

**CITY COMMISSION MEETING  
Winfield, Kansas**

DATE: Tuesday, January 17, 2023  
TIME: 5:30 p.m.  
PLACE: City Commission – Community Council Room – First Floor – City Building

**AGENDA**

CALL TO ORDER .....Mayor Gregory N. Thompson  
ROLL CALL.....City Clerk, Tania Richardson  
MINUTES OF PRECEDING MEETING.....Tuesday, January 03, 2023

**BUSINESS FROM THE FLOOR**

-Citizens to be heard

**NEW BUSINESS**

Ordinances & Resolutions

**Bill No. 2301 – A Resolution** – Determining the existence of certain nuisances in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City.

**Bill No. 2302 – A Resolution** – Fixing the time and place and providing for notice of a public hearing before the Governing Body of the City of Winfield, Kansas, regarding the condemnation of a certain structure in the City of Winfield, Cowley County, Kansas.

**OTHER BUSINESS**

**ADJOURNMENT**

-Next regular work session Thursday, February 2, 2023 at 4:00 p.m.  
-Next regular meeting Monday, February 06, 2023.

**CITY COMMISSION MEETING MINUTES**  
**Winfield, Kansas**  
**January 3, 2023**

The Board of City Commissioners met in regular session, Tuesday, January 03, 2023 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; Tania Richardson, City Clerk; and William E. Muret, City Attorney.

City Clerk Richardson called Roll.

Commissioner Butters moved that the minutes of the December 19, 2022 Meeting be approved. Commissioner Thompson seconded the motion. With all Commissioners voting aye, motion carried.

**OATHS OF OFFICE**

Mayor Hutto moved to nominate Commissioner Thompson as Mayor. Commissioner Butters seconded the motion. With all Commissioners voting aye, motion carried.

Commissioner Thompson moved to nominate Commissioner Brenda K. Butters as Presiding Officer. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

City Clerk Richardson administered the Oath of Office to Gregory N. Thompson.

**PROCLAMATION**

-Mayor Gregory N. Thompson presented a Proclamation proclaiming the month of January 2023 as a time for celebration for Arbor Day.

**PRESENTATION**

Mayor Thompson presented a Service Award to outgoing Mayor Hutto to recognize his service the past year as Mayor to the City of Winfield.

**BUSINESS FROM THE FLOOR**

Mayor Thompson noted there were no citizens present to bring business to the Commission.

**NEW BUSINESS**

Mayor Thompson noted there was no new business.

**OTHER BUSINESS**

-Consider CMB license application for Jubilee Gas, 1902 E 9th Ave. City Clerk Richardson presented an application for Jubilee Gas, 1902 E 9th Ave, for a CMB license for 2023. Commissioner Hutto made a motion to approve the application. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried.

**ADJOURNMENT**

Upon motion by Commissioner Hutto, seconded by Commissioner Butters, all Commissioners voting aye, the meeting adjourned at 5:34 p.m.

Signed and sealed this 11<sup>th</sup> day of January 2023.

Signed and approved this 17<sup>th</sup> day of January 2023.

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Tania Richardson, City Clerk

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Gregory N. Thompson, Mayor



## Request for Commission Action

**Date:** January 10, 2023

**Requestor:** Nicole York, Environmental Inspector

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**818 Main:** Leaking roof, ceiling collapsing and abandoned foodstuff

**Action Requested:** Seeking consideration for the approval of a resolution regarding the determination of a nuisance at 818 Main St. and ordering said nuisance to be abated.

**Status:** Property owner was sent certified letters requesting an inspection and informing that the property is dangerous and injurious to the health, safety or morals of the occupants of such building/uninhabitable and resulting in a blighting influence on the properties in the area.

Owner was requested to return a signed demolition or repair timeline and obtain necessary permits to do so.

**Attachments:**

Resolution- 818 Main St. – 2 Photos

**A RESOLUTION**

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

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

**WHEREAS**, the City’s inspector, on or about the 19th day of September, 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:

(1) Owner: Karen Breedlove  
2906 N 14<sup>th</sup>  
Ponca City, OK 74601

Occupant: World Health  
Property Address: 818 Main.  
Legal Description: WINFIELD, TOWNSITE OF, BLOCK 128 Lot 10

Nature of Nuisance: Consisting of Leaking roof, collapsing ceiling tiles, accumulation of abandoned foodstuff which has been a harborage for rats, mice and other 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 17th day of January 2023.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Mayor

ATTEST:

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

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

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

818 Main St.





## Request for Commission Action

**Date:** January 10, 2023

**Requestor:** Nicole York, Environmental Inspector

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**Action Requested:** Seeking approval of a Fixing Resolution fixing the date and time for a public hearing regarding the condemnation of a structure located at 320 Iowa St.

**Analysis:** Due to constant and rapid decline of the structure it has been determined by the city's building official, Rod Haney, to be uninhabitable, dangerous, a blight to the neighborhood and in need of repair or removal.

**Fiscal Impact:** Unknown at this time

**Attachments:** Fixing Resolution 320 Iowa St.  
Building Official Report-1  
Photographs



(Published in the *Cowley Courier Traveler*, January 21, 2023)

**BILL NO. 2302**

**RESOLUTION NO. 0223**

**A RESOLUTION**

**FIXING** the time and place and providing for notice of a public hearing before the Governing Body of the City of Winfield, Kansas, regarding the condemnation of a certain structure in the City of Winfield, Cowley County, Kansas.

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**WHEREAS**, on January 10, 2023, the Environmental Inspector of the City of Winfield, Kansas, acting as the enforcing officer pursuant to K.S.A. 12-1750 Supp. et. Seq., filed with the Governing Body of said City, a statement in writing that certain structures hereinafter described are unsafe for human habitation and/or dangerous.

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

**Section 1.** A hearing will be held on March 6, 2023 at 5:30 p.m. in the Community Council Room, City Hall, 200 East Ninth Avenue, Winfield, Kansas, at which time the owners, their agents, lien holders of record and any occupants of said structures legally described below:

Structure(s), *A house on a tract of land legally described as: West 93 feet of Lot 10, Block 16, Highland Park Addition to the City of Winfield, KS, commonly known as 320 Iowa St. Recorded in Book 0849 page 0099, in the Office of the Register of Deeds of Cowley County, Kansas,*

may appear and show cause why said structure(s) should not be condemned as unsafe and dangerous and ordered repaired or demolished.

**Section 2.** The City Clerk is hereby directed to have this resolution published twice in the official city newspaper once each week for two consecutive weeks on the same day of each week and shall give notice to said person or persons in the manner provided by K.S.A. 12-1750 Supp. et. seq.

**Section 3.** This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

**ADOPTED** this 17th day of January 2023.

(SEAL)

\_\_\_\_\_  
Gregory N. Thompson, Mayor

ATTEST:

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

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

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







## Notes From Building Inspector-Rod Haney

On January 3rd approximately 11:00 PM I was at 3:20 Iowa. At that time it was noted that you could hear a generator running inside the house. As I was about to enter the front gate to go to the front door to post the property to vacate. A female pit bull and two puppies came running to the front yard. Followed by a male suspect. In questioning the male subject he indicated that he was just there to take care of the puppies and the dog. He was doing it for a friend that supposedly lives in the ark city. When asked about the generator. He said the friend told him to run the generator to keep the dogs warm.

I proceeded to post the notice to vacate on the front door. Touches a picture of the notice on the front door.

Upon returning to the same address at 3:20 Iowa. Approximately 3:20 PM it was noted that the notice had been removed from the front door. I posted a second notice on the front window. It was noted that you could hear a video game being played inside the dwelling at the time of posting.

### ***Rod Haney C.B.O***

Building Official

Engineering / Public Improvements

200 E. 9th Winfield, KS

(620) 221-5675 Office

(620) 221-5618 Fax

[ghaney@winfieldks.org](mailto:ghaney@winfieldks.org)