

**CITY COMMISSION MEETING  
Winfield, Kansas**

DATE: Monday, September 19, 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, Tania Richardson  
MINUTES OF PRECEDING MEETING.....Tuesday, September 06, 2022

**PRESENTATION**

-Winfield Police Department - Drew Popplewell

**PUBLIC HEARING**

-Relating to a proposed loan in an amount not to exceed \$602,695.00 ( the “Loan”) to be taken by the City from the Kansas Public Water Supply Loan Fund (the “Fund”) administered by the Kansas Department of Health and Environment (“KDHE”) pursuant to K.S.A. 65-163c *et seq.*

**Bill No. 22107 – A Resolution** – Authorizing the completion of an application to the Kansas Department of Health and Environment regarding a loan from the Kansas Public Water Supply Loan Fund.

**PUBLIC HEARING**

- Consider determination that the structures at 315 W 15th are unsafe and/or dangerous, and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Consider determination that the structures at 1321 John are unsafe and/or dangerous, and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Consider determination that the structures at 1803 Fuller are unsafe and/or dangerous, and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Consider determination that the structures at 1602 Fuller are unsafe and/or dangerous, and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Consider determination that the structures at 1821 Manning are unsafe and/or dangerous, and ordering said structure(s) to be repaired or removed in thirty (30) days.

**PROCLAMATION**

- Proclaiming the week of October 3 through October 9, 2021 as Public Power Week
- Proclaiming the week of October 3 through October 9, 2021 as Fall Beautification Week

**BUSINESS FROM THE FLOOR**

- Citizens to be heard

## **NEW BUSINESS**

### **Ordinances & Resolutions**

- Bill No. 22108 – An Ordinance** – Relating to and providing an amount of ad valorem tax to be levied as provided for under K.S.A. 79-1801 et seq. for the purpose of raising revenue for the General Fund, Bond & Interest Fund, Library Fund, Special Liability Fund, and the Industrial Development Fund.
- Bill No. 22109 – An Ordinance** – Adopting an annual budget of the City of Winfield, Kansas, for the year ending December 31, 2023, and providing for expenditures not to exceed amounts stated herein.
- Bill No. 22110 – An Ordinance** – Amending Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the “Zoning District Map of Winfield, Kansas,” which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas.
- Bill No. 22111 – A Resolution** – Authorizing the City Manager of the City of Winfield, Kansas, to submit a proposal in response to the 2022 Kansas Housing Resources Corporation Kansas Moderate Income Housing (MIH) Request for Proposal.
- Bill No. 22112 – A Resolution** – Determining the existence of certain nuisances at 1712 Fuller in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.
- Bill No. 22113 – A Resolution** – Setting forth findings that the structure(s), SHEDS/GARAGES, located on a tract of land legally described as follows: ROBINSONS ADD, BLOCK 75, Lot 4, to Winfield, Kansas. Commonly known as 315 W 15th. Recorded in Book 955 page 412, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Bill No. 22114 – A Resolution** – Setting forth findings that the structure(s), SHED/GARAGE, located on a tract of land legally described as follows: TORRANCE ADD , S 50 LT 16., to Winfield, Kansas. Commonly known as 1321 John. Recorded in Book 254 page 300, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Bill No. 22115 – A Resolution** – Setting forth findings that the structure(s), SHED/GARAGE, located on a tract of land legally described as follows: LOOMIS ADD , BLOCK 178 , Lot 1 - 2, to Winfield, Kansas. Commonly known as 1803 Fuller. Recorded in Book 426 page 573, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Bill No. 22116 – A Resolution** – Setting forth findings that the structure(s), SHED/GARAGE, located on a tract of land legally described as follows: LOOMIS ADD, BLOCK 196, Lot 12, to Winfield, Kansas. Commonly known as 1602 Fuller. Recorded in Book 558 page 564, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.
- Bill No. 22117 – A Resolution** – Setting forth findings that the structure(s), BUSINESS, located on a tract of land legally described as follows: WINFIELD, TOWNSITE OF, BLOCK 128, Lot 10, to Winfield, Kansas. Commonly known as 818 Main. Recorded in Book 754 page 596, in the Office of the Register of Deeds of Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.

## **OTHER BUSINESS**

Consider Police vehicle purchase.

## **ADJOURNMENT**

- Next Commission work session 4:00 Thursday, September 29, 2022.
- Next regular meeting 5:30 p.m. Thursday, September 29, 2022.

**CITY COMMISSION MEETING MINUTES**  
**Winfield, Kansas**  
**September 6, 2022**

The Board of City Commissioners met in regular session, Tuesday, September 06, 2022 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Ronald E. Hutto presiding. Commissioners Brenda K. Butters and Gregory N. Thompson were also present. Also in attendance were Taggart Wall, City Manager; Tania Richardson, City Clerk; and William E. Muret, City Attorney. Other staff members present were Patrick Steward, Director of Public Improvements; Gus Collins, Director of Utilities; Vince Warren, Fire Chief; Robbie DeLong, Police Chief; and Josh Wallace, Environmental Inspector.

City Clerk Richardson called roll.

Commissioner Hutto moved that the minutes of the August 15, 2022 meeting be approved. Commissioner Butters seconded the motion. With all Commissioners voting aye, motion carried.

**PRESENTATION**

-City Manager Wall made a presentation to outgoing City Clerk Brenda Peters.

**PUBLIC HEARING**

Mayor Hutto opened a public hearing to consider public comments on the levy of property tax exceeding the Revenue Neutral Rate for the 2022 Budget Year. With no one present to comment, Mayor Hutto closed the public hearing.

**Bill No. 2294 – A Resolution** – To levy a property tax rate exceeding the Revenue Neutral Rate. City Manager Wall explains that this Resolution acknowledges that the Commission chooses to exceed the Revenue Neutral Rate. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2294 was adopted and numbered Resolution No. 7822.

**PUBLIC HEARING**

Mayor Hutto opened a public hearing to consider public comments on the proposed 2023 Annual Budget. With no one present to comment, Mayor Hutto closed the public hearing.

**BUSINESS FROM THE FLOOR**

-None

**NEW BUSINESS**

**Bill No. 2295 – An Ordinance** – Granting to MCI metro Access Transmission Services LLC d/b/a Verizon Access Transmission Services, its successors and assigns, a Telecommunications Franchise and prescribing the terms of said grant and relating thereto. Director of Public Improvements Steward explains this Ordinance would grant MCI metro Access Transmission Services a franchise agreement. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2295 was adopted and numbered Ordinance No. 4190.

**Bill No. 2296 – A Resolution** – Approving a name change to the Kansas Power Pool (“KPP”), a municipal energy agency (the “KPP”); approving a second amendment to the agreement creating the KPP; and authorizing the KPP to execute such second amendment and all other necessary actions to change its name. City Manager Wall explains this approves a name change from

Kansas Power Pool to KPP Energy, a Municipal Energy Agency. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2296 was adopted and numbered Resolution No. 7922.

**Bill No. 2297 – A Resolution** – Authorizing an Outdoor Community Event and Temporary Entertainment District Application (Jayhawk Advisory Council) City Manager Wall explains this will approve an Outdoor Community Event, allow the possession and consumption of alcoholic liquor or cereal malt beverage at Quail Ridge Golf Course. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2297 was adopted and numbered Resolution No. 8022.

**Bill No. 2298 – 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. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 2298 was adopted and numbered Resolution No. 8122.

**Bill No. 2299 – A Resolution** – Determining the existence of certain nuisances at 1112 E 5th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2299 was adopted and numbered Resolution No. 8222.

**Bill No. 22100 – 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. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 22100 was adopted and numbered Resolution No. 8322.

**Bill No. 22101 – A Resolution** – Determining the existence of certain nuisances at 1520 E 9th in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 22101 was adopted and numbered Resolution No. 8422.

**Bill No. 22102 – A Resolution** – Determining the existence of certain nuisances at 1905 Loomis in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 22102 was adopted and numbered Resolution No. 8522.

**Bill No. 22103 – A Resolution** – Determining the existence of certain nuisances at 1721 Ritchie in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Butters, seconded by



Commissioner Thompson, all Commissioners voting aye, Bill No. 22103 was adopted and numbered Resolution No. 8622.

**Bill No. 22104 – A Resolution** – Determining the existence of certain nuisances at 320 Iowa in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Environmental Inspector Wallace explains this would authorize the City to proceed with further action on this property. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 22104 was adopted and numbered Resolution No. 8722.

**Bill No. 22105 – A Resolution** – Awarding a contract to Morton Buildings, Inc. and directing the City Manager and Clerk of the City of Winfield, Kansas to execute a contract for the construction of a storage facility for the Park's Department. Director of Public Improvements Steward explains this Resolution awards a contract for the construction an equipment storage facility at the Park Shop location. Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 22105 was adopted and numbered Resolution No. 8822.

**Bill No. 22106 – A Resolution** – Authorizing an Outdoor Community Event and Temporary Entertainment District Application (Winfield Arts and Humanities Council). City Manager Wall explains this will approve an Outdoor Community Event, allow the consumption of alcoholic samples and sales of unopened containers at Island Park. Upon motion by Commissioner Thompson, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 22106 was adopted and numbered Resolution No. 8922.

#### **OTHER BUSINESS**

-Consider a John Deere 6130 Tractor for the Compost Site. Director of Public Improvements Steward explains with insurance proceeds of previous damaged tractor and grant funds, the actual cost out of the budgeted fund would be \$12,758. Commissioner Butters moved to approve the purchase of a John Deere 6130 Tractor for the Compost Site. Motion was seconded by Commissioner Thompson. with all Commissioners voting aye, the motion carried.

-Proposal for the installation of heating systems to serve the main level utility billing office, west entry vestibule, stairwell, men's restroom, and City Council Room. Director of Public Improvements Steward explains this would be a contract with Winfield Plumbing and Heating, and an electrical contractor to upgrade and repair the heating system in City Hall. Commissioner Thompson moved to approve the proposal from Winfield Plumbing and Heating for the installation of a heating system. Motion was seconded by Commissioner Butters. with all Commissioners voting aye, the motion carried.

#### **ADJOURNMENT**

Upon motion by Commissioner Hutto, seconded by Commissioner Butters, all Commissioners voting aye, the meeting adjourned at 5:48 p.m.

Signed and sealed this 15th day of September 2022.

Signed and approved this 19<sup>th</sup> day of September 2022.

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Tania Richardson, City Clerk

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Ronald E. Hutto, Mayor

certify that: (1) the hearing mentioned in the attached publication was held; (2) after the Budget Hearing this budget was duly approved and adopted as the maximum expenditures for the various funds for the year 2023; and (3) the Amounts(s) of 2022 Ad Valorem Tax are within statutory limitations.

Page No. 1

**A RESOLUTION AUTHORIZING THE COMPLETION OF AN APPLICATION TO THE KANSAS DEPARTMENT OF HEALTH AND ENVIRONMENT REGARDING A LOAN FROM THE KANSAS PUBLIC WATER SUPPLY LOAN FUND**

**WHEREAS**, the City of Winfield, Kansas (the “City”) is a duly incorporated City of the 2<sup>nd</sup> Class organized under the laws of the state of Kansas (the “State”) which operates a public water supply and distribution system (the” System”); and

**WHEREAS**, the City Commission (the “Governing Body”) of the City has heretofore determined in to be in the best needs of the customers of the System to undertake certain modifications and improvements (the “Project”) to the System; and

**WHEREAS**, the pursuant to K.S.A. 65-163c *et seq.* (the “Act”), the Kansas Department of Health and Environment (“KDHE”) administers the Kansas Public Water Supply Loan Fund (the “Fund”) from which loans are made to certain qualified Municipalities (as said term is defined in the Act) to finance modification and improvements to public water supply systems; and

**WHEREAS**, the City has heretofore made an application to KDHE for a loan in an amount not to exceed \$602,695.00 (the “Loan”) to finance the Project; and

**WHEREAS**, the Governing Body has conducted a public hearing this date on the advisability of proceeding with the completion of the application for the Loan and desires to authorize the appropriate officials of the City to accomplish the completion process.

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

**Section 1. Loan Application.** The Mayor and City Clerk of the City are hereby authorized to cause to be prepared and to execute a Loan Application, including all attachments thereto (jointly, the “Application”); in substantially the form presented to the Governing Body this date, in order to provide financing for the Project. The Application shall be forwarded to KDHE as soon as possible.

**Section 2. Further Proceedings.** The Mayor and City Clerk and the other officers and representatives of the City are hereby authorized and directed to take such other action as may be necessary to complete the Application and to coordinate processing of a loan agreement for the Loan (the “Loan Agreement”); provided that the authorization to execute the Loan Agreement shall be subject to further resolution of the Governing Body.

**Section 3. Further Authority.** This Resolution shall be in full force and effect from and after its adoption.

**Adopted** by the Governing Body of the City of Winfield, Kansas on September 19, 2022.

(SEAL)

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**Ronald E. Hutto, Mayor**

**ATTEST:**

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**Tania Richardson, City Clerk**



**PROCLAMATION RECOGNIZING PUBLIC POWER WEEK, OCTOBER 2<sup>nd</sup> – 8<sup>th</sup>, 2022**  
**A WEEK-LONG CELEBRATION OF WINFIELD'S ELECTRIC UTILITY YEAR-ROUND**  
**SERVICE TO THE CITY OF WINFIELD, KANSAS**

WHEREAS, we, the citizens of Winfield, Kansas, place high value on local choice over community services and therefore have chosen to operate a community-owned, not-for-profit electric utility and, as customers and owners of our electric utility, have a direct say in utility operations and policies;

WHEREAS, Winfield's Electric Utility provides our homes, businesses, schools, and social services and local government agencies with reliable, efficient, and safe electricity employing sound business practices designed to ensure the best possible service at not-for-profit rates;

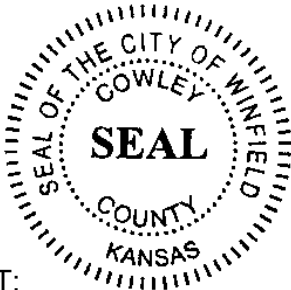
WHEREAS, Winfield's Electric Utility is a valuable community asset that contributes to the well-being of local citizens through energy efficiency, customer service, environmental protection, economic development, and safety awareness;

WHEREAS; Winfield's Electric Utility is a dependable and trustworthy institution whose local operation provides many consumer protections and continues to make our community a better place to live and work, and contributes to protecting the global environment;

NOW, THEREFORE BE IT RESOLVED: that Winfield's Electric Utility will continue to work to bring low-cost, safe, reliable electricity to community homes and businesses just as it has since 1904, the year when the utility was created to serve all the citizens of Winfield, Kansas; and

BE IT FURTHER RESOLVED: that the week of October 2<sup>nd</sup> – 8<sup>th</sup> be designated Public Power Week to recognize Winfield's Electric Utility for its contributions to the community and to educate customer-owners, policy makers, and employees on the benefits of public power;

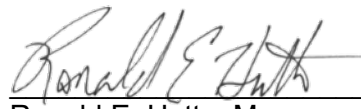
BE IT FURTHER RESOLVED: that our community joins hands with more than 2,000 other public power systems in the United States in this celebration of public power, which put our residents, businesses, and the community before profits.



ATTEST:

  
Tania Richardson, City Clerk

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Winfield, Kansas, to be affixed this 19<sup>th</sup> day of September 2022.

  
Ronald E. Hutto, Mayor

*(First Published in the Cowley Courier Traveler on Saturday, September 24, 2022)*

**BILL NO. 22108**

**ORDINANCE NO. 4191**

**AN ORDINANCE**

**RELATING** to and providing an amount of ad valorem tax to be levied as provided for under K.S.A. 79-1801 et seq. for the purpose of raising revenue for the General Fund, Bond & Interest Fund, Library Fund, Special Liability Fund, and the Industrial Development Fund.

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

**Section 1.** The Governing Body of the City of Winfield hereby sets the amount of ad valorem tax to be certified to the Clerk of Cowley County, Kansas, for levy on all real and personal property within the corporate limits of the City of Winfield, Kansas, taxable according to law, in the following amounts for the purpose of raising revenue for said City for the year 2023.

General	\$ 3,122,943
Bond & Interest	590,451
Library	495,259
Special Liability	131,671
Industrial Development	<u>10,134</u>
<b>TOTAL AD VALOREM TAX TO BE LEVIED</b>	<b>\$ 4,350,458</b>

**Section 2.** This Ordinance shall be in full force from and after its passage by the Governing Body and publication in the official City newspaper.

**ADOPTED** this 19<sup>th</sup> day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

Approved for Commission Action: \_\_\_\_\_  
Taggart Wall, City Manager

*(First Published in the Cowley Courier Traveler on Saturday September 24, 2022)*

**BILL NO. 22109**

**ORDINANCE NO. 4192**

**AN ORDINANCE**

**ADOPTING** an annual budget of the City of Winfield, Kansas, for the year ending December 31, 2023, and providing for expenditures not to exceed amounts stated herein.

**WHEREAS**, the laws of the State of Kansas K.S.A. 12-1014 and K.S.A. 79-2925 et seq., and Section 1-203 of the Revised Ordinances of the City of Winfield, direct the City Manager to submit an annual budget; and, further directs that a public hearing be held in regard to said budget to answer and hear objections from taxpayers and to consider recommendations to accept or revise said budget, with the final decision to be made solely by the Governing Body; and,

**WHEREAS**, in accordance with said state statutes and ordinances of the City of Winfield, Kansas, a proposed budget has been submitted and a public hearing conducted:

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

**Section 1.** The following amounts are hereby adopted as the budget and appropriated from the City treasury to pay necessary expenditures of the City of Winfield, Kansas, for the year ending December 31, 2023, for the funds as follows.

General		11,154,748
Debt Service		4,739,385
Library		573,000
Special Liability		150,000
Industrial Development		16,884
Consolidated Street		3,480,885
Flood Control		16,793
Special Parks & Rec.		215,478
Special Alcohol/Drug Program		55,349
Law Enforcement Trust		30,306
Water Preservation		343,507
Senior Citizens		33,641
Convention & Tourism		173,556
Cemetery Improvements		87,663
Fairgrounds Improvements		182,671
Public Safety/Other CIP		3,974,434

Electric Utility		26,102,695
Natural Gas Utility		5,896,436
Water Utility		3,008,648
Refuse Utility		2,465,054
Wastewater Utility		3,565,738
Stormwater Utility		981,058
Quail Ridge Golf Course		740,907
Management Services		3,754,472
Operational Services		680,106
Electric Transmission Utility		1,440,131
Total Expenditures		73,863,545

**Section 2.** This Ordinance shall be in full force from and after its passage by the Governing Body and publication in the official City newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

Approved for Commission Action: \_\_\_\_\_  
Taggart Wall, City Manager





## Request for Commission Action

**Date:** September 13, 2022

**Requestor:** Patrick Steward, City Engineer/Director of Public Improvements

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

### **Analysis:**

On Monday, August 29, 2022 the Planning Commission considered a request for a zoning change on the parcel at 1203 Manning St. Attached are the minutes from the hearing and meeting in which the Planning commission recommended approval of a change from R-3 High Density Residential to C-3, General Commercial zoning district.

**Fiscal Impact:** None.

**Attachments:** Proposed Ordinance

WINFIELD PLANNING COMMISSION  
Meeting Minutes  
August 29, 2022

**Attendance:** Members present were Willie Tuttle - Chair, Richard Cowlshaw – Vice Chair, Marcia McIntire, Mike Mildfelt, Robert Gottlob, Michael Kelley and David Brazil. Also present were Patrick Steward – Director of Public Improvements, Stacy Michener – Planning Coordinator, Katie Mays and Saige Branscum was present from City staff.

Guest present were Kimberly Imel, Marichel Shields, Christie Porter, David Chapman, Cheri Hulse

Chairperson, Mr. Tuttle called the meeting to order at 5:31p.m.

**Minutes:** Mr. Tuttle called for a motion to approve the minutes from March 14<sup>th</sup>, 2022

Mr. Cowlshaw moved, and Mr. Gottlob seconded the motion to approve the presented minutes.

Motion carried.

Mr. Tuttle opened the meeting.

**New Business: Item 1:** Case No. RZNE-2022-0025: A request for Zoning Change from a “R-3” High Density Residential District to a “C-3”, General Commercial District for the parcel commonly known 1203 Manning St.

Mr. Steward provided background that the applicants have expressed a desire to utilize the property as a salon. Currently the property is zoned R-3 (High Density Residential) so would require a zoning district change in order to allow this use. In consideration of the change of zoning request, consideration must be given to all potential uses within a zoning classification, not just the proposed use.

Mr. Tuttle opened the public floor.

Cheri Hulse explained that the existing building was used as a church and now the desired use is to be a salon. There is currently a lot of commercial use in the area. Standard business hours to apply. Anticipating 7 parking stalls, 3 hairstylist bowls, 2 pedicure bowls, 2 nail stations. Adequate parking will be obtained to comply with city and zoning regulations. If granted, they would ask for an extension in order to update parking.

Mr. Tuttle closed the floor to the public at 5:38pm

Mr. Steward states applicants are requesting a C-3, which would be appropriate to ask the planning commission to start with. The intended use for a salon would be allowed under a C-2 or

C-1. However, C-3 would allow future general commercial districts. No input has been received by the public.

Mr. Kelley asked if there is an explanation why there would be a reason not to allow C-2 classification in zoning, to be more specified to zoning class.

Mr. Steward stated that it allows additional growth if salon should no longer be there in years to come. It can create further restrictions for the future use of the property if we did change it.

Kimberly Imel included this will be the 50<sup>th</sup> year anniversary of their salon and the intent is to keep it as a family-owned salon.

Mr. Brazil mentioned allowing an extension for parking.

Mr. Mildfelt asked if 6-months would be a sufficient amount of time.

Cheri Hulse expressed that 6-months would be a strain on production due to limited contractors available and potential weather conditions.

Mr. Steward includes following the recommendation for further consideration, we can issue a permit on their approval at the applicant's risk, meaning they may start construction with the understanding decision may be overruled, and the progress would be taken as an accepted loss by applicants.

Mr. Cowlshaw recommends motion to approve request included a 9-month extension for parking.

Mr. Brazil seconded the motion.

Mr. Tuttle called for a vote with all in favor say "aye", opposed same sign.

Motion approved.

Meeting adjourned at 5:47p.m.

Respectfully submitted,

Handwritten signatures of Katie Mays and Saige Branscum in black ink.

Katie Mays and Saige Branscum

Acting Secretary

*(First Published in the Cowley Courier Traveler on Saturday, September 24, 2022)*

**BILL NO. 22110**

**ORDINANCE NO. 4193**

**AN ORDINANCE**

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

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**WHEREAS**, the Winfield City Planning Commission conducted a public hearing on Monday, August 29, 2022, at the time and location as set forth in a public notice published in the Cowley County Courier Traveler to consider Zoning Case Number RZNE-2022-0025; and,

**WHEREAS**, said Planning Commission on August 29, 2022, passed a motion recommending a change in zoning as set forth in said Zoning Case Number RZNE-2022-0025; and,

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

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

**Section 1.** The boundaries of certain zoning districts as shown on the “Zoning District Map of Winfield, Kansas,” referred to in Article 3 of the Zoning Regulations of the City of Winfield, and also referred to in other sections of the Zoning Regulations of the City of Winfield, Kansas, shall be changed from “R-3,” High Density Residential District to “C-3,” General Commerical District at 1203 Manning St. for the following legally described property:

Lots 1 and 2, Block 92, Menor’s Addition to the City of Winfield, Cowley County, Kansas.

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

**Section 3.** Article 3 of the Zoning Regulations of the City of Winfield, Kansas, effective June 1, 2017 are hereby amended to incorporate the revised “Zoning District Map of Winfield, Kansas” and said revised “Zoning District Map of Winfield, Kansas,”

including all notations, dimensions, references and symbols shown thereon pertaining to such districts, is hereby reincorporated and made a part of said Article 3, of the Zoning Regulations of the City of Winfield, Kansas as if fully described therein.

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

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

**Section 6.** This Ordinance shall be in full force from and after its passage by the Governing Body and publication in the official City newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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

**A RESOLUTION**

**AUTHORIZING** the City Manager of the City of Winfield, Kansas, to submit a proposal in response to the 2022 Kansas Housing Resources Corporation Kansas Moderate Income Housing (MIH) Request for Proposal.

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**RESOLUTION FOR MODERATE INCOME HOUSING**

**A RESOLUTION SUPPORTING THE DEVELOPMENT OF CERTAIN HOUSING WITHIN THE CITY OF WINFIELD, KANSAS**

**WHEREAS**, the City of Winfield is responding to the Request for Proposal for Kansas Moderate Income Housing (MIH) funds to be submitted to the Kansas Housing Resources Corporation through the State Housing Trust Fund (SHTF).

**WHEREAS**, the City of Winfield has completed significant community outreach and research including: public meetings, stakeholder interviews, community survey, a housing study and the completion of a Comprehensive Plan identifying a significant and urgent economic need for more housing to aid in job creation; and

**WHEREAS**, the City of Winfield has proven through the administration of other outside funding for projects, the necessary management and finance professionals to administer award funds; and

**WHEREAS**, proposed housing development will consist of 44 multi-unit, single, double and triple bedroom units to be located in Winfield, Kansas; and

**WHEREAS**, the units will be targeted to households between 60 and 150 percent of HUD's state non-metro area median income;

**WHEREAS**, the development will be new construction;

**WHEREAS**, the administration of the MIH funds will be carried out by the City of Winfield and the construction development and management will be carried out by Petra WIN Residences, LLC.

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

**Section 1.** The governing body of the City of Winfield, Kansas hereby supports and approves the development of the aforesaid housing in their community, subject to local ordinances, regulatory and building permit process.

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

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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



## Request for Commission Action

**Date:** September 19, 2022

**Requestor:** Josh Wallace, Environmental Inspector

---

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

1712 Fuller: furniture, trash and other debris in the driveway, front yard and on the porch.

**Analysis:** The owners and tenants of all properties listed were sent notification via certified letter.

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

**Attachments:**

Nuisance Resolution - 1712 Fuller - 2 Photos



## Request for Commission Action

1712 Fuller #1-2



**A RESOLUTION**

**DETERMINING** the existence of certain nuisances at **1712 Fuller** in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

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

**WHEREAS**, the City's inspector, on or about the 13th day of July 2022 and on prior and subsequent times, inspected the premises described below and observed the following conditions as set forth below;

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

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

Owner: LEWIS,JASON A & LEWIS,MARCIA L  
16112 S HIGHWAY 10  
WYANDOTTE, OK 74370-2159

Occupant: VACANT  
Property Address: 1712 Fuller  
Legal Description: LOOMIS ADD, BLOCK 197, Lot 10

Nature of Nuisance: A nuisance consisting of a large accumulation of furniture trash and other debris in driveway, front yard and on the porch creating an unsightly appearance and/or harborage for vermin.

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

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

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

**ADOPTED** this 19th day of September, 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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



## RFCA Setting Resolutions

**Date:** September 19, 2022

**Requestor:** Josh Wallace, Environmental Inspector

---

**315 W 15th:** Damaged walls and roofing of two sheds and a garage.

**1821 Manning:** Damaged roofing of commercial building (In process of demo).

**1321 John:** Damaged roofing and walls of garage.

**1803 Fuller:** Damaged roofing and walls of garage.

**1602 Fuller:** Damaged roofing and walls of garage (Garage has been removed).

**818 Main:** Leaking roof with abandoned foodstuff and materials falling off façade.

**Action Requested:** Seeking consideration for the approval of setting resolutions regarding the determination of certain structures as unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in (90) days--allowing any owner/lien holder 30 days for a detailed written plan for rehabilitation or removal of of said structures.

**Status:** All properties owners were sent certified letters requesting an inspection or informing that the property is dangerous or injurious to the health, safety or morals of the occupants of such buildings or other residents of the city (uninhabitable), or which have a blighting influence on properties in the area.

Owners were requested to return a signed demolition or repair timeline and obtain the necessary permits to do so.

**Attachments:**

**Fixing Resolution - 315 W 15th - 2 Photos**

**Fixing Resolution - 1821 Manning- 2 Photos**

**Fixing Resolution - 1321 John - 2 Photos**

**Fixing Resolution - 1803 Fuller - 2 Photos**

**Fixing Resolution - 1602 Fuller - 2 Photos**

**Fixing Resolution - 818 Main - 2 Photos**



## RFCA Setting Resolutions





## RFCA Setting Resolutions





## RFCA Setting Resolutions





## RFCA Setting Resolutions





## RFCA Setting Resolutions





## RFCA Setting Resolutions



BILL NO.

RESOLUTION NO.

**A RESOLUTION**

**SETTING** forth findings that the structure(s), ***SHEDS/GARAGES***, located on a tract of land legally described as follows: ***ROBINSONS ADD, BLOCK 75, Lot 4, to Winfield, Kansas. Commonly known as 315 W 15th. Recorded in Book 955 page 412, in the Office of the Register of Deeds of Cowley County, Kansas,*** is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in **thirty (30)** days.

---

**WHEREAS**, the Governing Body, by **Resolution No. 5722** scheduled a hearing for 9/19/2022 at **5:30 p.m.** to hear evidence to determine if the structure(s), ***SHEDS/GARAGES***, hereinafter described is unsafe and/or dangerous; and,

**WHEREAS**, on 9/19/2022 the Governing Body heard all the evidence submitted.

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

**Section 1.** The Governing Body hereby finds that the structure(s), ***SHEDS/GARAGES***, located on a tract of land legally described as: ***ROBINSONS ADD, BLOCK 75, Lot 4, to Winfield, Kansas. Commonly known as 315 W 15th. Recorded in Book 955 page 412, in the Office of the Register of Deeds of Cowley County, Kansas,*** is unsafe and dangerous and hereby directs the owner to remove or repair said structure(s) and make the premises safe and secure. The owner has **thirty (30)** days from the date of publication of this resolution or building permit date, whichever comes first, to complete repair work, bring the structure(s) into code compliance and make said structure(s) safe and habitable. Compliance must meet city standards and expectations. The owner must have the structure(s) inspected by the city inspector and obtain a Certificate of Occupancy from the Inspection Department before said structure(s) are deemed safe, habitable and ready for occupancy. Regardless of the expenditures and/or progress on the structure(s), if the owner fails to complete the repair within the time frame specified or fails to diligently prosecute the same until the work is completed, then at its discretion said Governing body will cause the structure(s) to be razed and removed or extend the time period. The cost of razing and removal, less salvage, if any, shall be assessed as a special assessment against the parcel of land upon which the structure(s) are located.

**Section 2.** Within thirty (30) days of publication, the owner shall provide to the Building Official a detailed written plan for rehabilitation or removal of the structure(s) complete with estimated costs and completion date. Failure to provide said plan within the designated time shall constitute waiving of the established time for repair established in Section 1.

**Section 3.** The City Clerk shall cause said findings to be filed with the Register of Deeds of Cowley County, Kansas.

**Section 4.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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

**BILL NO.**

**RESOLUTION NO.**

**A RESOLUTION**

**SETTING**     forth findings that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as follows: *TORRANCE ADD , S 50 LT 16., to Winfield, Kansas. Commonly known as 1321 John. Recorded in Book 254 page 300, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.

---

**WHEREAS**, the Governing Body, by **Resolution No. 5922** scheduled a hearing for 9/19/2022 at 5:30 p.m. to hear evidence to determine if the structure(s), *SHED/GARAGE*, hereinafter described is unsafe and/or dangerous; and,

**WHEREAS**, on 9/19/2022 the Governing Body heard all the evidence submitted.

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

**Section 1.** The Governing Body hereby finds that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as: *TORRANCE ADD , S 50 LT 16., to Winfield, Kansas. Commonly known as 1321 John. Recorded in Book 254 page 300, in the Office of the Register of Deeds of Cowley County, Kansas, Commonly known as 1321 John in the Office of the Register of Deeds in Cowley County, Kansas*, is unsafe and dangerous and hereby directs the owner to remove or repair said structure(s) and make the premises safe and secure. The owner has **thirty (30)** days from the date of publication of this resolution or building permit date, whichever comes first, to complete repair work, bring the structure(s) into code compliance and make said structure(s) safe and habitable. Compliance must meet city standards and expectations. The owner must have the structure(s) inspected by the city inspector and obtain a Certificate of Occupancy from the Inspection Department before said structure(s) are deemed safe, habitable and ready for occupancy. Regardless of the expenditures and/or progress on the structure(s), if the owner fails to complete the repair within the time frame specified or fails to diligently prosecute the same until the work is completed, then at its discretion said Governing body will cause the structure(s) to be razed and removed or extend the time period. The cost of razing and removal, less salvage, if any, shall be assessed as a special assessment against the parcel of land upon which the structure(s) are located.

**Section 2.** Within thirty (30) days of publication, the owner shall provide to the Building Official a detailed written plan for rehabilitation or removal of the structure(s) complete with estimated costs and completion date. Failure to provide said plan within the designated time shall constitute waiving of the established time for repair established in Section 1.

**Section 3.** The City Clerk shall cause said findings to be filed with the Register of Deeds of Cowley County, Kansas.

**Section 4.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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

**BILL NO.**

**RESOLUTION NO.**

**A RESOLUTION**

**SETTING**     forth findings that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as follows: *LOOMIS ADD , BLOCK 178 , Lot 1 - 2, to Winfield, Kansas. Commonly known as 1803 Fuller. Recorded in Book 426 page 573, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.

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**WHEREAS**, the Governing Body, by **Resolution No. 6022** scheduled a hearing for 9/19/2022 at 5:30 p.m. to hear evidence to determine if the structure(s), *SHED/GARAGE*, hereinafter described is unsafe and/or dangerous; and,

**WHEREAS**, on 9/19/2022 the Governing Body heard all the evidence submitted.

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

**Section 1.** The Governing Body hereby finds that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as: *LOOMIS ADD, BLOCK 178, Lot 1 - 2, to Winfield, Kansas. Commonly known as 1803 Fuller. Recorded in Book 426 page 573, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and dangerous and hereby directs the owner to remove or repair said structure(s) and make the premises safe and secure. The owner has **thirty (30)** days from the date of publication of this resolution or building permit date, whichever comes first, to complete repair work, bring the structure(s) into code compliance and make said structure(s) safe and habitable. Compliance must meet city standards and expectations. The owner must have the structure(s) inspected by the city inspector and obtain a Certificate of Occupancy from the Inspection Department before said structure(s) are deemed safe, habitable and ready for occupancy. Regardless of the expenditures and/or progress on the structure(s), if the owner fails to complete the repair within the time frame specified or fails to diligently prosecute the same until the work is completed, then at its discretion said Governing body will cause the structure(s) to be razed and removed or extend the time period. The cost of razing and removal, less salvage, if any, shall be assessed as a special assessment against the parcel of land upon which the structure(s) are located.

**Section 2.** Within thirty (30) days of publication, the owner shall provide to the Building Official a detailed written plan for rehabilitation or removal of the structure(s) complete with estimated costs and completion date. Failure to provide said plan within the designated time shall constitute waiving of the established time for repair established in Section 1.

**Section 3.** The City Clerk shall cause said findings to be filed with the Register of Deeds of Cowley County, Kansas.

**Section 4.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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



**BILL NO.**

**RESOLUTION NO.**

**A RESOLUTION**

**SETTING**     forth findings that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as follows: *LOOMIS ADD, BLOCK 196, Lot 12, to Winfield, Kansas. Commonly known as 1602 Fuller. Recorded in Book 558 page 564, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.

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**WHEREAS**, the Governing Body, by **Resolution No. 6122** scheduled a hearing for 9/19/2022 at **5:30 p.m.** to hear evidence to determine if the structure(s), *SHED/GARAGE*, hereinafter described is unsafe and/or dangerous; and,

**WHEREAS**, on 9/19/2022 the Governing Body heard all the evidence submitted.

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

**Section 1.** The Governing Body hereby finds that the structure(s), *SHED/GARAGE*, located on a tract of land legally described as: *LOOMIS ADD, BLOCK 196, Lot 12, to Winfield, Kansas. Commonly known as 1602 Fuller. Recorded in Book 558 page 564, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and dangerous and hereby directs the owner to remove or repair said structure(s) and make the premises safe and secure. The owner has **thirty (30)** days from the date of publication of this resolution or building permit date, whichever comes first, to complete repair work, bring the structure(s) into code compliance and make said structure(s) safe and habitable. Compliance must meet city standards and expectations. The owner must have the structure(s) inspected by the city inspector and obtain a Certificate of Occupancy from the Inspection Department before said structure(s) are deemed safe, habitable and ready for occupancy. Regardless of the expenditures and/or progress on the structure(s), if the owner fails to complete the repair within the time frame specified or fails to diligently prosecute the same until the work is completed, then at its discretion said Governing body will cause the structure(s) to be razed and removed or extend the time period. The cost of razing and removal, less salvage, if any, shall be assessed as a special assessment against the parcel of land upon which the structure(s) are located.

**Section 2.** Within thirty (30) days of publication, the owner shall provide to the Building Official a detailed written plan for rehabilitation or removal of the structure(s) complete with estimated costs and completion date. Failure to provide said plan within the designated time shall constitute waiving of the established time for repair established in Section 1.

**Section 3.** The City Clerk shall cause said findings to be filed with the Register of Deeds of Cowley County, Kansas.

**Section 4.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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

**BILL NO.**

**RESOLUTION NO.**

**A RESOLUTION**

**SETTING**     forth findings that the structure(s), *BUSINESS*, located on a tract of land legally described as follows: *WINFIELD, TOWNSITE OF, BLOCK 128, Lot 10, to Winfield, Kansas. Commonly known as 818 Main. Recorded in Book 754 page 596, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and/or dangerous and ordering said structure(s) to be repaired or removed in thirty (30) days.

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**WHEREAS**, the Governing Body, by **Resolution No. 5622** scheduled a hearing for 9/19/2022 at **5:30 p.m.** to hear evidence to determine if the structure(s), *BUSINESS*, hereinafter described is unsafe and/or dangerous; and,

**WHEREAS**, on 9/19/2022 the Governing Body heard all the evidence submitted.

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

**Section 1.** The Governing Body hereby finds that the structure(s), *BUSINESS*, located on a tract of land legally described as: *WINFIELD, TOWNSITE OF, BLOCK 128, Lot 10, to Winfield, Kansas. Commonly known as 818 Main. Recorded in Book 754 page 596, in the Office of the Register of Deeds of Cowley County, Kansas*, is unsafe and dangerous and hereby directs the owner to remove or repair said structure(s) and make the premises safe and secure. The owner has **thirty (30)** days from the date of publication of this resolution or building permit date, whichever comes first, to complete repair work, bring the structure(s) into code compliance and make said structure(s) safe and habitable. Compliance must meet city standards and expectations. The owner must have the structure(s) inspected by the city inspector and obtain a Certificate of Occupancy from the Inspection Department before said structure(s) are deemed safe, habitable and ready for occupancy. Regardless of the expenditures and/or progress on the structure(s), if the owner fails to complete the repair within the time frame specified or fails to diligently prosecute the same until the work is completed, then at its discretion said Governing body will cause the structure(s) to be razed and removed or extend the time period. The cost of razing and removal, less salvage, if any, shall be assessed as a special assessment against the parcel of land upon which the structure(s) are located.

**Section 2.** Within thirty (30) days of publication, the owner shall provide to the Building Official a detailed written plan for rehabilitation or removal of the structure(s) complete with estimated costs and completion date. Failure to provide said plan within the designated time shall constitute waiving of the established time for repair established in Section 1.

**Section 3.** The City Clerk shall cause said findings to be filed with the Register of Deeds of Cowley County, Kansas.

**Section 4.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 19th day of September 2022.

(SEAL)

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

ATTEST:

\_\_\_\_\_  
Tania Richardson, City Clerk

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

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



## Request for Commission Action

**Date:** September 16, 2022

**Requestor:** Robbie DeLong, Chief of Police

---

**Action Requested:** September 15th, Work Session-discussion, September 19<sup>th</sup>, 2022, Commission Agenda-Other Business: Consider Police vehicle purchase.

**Analysis:** The current state of fleet vehicle procurement continues to be a challenge. As supply chain issues and inflation continue to take their toll, the long-term practice of procurement is more than likely going to change. The Winfield Police Department began the process of attempting to obtain quotes in July of 2022. While communicating with Kline Motors, Winfield Motor Company, and Superior SERV members learned that the process for ordering would again change for 2023.

One point to note is that the commission had originally authorized the purchase of two (2) 2022 Dodge Durango police vehicles from Winfield Motors in fall of 2021. During the wait time the department was notified that Dodge was only able to fulfill the order for one of the two vehicles. This forced the department to look at other options and Superior SERV out of Andover Kansas was able to provide the department with a 2022 Dodge Charger police sedan. During the week of September 13<sup>th</sup> Winfield Motor representatives did contact our department and advised the 2022 Durango that was cancelled earlier in the year was now in production. The city is not obligated to purchase the vehicle, but Winfield Motors stated they would give the city the first opportunity to do so. They indicated the sale price would be the same as the quoted amount from 2021.

Staff members have also learned that Dodge was now offering different time frames when they would be accepting orders depending on vehicle model. The information provided is that they will begin accepting orders for the 2023 Dodge Durango the week of September 12<sup>th</sup> (possibly) with a possible November build date. It should be noted that this date has already changed twice this year alone. Dodge will accept orders for Dodge Chargers and light trucks in the October/November timeframe with a projected January 2023 build date.

Another item to note is Dodge has confirmed that 2023 will be the last year of production for the Dodge Charger.

Dodge is also requiring customers to submit a letter of intent to purchase, which will hold the organization accountable to the purchase and the city won't have many options to cancel the order.

Staff also asked Kline Motors for information for police rated vehicles to quote for 2023. Staff were told that these numbers would be available in August. Staff sent another message to Kline Motors for any updated information and as of the submission of this request no information has been submitted.



## Request for Commission Action

Another point to note is that Andy Saville (owner of SERV) stated that he had equipment at his business to outfit 22 Ford Interceptors for various customers and Ford cancelled the entire order. He stated that in his opinion procurement from Ford for the next several months will be very difficult as there has been a pattern of orders being cancelled on the fleet side.

### **Fiscal Impact:** 2022 Budget

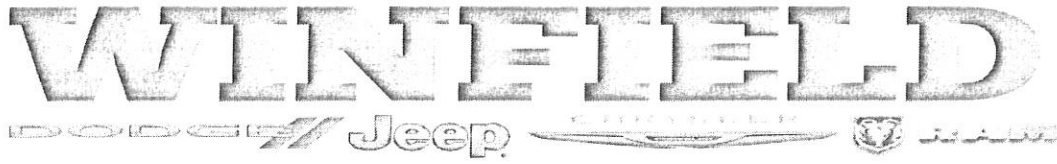
- (1) 2022 Dodge Durango Pursuit AWD (V6) at a total price of: \$34,726.00 not including upfitting costs. Vehicle would be purchased from Winfield Motor Company.
- (2) 2023 Dodge Durango Pursuit AWD (V6) at an individual price of \$39,417.00 and a total price of \$78,834.00 not including upfitting costs. Vehicles would be purchased from Winfield Motors
- Kline Ford: No Quote provided
- \*Superior SERV: Equipment and upfitting at a cost of \$10,600 (approximate) per vehicle.

### **Staff recommendation:**

- (1) 2022 Dodge Durango Pursuit: accept the quote from Winfield Motors at \$34,726.00 per vehicle (vehicle only)
- (2) 2023 Dodge Durango Pursuit's: accept the quote from Winfield Motors at \$39,417.00 per vehicle.
- \*Upfitting and equipment cost of \$10,950 per vehicle: accept quote from SERV Superior.

\*This quote factors in refurbished in car camera system as the current system brand new has been on back order for over 9 months.

**Attachments: Quote from Winfield Motor Company, Quote from Superior SERV**



1901 S. Main- PO Box 629 Winfield, Ks 67156

1-888-281-2840

www.winfieldautos.com

9/14/2022

To: City of Winfield

From: Winfield Motor Company

To Whom it May Concern,

Thank you for inviting us to participate in your bidding process. On Monday September 12, 2022 Captain Chad Gordon and myself met to discuss the bid specifications needed for the upcoming 2023 model year Dodge Durango Pursuit, Ram 1500 Crew Cab SSV and Dodge Charger V-6 AWD Pursuit. The information to follow is the pricing available based on the specifications from Captain Gordon.

Proposed pricing for 2023 model year.

Dodge Durango Pursuit AWD 3.6L V-6	\$39417.00
Ram 1500 Crew Cab SSV	\$38006.00
Dodge Charger Pursuit AWD 3.6L V-6	\$36273.00

Setina Push Guards are not included in the bid spec as per our conversation.

The 2022 Dodge Durango Pursuit AWD 3.6L V-6 pricing - \$34726.00

Please feel free to call Paul Carrillo or Larry Raber at (620)221-2840 with any questions.

Thank you,

A handwritten signature in black ink, appearing to read "Larry Raber".

Larry Raber  
President

## Superior Emergency Response Vehicles

P.O. Box 965  
12548 SW Highway 54  
Andover, KS. 67002

## Estimate

Date	Estimate #
9/14/2022	2868

Customer Name
Winfield Police Department 812 Millington PO Box 646 Winfield, KS. 67156



Emergency Response Vehicles

[www.SERVLLC.com](http://www.SERVLLC.com)

316-733-2223

Email: [andy@servllc.com](mailto:andy@servllc.com)

Description	Qty	Rate	Total
2023 Durango Pursuit			
Whelen Legacy DUO 48" Lightbar (Red/Blue with Full White Flood Option and Amber TA)	1	2,150.00	2,150.00
Whelen ION Perimeter Lights (4 front, 4 rear)	8	95.00	760.00
Whelen 200w Siren/Lighting Controller 295SLSA6	1	515.00	515.00
Whelen SA315U 100w Siren Speaker w/Bracket	1	196.50	196.50
425-6706 Jotto Durango Max Depth Console	1	525.00	525.00
425-3704 Jotto Dual ABS Cupholder	1	36.50	36.50
Jotto Single Cell - Prisoner Transport System	1	1,275.00	1,275.00
Jotto Single Weapon Gun Lock System	1	440.00	440.00
Watchguard 4RE System - Refurbished Unit	1	1,750.00	1,750.00
Antenna Coax/Antenna Kit	1	65.00	65.00
Magnetic Mic	1	34.95	34.95
Setina PB400L Push Bumper	1	550.00	550.00
Emergency Vehicle Graphics - Installed	1	450.00	450.00
Shop Supplies - Wiring, Connectors, Securement Items, Brackets, Etc.	1	200.00	200.00
Circuit Breaker	1	48.50	48.50
75-100AMP Accessory Relay	1	51.90	51.90
BS5032 Split Fuse Block	1	52.50	52.50
Professional Installation / Upfitting	1	1,850.00	1,850.00
Pricing for equipment and labor are good for 30 days. Equipment and parts installed carry a warranty as specified by the manufacturer. Repairs or replacement of equipment items during the warranty period may be subject to a labor charge if the failure is not due to improper installation. Installation and upfitting workmanship performed by SERV are warranted for the service life of the vehicle within your organization. Modifications or equipment failures by others may void this warranty. Used parts and equipment do not carry a warranty.			
Sales Tax (0.0%)			\$0.00
Total			\$10,950.85

**Thank you for considering SERV!**