Y Industries (with PILOT) for the City of Winfield

Completed by
Municipal Consulting, LLC
4/13/2022

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ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions, as well as data published by the Kansas Department of Revenue.

DEFINITIONS USED:

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents an acceptable investment opportunity.
- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Winfield	3.37	24%
Cowley County	1.63	6%
Winfield USD 465	7.40	64%
Cowley College	2.72	17%
USD 465 Rec. Comm.	1.93	6%
State of Kansas	2.47	15%

Each of the taxing entities has a positive benefit-to-cost ratio in excess of the desired 1.3. This report assumes that the City will approve a 100% property tax abatement for 10 years. This report assumes that the firm will obtain a sales tax exemption on construction materials and that the existing sales tax rates for the city, county and state will remain the same. This report does include a fixed PILOT payment of \$10,286.76.

If you have any questions or comments, you may reach me with the contact information below.

R. Steven Robb, Sole Owner
Municipal Consulting, LLC
Cell: 620-704-6495 E-Mail: steverobb@ckt.net
2207 N. Free King Hwy, Pittsburg, KS 66762-8418

Column1	Column2	Column3	Column4	Column5	Column6
COST-BENEFIT ANALYSIS PROJECT SUMMARY					
PROJECT NAME:	S & Y Industries (with PILOT)				
DATE:	4/13/2022				
GOVERNMENTAL ENTITIES INVOLVED:					
CITY:	City of Winfield				
COUNTY:	Cowley County				
SCHOOL DISTRICT:	Winfield USD 465				
SPECIAL TAXING DISTRICT #1	Cowley College				
SPECIAL TAXING DISTRICT #2	USD 465 Rec. Comm.				
STATE:	State of Kansas				
INFLATION RATE:	2.20%	Default Discount Rate:			3.00%
PROJECT SUMMARY:					

This project involves additions and improvements to the existing manufacturing facility in the city. The total project investment is estimated at \$505,000 for building and improvements and \$67,250 of FFE purchases. The project is expected to create 12 jobs in the next 10 years. The average annual wage of the new jobs is about 75% of the county average wage and we have reduced the estimated retail sales accordingly. The expansion will increase the firm's usage of city utilities and franchise tax collections. This report does include a fixed PILOT payment of \$10,286.76 per year.

ASSUMPTIONS AND COMMENTS:

1. The assumed inflation rate is the last 5-year moving average.
2. The discount rate for each taxing entity is equal to the average cost of its outstanding debt.
3. Household utility profits are estimated to be 70% of the total utility profits.
4. The city sales tax revenues are based on actual sales tax collections in 2021.

S & Y Industries (with PILOT)

Column1	Column2	Column3	Column4	Column6	Column7	Column11
Community Data Inputs:						
	City of Winfield	Cowley County	Winfield USD 465	Cowley College	USD 465 Rec. Comm.	State
Mill Levy	54.693000	48.626000	49.538000	20.399000	4.664000	1.500
Sales Tax	2.000%	0.000%	n/a	n/a	n/a	6.50%
Transient Guest Tax	6.00%	0.00%	n/a	n/a	n/a	n/a
Utility Revenue/HsHld	\$1,400.94	n/a	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$385.73	n/a	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$1,104.77	\$136.33	n/a	\$402.69	\$47.07	\$1,511.19
Marg. Cost/Res./Student	\$385.10	\$41.89	\$2,043.99	\$50.74	\$13.44	\$654.19
Other Revenues/Worker	\$996.20	\$122.93	n/a	\$363.11	\$42.45	\$1,296.05
Marginal Cost/New Worker	\$347.26	\$37.77	n/a	\$45.75	\$12.12	\$561.06
State Funding/Pupil	n/a	n/a	\$11,358.40	n/a	n/a	\$10,173
Federal&Local Funding/Pupil	n/a	n/a	\$9,081.49	n/a	n/a	\$1,022
Visitor Daily Spending	\$40.00	\$45.00				\$75.00
Average Hotel Room Rate	\$70	\$70		Total Mill Levy		n/a
Retail Pull Factor	0.86	0.72		179.42		n/a
Percent of County Share	9.00%	100.00%				n/a
Ann. Local Per Capita Sales/Use Tax	\$300	\$0				n/a
Ann. State Per Capita Sales/Use Tax	\$896	\$749				\$1,078
Annual Per Capita Retail Sales	\$13,786	\$11,518				\$16,581
Average Household Size	2.37	2.48				2.49
Avg. Wage-All Occupations	\$44,447	\$44,447				\$48,609

S & Y Industries (with PILOT)

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15
Firm Data Inputs:				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Investment in Land				\$34,500										\$34,500
Investment in Building Construction				\$470,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$470,500
Investment in FFE				\$67,250										\$67,250
Other Project Costs*				\$0										\$0
Total Project Investment				\$572,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$572,250
City Incentives			\$0	\$0	\$0	\$0								\$0
		Growth	Const. Per.	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Total
Sales		0.00%		\$300,000	\$500,000	\$500,000	\$500,000	\$750,000	\$750,000	\$750,000	\$1,000,000	\$1,000,000	\$1,500,000	\$7,550,000
Purchases		0.00%		\$150,000	\$250,000	\$250,000	\$250,000	\$375,000	\$375,000	\$375,000	\$500,000	\$500,000	\$750,000	\$3,775,000
Net Utility Profit-New Households		3.00%	\$0	\$981	\$2,020	\$3,121	\$3,751	\$4,415	\$5,116	\$5,855	\$6,633	\$7,454	\$7,677	\$47,022
Franchise Fees-New Households		3.00%	\$0	\$386	\$795	\$1,228	\$1,475	\$1,737	\$2,012	\$2,303	\$2,609	\$2,932	\$3,020	\$18,496
Net City Utility Profit-Firm		3.00%	\$1,212	\$2,423	\$2,496	\$2,571	\$2,648	\$2,727	\$2,809	\$2,893	\$2,980	\$3,070	\$3,162	\$28,991
Franchise Fees - Firm		3.00%	\$255	\$510	\$525	\$541	\$557	\$574	\$591	\$609	\$627	\$646	\$666	\$6,103
New Employee Households			0%	2	2	2	1	1	1	1	1	1	0	12
Households new to the city			50%	1	1	1	0.5	0.5	0.5	0.5	0.5	0.5	0.0	6
Households new to the county			50%	1	1	1	0.5	0.5	0.5	0.5	0.5	0.5	0.0	6
Households new to the state			0.0%	0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
New students in K-12			50%	1	1	1	0.5	0.5	0.5	0.5	0.5	0.5	0.0	7
K-12 Students New to the State				0	0	0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0
New employee average salary			2.20%	\$33,500	\$33,500	\$34,000	\$34,000	\$33,333	\$33,333	\$35,000	\$35,000	\$36,000	\$33,750	N/A
Tax Abatement-Land				100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	N/A
Tax Abatement-Bldg.				100%	100%	100%	100%	100%	100%	100%	0%	0%	0%	N/A
Visitors		0.0%	0	20	22	25	25	30	32	35	40	45	50	324
				City	County	State								
Percentage of sales taxable in the				0%	0%	0%								
Percentage of purchases taxable in the				10%	10%	10%								
Assumed Inflation Rate				2.20%										

* Includes legal, permits, licenses, bond fees and other soft costs

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:	S & Y Industries (with PILOT)					Ratio of		
DATE:		4/13/2022				NPV of Net		
				Net	NPV	Benefits to	Actual	Avg.
				Present	of	NPV of	Benefit to	Annual
		Total		Value	Incentives	Incentives	Actual	Rate
	Total	Costs &	Net	of Net	& Taxes	and Taxes	Cost	of
Entity	Benefits	Incentives	Benefits	Benefits	Abated	Abated	Ratio	Return
City of Winfield	\$346,834	\$103,066	\$243,768	\$207,945	\$53,874	3.86	3.37	24%
Cowley County	\$97,272	\$59,559	\$37,712	\$31,857	\$46,836	0.68	1.63	6%
Winfield USD 465	\$1,042,131	\$140,896	\$901,235	\$765,310	\$41,138	18.60	7.40	64%
Cowley College	\$77,704	\$28,556	\$49,149	\$39,795	\$19,253	2.07	2.72	17%
USD 465 Rec. Comm.	\$12,978	\$6,725	\$6,253	\$5,220	\$4,492	1.16	1.93	6%
State of Kansas	\$235,622	\$95,391	\$140,231	\$117,716	\$1,445	81.48	2.47	15%
Totals	\$1,812,541	\$434,193	\$1,378,348	\$1,167,844	\$167,038	6.991	4.17	n/a

SUMMARY OF COSTS AND BENEFITS FOR:
PROJECT: S & Y Industries (with PILOT)

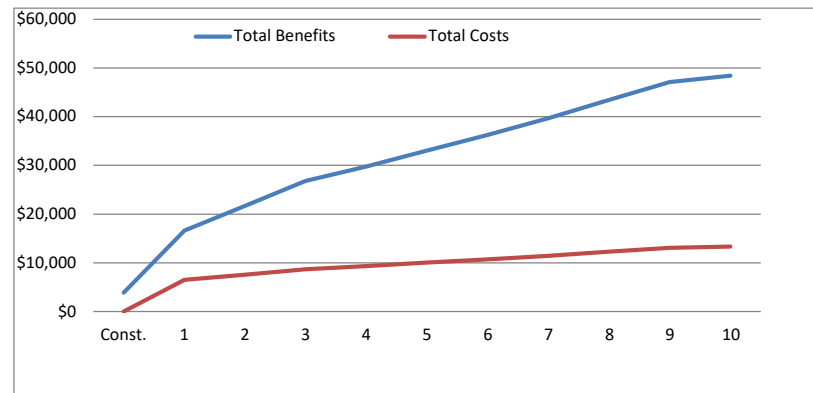
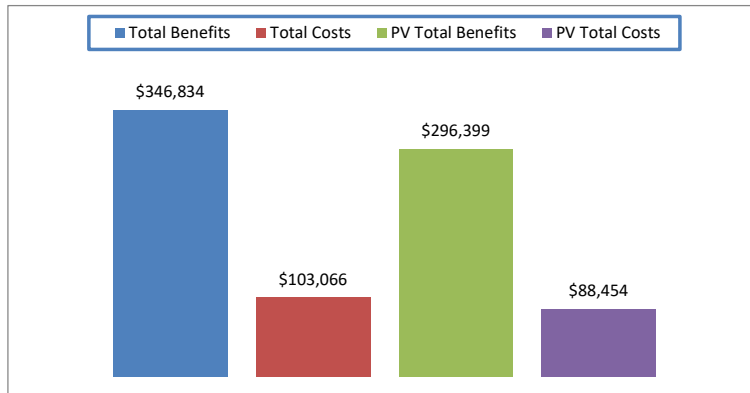
City of Winfield

DATE: 4/13/2022

DISCOUNT RATE: 2.58%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 3.37
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 3.35
(Typical desired ratio would be 1.3 to 1) Average ROI 23.65%

Year	Sales and Transient Guest Taxes	New Firm Property Taxes	Utilities and Franchise Fees	PILOT	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various City Services	Property Taxes Abated	Current Property Taxes Lost	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	\$2,434	\$0	\$1,467	\$0	\$0	\$3,901	\$3,901	\$0	\$0	\$0	\$0	\$0	\$3,901	\$3,901	\$3,901	\$0
1	\$984	\$5,618	\$4,300	\$3,136	\$2,565	\$16,603	\$16,186	\$894	\$5,618	\$0	\$6,512	\$6,349	\$10,090	\$13,991	\$9,837	\$5,477
2	\$1,749	\$5,742	\$5,836	\$3,136	\$5,243	\$21,705	\$20,628	\$1,828	\$5,742	\$0	\$7,569	\$7,194	\$14,136	\$28,127	\$13,434	\$5,457
3	\$2,346	\$5,868	\$7,461	\$3,136	\$8,037	\$26,848	\$24,875	\$2,802	\$5,868	\$0	\$8,670	\$8,033	\$18,178	\$46,304	\$16,842	\$5,437
4	\$2,629	\$5,997	\$8,431	\$3,136	\$9,583	\$29,777	\$26,895	\$3,340	\$5,997	\$0	\$9,338	\$8,434	\$20,439	\$66,743	\$18,461	\$5,417
5	\$3,153	\$6,129	\$9,453	\$3,136	\$11,193	\$33,064	\$29,114	\$3,902	\$6,129	\$0	\$10,031	\$8,833	\$23,033	\$89,777	\$20,282	\$5,397
6	\$3,446	\$6,264	\$10,529	\$3,136	\$12,869	\$36,244	\$31,112	\$4,486	\$6,264	\$0	\$10,750	\$9,228	\$25,493	\$115,270	\$21,884	\$5,377
7	\$3,883	\$6,402	\$11,660	\$3,136	\$14,613	\$39,695	\$33,218	\$5,094	\$6,402	\$0	\$11,496	\$9,620	\$28,199	\$143,469	\$23,598	\$5,357
8	\$4,465	\$6,543	\$12,850	\$3,136	\$16,428	\$43,423	\$35,425	\$5,727	\$6,543	\$0	\$12,269	\$10,010	\$31,153	\$174,622	\$25,415	\$5,338
9	\$4,897	\$6,687	\$14,101	\$3,136	\$18,316	\$47,137	\$37,489	\$6,385	\$6,687	\$0	\$13,071	\$10,396	\$34,066	\$208,688	\$27,093	\$5,318
10	\$5,226	\$6,834	\$14,524	\$3,136	\$18,719	\$48,439	\$37,556	\$6,525	\$6,834	\$0	\$13,359	\$10,358	\$35,080	\$243,768	\$27,199	\$5,299
Total	\$35,213	\$62,085	\$100,612	\$31,357	\$117,567	\$346,834	\$296,399	\$40,982	\$62,085	\$0	\$103,066	\$88,454	\$243,768	\$243,768	\$207,945	\$53,874

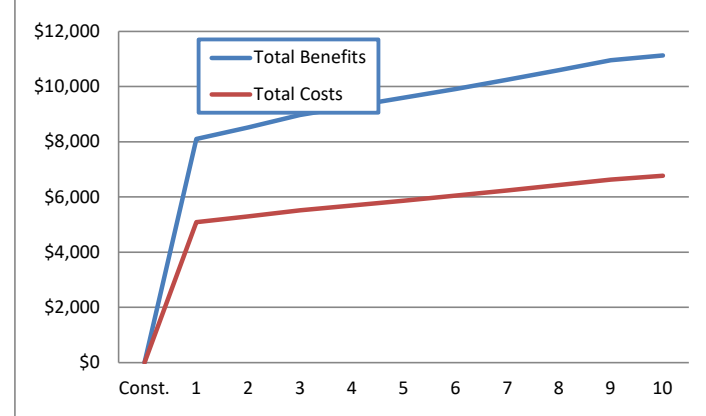
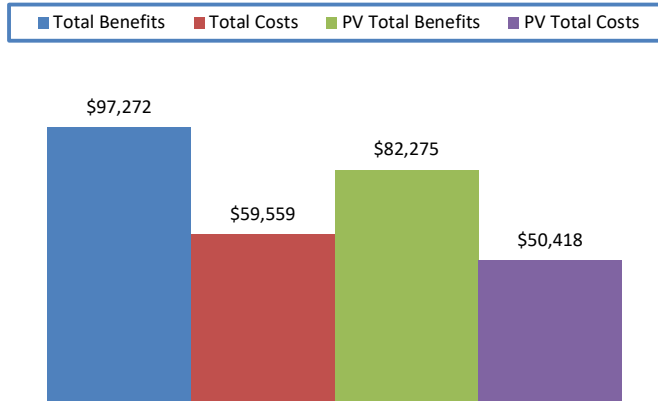


SUMMARY OF COSTS AND BENEFITS FOR:
PROJECT: S & Y Industries (with PILOT)

Cowley County

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 1.63
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.63
Average ROI: 6.33%
(Typical desired ratio would be 1.3 to 1)

Year	Sales Taxes	New Firm Property Taxes	PILOT	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various County Services	Property Taxes Abated	Current Property Taxes Lost	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	\$0	\$4,995	\$2,788	\$310	\$8,093	\$7,857	\$95	\$4,995	\$0	\$5,090	\$4,942	\$3,002	\$3,002	\$2,915	\$4,850
2	\$0	\$5,105	\$2,788	\$633	\$8,526	\$8,036	\$195	\$5,105	\$0	\$5,300	\$4,995	\$3,226	\$6,229	\$3,041	\$4,812
3	\$0	\$5,217	\$2,788	\$970	\$8,976	\$8,214	\$298	\$5,217	\$0	\$5,515	\$5,047	\$3,460	\$9,689	\$3,167	\$4,775
4	\$0	\$5,332	\$2,788	\$1,157	\$9,277	\$8,243	\$356	\$5,332	\$0	\$5,688	\$5,053	\$3,589	\$13,278	\$3,189	\$4,737
5	\$0	\$5,449	\$2,788	\$1,351	\$9,589	\$8,271	\$415	\$5,449	\$0	\$5,865	\$5,059	\$3,724	\$17,002	\$3,212	\$4,701
6	\$0	\$5,569	\$2,788	\$1,554	\$9,911	\$8,300	\$477	\$5,569	\$0	\$6,047	\$5,064	\$3,864	\$20,867	\$3,236	\$4,664
7	\$0	\$5,692	\$2,788	\$1,764	\$10,244	\$8,329	\$542	\$5,692	\$0	\$6,234	\$5,069	\$4,010	\$24,877	\$3,261	\$4,628
8	\$0	\$5,817	\$2,788	\$1,984	\$10,589	\$8,359	\$609	\$5,817	\$0	\$6,427	\$5,073	\$4,162	\$29,039	\$3,286	\$4,592
9	\$0	\$5,945	\$2,788	\$2,212	\$10,944	\$8,388	\$680	\$5,945	\$0	\$6,625	\$5,077	\$4,320	\$33,359	\$3,311	\$4,556
10	\$0	\$6,076	\$2,788	\$2,260	\$11,124	\$8,277	\$694	\$6,076	\$0	\$6,770	\$5,038	\$4,354	\$37,712	\$3,239	\$4,521
Total	\$0	\$55,198	\$27,879	\$14,195	\$97,272	\$82,275	\$4,362	\$55,198	\$0	\$59,559	\$50,418	\$37,712	\$37,712	\$31,857	\$46,836



SUMMARY OF COSTS AND BENEFITS FOR:

Winfield USD 465

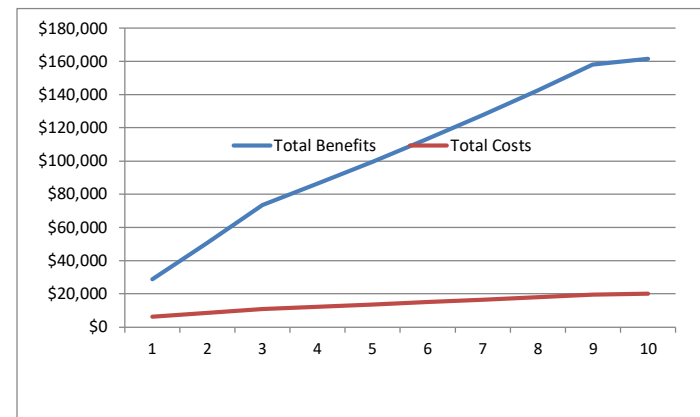
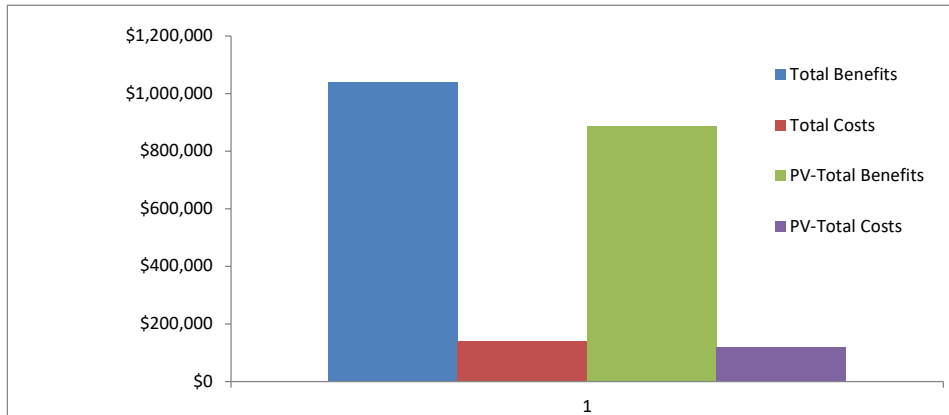
PROJECT: S & Y Industries (with PILOT)

DATE: 4/13/2022

DISCOUNT RATE: 2.498%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 7.40
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 7.35
(Typical desired ratio would be 1.3 to 1) **Average ROI** 63.96%

Year	New Firm Property Taxes	PILOT	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Marginal Costs of New Students	Current Property Taxes Lost	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$4,272	\$2,840	\$817	\$20,890	\$28,819	\$28,116	\$2,044	\$0	\$4,272	\$6,316	\$6,162	\$22,503	\$22,503	\$21,954	\$4,168
2	\$4,366	\$2,840	\$835	\$42,698	\$50,739	\$48,296	\$4,178	\$0	\$4,366	\$8,544	\$8,133	\$42,195	\$64,698	\$40,164	\$4,156
3	\$4,462	\$2,840	\$853	\$65,456	\$73,612	\$68,360	\$6,405	\$0	\$4,462	\$10,867	\$10,091	\$62,745	\$127,443	\$58,268	\$4,144
4	\$4,560	\$2,840	\$872	\$78,046	\$86,318	\$78,206	\$7,637	\$0	\$4,560	\$12,197	\$11,051	\$74,121	\$201,564	\$67,156	\$4,132
5	\$4,661	\$2,840	\$891	\$91,158	\$99,549	\$87,996	\$8,920	\$0	\$4,661	\$13,580	\$12,004	\$85,969	\$287,534	\$75,992	\$4,120
6	\$4,763	\$2,840	\$911	\$104,809	\$113,322	\$97,729	\$10,255	\$0	\$4,763	\$15,018	\$12,952	\$98,304	\$385,838	\$84,777	\$4,108
7	\$4,868	\$2,840	\$931	\$119,016	\$127,655	\$107,406	\$11,645	\$0	\$4,868	\$16,513	\$13,894	\$111,141	\$496,979	\$93,512	\$4,096
8	\$4,975	\$2,840	\$951	\$133,798	\$142,564	\$117,027	\$13,092	\$0	\$4,975	\$18,067	\$14,831	\$124,497	\$621,476	\$102,197	\$4,084
9	\$5,084	\$2,840	\$972	\$149,172	\$158,069	\$126,592	\$14,596	\$0	\$5,084	\$19,681	\$15,762	\$138,388	\$759,865	\$110,831	\$4,072
10	\$5,196	\$2,840	\$993	\$152,454	\$161,484	\$126,176	\$14,917	\$0	\$5,196	\$20,113	\$15,716	\$141,370	\$901,235	\$110,460	\$4,060
Total	\$47,207	\$28,402	\$9,026	\$957,496	\$1,042,131	\$885,905	\$93,688	\$0	\$47,207	\$140,896	\$120,594	\$901,235	\$901,235	\$765,310	\$41,138



SUMMARY OF COSTS AND BENEFITS FOR:

Cowley College

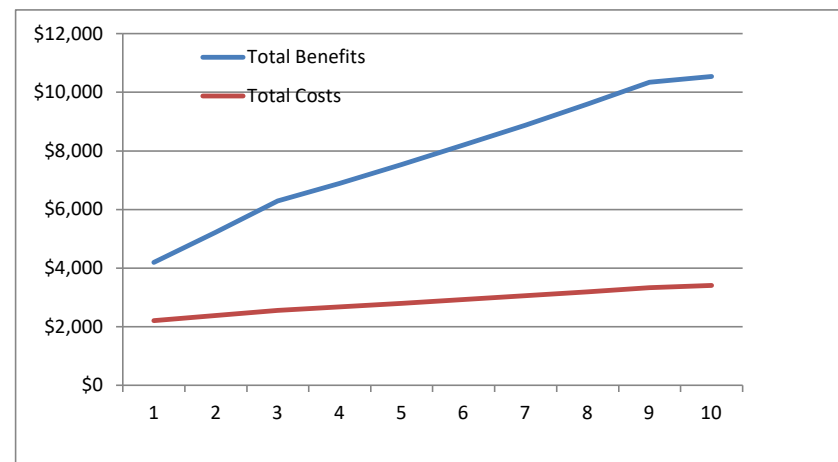
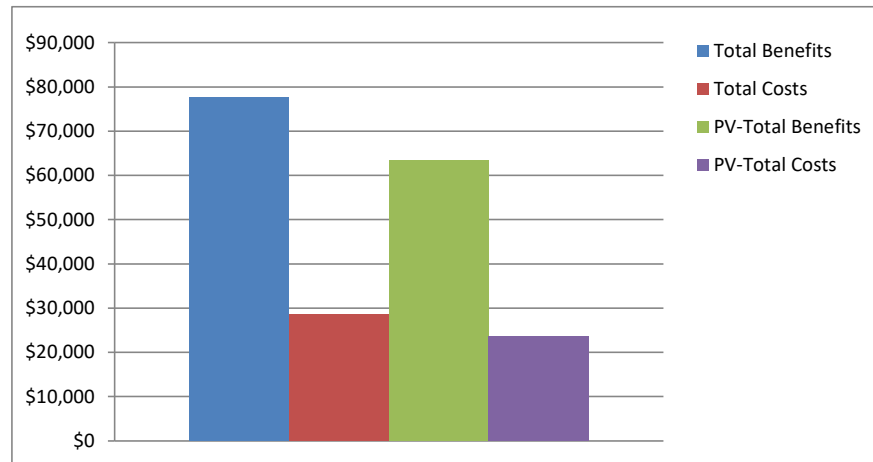
PROJECT: S & Y Industries (with PILOT)

DATE: 4/13/2022

DISCOUNT RATE: 3.39%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	2.72
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	2.69
(Typical desired ratio would be 1.3 to 1) Average ROI	17.21%

Year	New Firm Property Taxes	PILOT	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$2,095	\$1,170	\$935	\$4,200	\$4,062	\$118	\$2,095	\$2,213	\$2,141	\$1,987	\$1,987	\$1,922	\$2,027
2	\$2,142	\$1,170	\$1,911	\$5,222	\$4,886	\$241	\$2,142	\$2,382	\$2,229	\$2,840	\$4,826	\$2,657	\$2,004
3	\$2,189	\$1,170	\$2,930	\$6,288	\$5,690	\$369	\$2,189	\$2,558	\$2,315	\$3,730	\$8,556	\$3,375	\$1,981
4	\$2,237	\$1,170	\$3,493	\$6,899	\$6,039	\$440	\$2,237	\$2,677	\$2,343	\$4,222	\$12,779	\$3,696	\$1,958
5	\$2,286	\$1,170	\$4,080	\$7,535	\$6,379	\$514	\$2,286	\$2,800	\$2,371	\$4,735	\$17,514	\$4,009	\$1,935
6	\$2,336	\$1,170	\$4,691	\$8,197	\$6,712	\$591	\$2,336	\$2,927	\$2,397	\$5,269	\$22,783	\$4,315	\$1,913
7	\$2,388	\$1,170	\$5,327	\$8,884	\$7,036	\$671	\$2,388	\$3,059	\$2,423	\$5,825	\$28,608	\$4,614	\$1,891
8	\$2,440	\$1,170	\$5,988	\$9,598	\$7,353	\$755	\$2,440	\$3,195	\$2,448	\$6,403	\$35,011	\$4,905	\$1,869
9	\$2,494	\$1,170	\$6,676	\$10,340	\$7,662	\$841	\$2,494	\$3,335	\$2,471	\$7,005	\$42,016	\$5,190	\$1,848
10	\$2,549	\$1,170	\$6,823	\$10,542	\$7,555	\$860	\$2,549	\$3,409	\$2,443	\$7,133	\$49,149	\$5,112	\$1,827
Total	\$23,156	\$11,695	\$42,853	\$77,704	\$63,375	\$5,400	\$23,156	\$28,556	\$23,580	\$49,149	\$49,149	\$39,795	\$19,253



SUMMARY OF COSTS AND BENEFITS FOR:

USD 465 Rec. Comm.

PROJECT: S & Y Industries (with PILOT)

DATE: 4/13/2022

DISCOUNT RATE: 3.00%

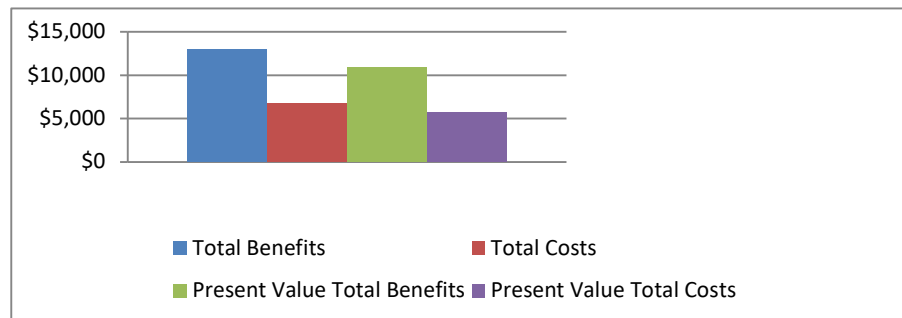
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 1.93

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.92

(Typical desired ratio would be 1.3 to 1)

Average ROI 6.20%

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$479	\$267	\$109	\$856	\$831	\$31	\$479	\$510	\$495	\$345	\$345	\$335	\$465
2	\$490	\$267	\$223	\$980	\$924	\$64	\$490	\$553	\$522	\$427	\$772	\$402	\$462
3	\$500	\$267	\$342	\$1,110	\$1,016	\$98	\$500	\$598	\$547	\$512	\$1,285	\$469	\$458
4	\$511	\$267	\$408	\$1,187	\$1,055	\$117	\$511	\$628	\$558	\$559	\$1,844	\$497	\$454
5	\$523	\$267	\$477	\$1,267	\$1,093	\$136	\$523	\$659	\$568	\$608	\$2,452	\$525	\$451
6	\$534	\$267	\$548	\$1,350	\$1,131	\$157	\$534	\$691	\$578	\$659	\$3,111	\$552	\$447
7	\$546	\$267	\$623	\$1,436	\$1,168	\$178	\$546	\$724	\$588	\$712	\$3,823	\$579	\$444
8	\$558	\$267	\$700	\$1,525	\$1,204	\$200	\$558	\$758	\$598	\$768	\$4,591	\$606	\$440
9	\$570	\$267	\$780	\$1,618	\$1,240	\$223	\$570	\$793	\$608	\$825	\$5,416	\$632	\$437
10	\$583	\$267	\$798	\$1,648	\$1,226	\$228	\$583	\$810	\$603	\$837	\$6,253	\$623	\$434
Total	\$5,294	\$2,674	\$5,009	\$12,978	\$10,887	\$1,430	\$5,294	\$6,725	\$5,667	\$6,253	\$6,253	\$5,220	\$4,492



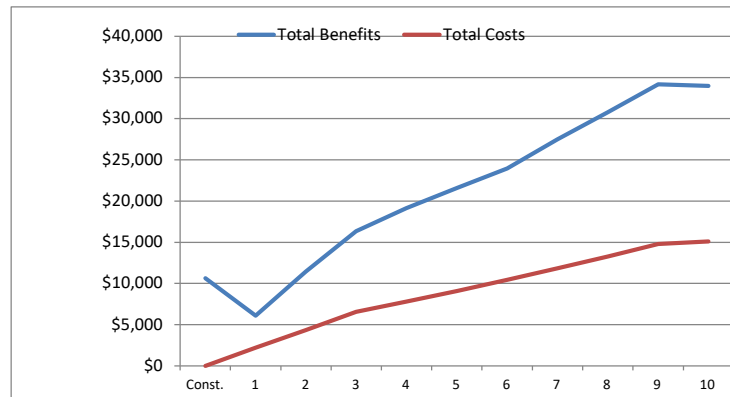
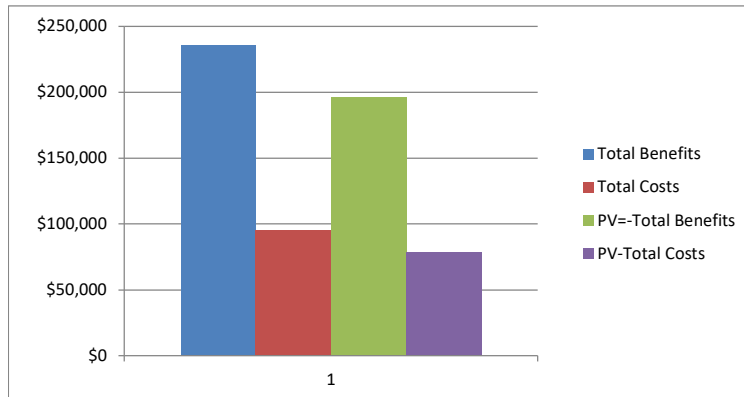
SUMMARY OF COSTS AND BENEFITS FOR:
PROJECT: S & Y Industries (with PILOT)
DATE: 4/13/2022

State of Kansas

DISCOUNT RATE: 3.00%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.47
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.50
Average ROI 14.70%
(Typical desired ratio would be 1.3 to 1)

Year	Sales Taxes	New Firm Property Taxes	Corporate and Personal Income Taxes	PILOT	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	\$8,278	\$0	\$2,353	\$0	\$0	\$10,630	\$10,630	\$0	\$0	\$0	\$0	\$0	\$0	\$10,630	\$10,630	\$10,630	\$0
1	\$4,426	\$154	\$1,407	\$86	\$0	\$6,073	\$5,896	\$0	\$2,044	\$154	\$0	\$2,198	\$2,134	\$3,875	\$14,505	\$3,762	\$150
2	\$8,370	\$157	\$2,814	\$86	\$0	\$11,427	\$10,771	\$0	\$4,178	\$157	\$0	\$4,335	\$4,087	\$7,092	\$21,597	\$6,685	\$148
3	\$11,820	\$161	\$4,284	\$86	\$0	\$16,351	\$14,964	\$0	\$6,405	\$161	\$0	\$6,566	\$6,009	\$9,786	\$31,382	\$8,955	\$147
4	\$13,866	\$164	\$4,998	\$86	\$0	\$19,115	\$16,983	\$0	\$7,637	\$164	\$0	\$7,801	\$6,931	\$11,314	\$42,696	\$10,052	\$146
5	\$15,752	\$168	\$5,600	\$86	\$0	\$21,606	\$18,638	\$0	\$8,920	\$168	\$0	\$9,088	\$7,839	\$12,519	\$55,215	\$10,799	\$145
6	\$17,406	\$172	\$6,300	\$86	\$0	\$23,964	\$20,069	\$0	\$10,255	\$172	\$0	\$10,427	\$8,732	\$13,537	\$68,752	\$11,337	\$144
7	\$19,886	\$176	\$7,350	\$86	\$0	\$27,497	\$22,358	\$0	\$11,645	\$176	\$0	\$11,821	\$9,612	\$15,676	\$84,428	\$12,746	\$143
8	\$22,467	\$179	\$8,085	\$86	\$0	\$30,818	\$24,328	\$0	\$13,092	\$179	\$0	\$13,271	\$10,476	\$17,546	\$101,974	\$13,851	\$142
9	\$24,825	\$183	\$9,072	\$86	\$0	\$34,166	\$26,185	\$0	\$14,596	\$183	\$0	\$14,779	\$11,327	\$19,387	\$121,361	\$14,858	\$141
10	\$25,196	\$187	\$8,505	\$86	\$0	\$33,975	\$25,280	\$0	\$14,917	\$187	\$0	\$15,105	\$11,239	\$18,870	\$140,231	\$14,041	\$139
Total	\$172,292	\$1,703	\$60,767	\$860	\$0	\$235,622	\$196,103	\$0	\$93,688	\$1,703	\$0	\$95,391	\$78,386	\$140,231	\$140,231	\$117,716	\$1,445



S & Y Industries (with PILOT)

Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Permanent jobs created	2	12
Construction jobs created	4	0
Number of New Residents in the Community	2	14
Number of Additional Students in the Local School District	1	7
Increase in Local Personal Incomes	\$67,000	\$2,781,661
Increase in Local Retail Sales	\$304,074	\$12,677,377
Increase in the Community's Property Tax Base	\$505,000	\$505,000
		Property Taxes
Estimated new annual tax revenues after 10 years:	City	\$6,984
	County	\$6,209
	School	\$6,326
	Comm Coll	\$2,605
	Rec. Comm.	\$596
	State	\$192
	Totals	\$22,912

S & Y Industries (with PILOT)

OVERALL COST-BENEFIT SUMMARY

TAXING ENTITY	DIRECT REVENUES						TOTAL DIRECT REVENUES	ALL INDIRECT REVENUES	TOTAL ALL REVENUES	DIRECT COSTS	INDIRECT COSTS	Infrastructure and Incentives	TOTAL COSTS	NET BENEFITS
	Sales & Guest Taxes	PILOT	New Firm Property Taxes	School Federal & State Funding	Corporate & Personal Income Taxes	City Utilities & Franchise Fees				PROPERTY TAXES ABATED	ALL INDIRECT COSTS			
City of Winfield	\$35,213	\$31,357	\$62,085			\$100,612	\$229,267	\$117,567	\$346,834	\$62,085	\$40,982	\$0	\$103,066	\$243,768
Cowley County	\$0	\$27,879	\$55,198				\$83,077	\$14,195	\$97,272	\$55,198	\$4,362	\$0	\$59,559	\$37,712
Winfield USD 465		\$28,402	\$56,233	\$957,496			\$1,042,131	\$0	\$1,042,131	\$47,207	\$93,688	\$0	\$140,896	\$901,235
Cowley College		\$11,695	\$23,156				\$34,851	\$42,853	\$77,704	\$23,156	\$5,400	\$0	\$28,556	\$49,149
USD 465 Rec. Comm.		\$2,674	\$5,294				\$7,968	\$5,009	\$12,978	\$5,294	\$1,430	\$0	\$6,725	\$6,253
State of Kansas	\$172,292	\$860	\$1,703		\$60,767		\$235,622	\$0	\$235,622	\$1,703	\$93,688	\$0	\$95,391	\$140,231
TOTALS	\$207,504	\$102,868	\$203,669	\$957,496	\$60,767	\$100,612	\$1,632,916	\$179,625	\$1,812,541	\$194,643	\$239,550	\$0	\$434,193	\$1,378,348