

**CITY COMMISSION MEETING
Winfield, Kansas**

DATE: Monday, May 06, 2024
TIME: **4:00 p.m.**
PLACE: **City Commission – Winfield Chamber of Commerce – 123 E 9th, Winfield KS 67156**

AGENDA

CALL TO ORDERMayor Brenda K. Butters
ROLL CALL.....City Clerk, Tania Richardson
MINUTES OF PRECEDING MEETING.....Monday, April 15, 2024
MINUTES OF SPECIAL CALLED MEETINGThursday, May 02, 2024

PROCLAMATION

- To designate the Week of May 19 - 25, 2024, as Emergency Medical Services Week

BUSINESS FROM THE FLOOR

-Citizens to be heard

NEW BUSINESS

Ordinances & Resolutions

Bill No. 2448 – A Resolution – Authorizing an Outdoor Community Event and Temporary Entertainment District
Application (Midwest Moos, Inc.)

OTHER BUSINESS

-Consider Gas Turbine CO2 Fire Alarm System
-Consider the replacement of 21 copiers and printers for an amount of \$46,977.50.

ADJOURNMENT

-Next Commission work session 4:00 p.m. Thursday, May 16, 2024.
-Next regular meeting 5:30 p.m. Monday, May 20, 2024.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
April 15, 2024

The Board of City Commissioners met in regular session, Monday, April 15, 2024 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Brenda K. Butters presiding. Commissioners Ronald E. Hutto and Gregory N. Thompson were present. Also in attendance were Taggart Wall, City Manager; Tania Richardson, City Clerk and William E. Muret, City Attorney.

Mayor Butters noted all Commissioners were present.

Commissioner Hutto moved that the minutes of the April 1, 2024 meeting be approved. Commissioner Thompson seconded the motion. With all Commissioners voting aye, motion carried.

BUSINESS FROM THE FLOOR

-Citizens to be heard-Angela Shear, 1420 E 6th Ave, appeared before the Commission to discuss the stray cat population, and the condition of 6th Ave brick street.

NEW BUSINESS

Bill No. 2437 – An Ordinance – Granting Centurylink Communications, LLC a license to operate and maintain a fiber optic system in the public rights-of-way of the City of Winfield, Kansas, for the purposes of telecommunications transmission service, prescribing the terms and condition of said grant. City Manager Wall explains this agreement replaces and supersedes a previous agreement from the early 2000's. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2437 was adopted and numbered Ordinance No. 4214.1.

Bill No. 2438 – An Ordinance – Approving the form of and authorizing the execution of an Interlocal Cooperation Agreement respecting land acquisition at Strother Field Airport/Industrial Park and the financing thereof. City Manager Wall explains this agreement between the City of Winfield, Arkansas City and Strother Field Commission is for the payment of debt related to the acquisition of real property adjacent to Strother Field Airport Industrial Park. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2438 was adopted and numbered Ordinance No. 4215.

Bill No. 2439 – An Ordinance – Authorizing and providing for the issuance of General Obligation Bonds, Series 2024-A, of the City of Winfield, Kansas; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on said bonds as they become due; authorizing certain other documents and actions in connection therewith; and making certain covenants with respect thereto. City Manager Wall explains this Ordinance approves the issuance of General Obligation Bonds related to the acquisition of real property adjacent to the Strother Field Airport Industrial Park. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2439 was adopted and numbered Ordinance No. 4216.

Bill No. 2440 – A Resolution – Prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds, Series 2024-A, of the City of Winfield, Kansas, previously authorized by Ordinance No. 4216 of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions

connected therewith. City Manager Wall explains this Resolution authorizes the sale of General Obligation Bonds, Series 2024-A. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2440 was adopted and numbered Resolution No. 3724.

Bill No. 2441 – An Ordinance – Dedication of a parcel of land in the Northeast Quarter of Section 33, Township 32 South, Range 4 East of the 6th P.M., City of Winfield, Cowley County, Kansas, as street right-of-way. City Manager Wall explains this Ordinance will dedicate a parcel of land owned by the City as road right-of-way. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2441 was adopted and numbered Ordinance No. 4217.

Bill No. 2442 – A Resolution – Determining the existence of certain nuisances at 1520 Frankfort St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution would allow the City to take action to clean up the property at 1520 Frankfort St. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2442 was adopted and numbered Resolution No. 3824.

Bill No. 2443 – A Resolution – Determining the existence of certain nuisances at 716 Menor St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution would allow the City to take action to clean up the property at 716 Menor St. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2443 was adopted and numbered Resolution No. 3924.

Bill No. 2444 – A Resolution – Determining the existence of certain nuisances at 414 W 9th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution would allow the City to take action to clean up the property at 414 W 9th Ave. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2444 was adopted and numbered Resolution No. 4024.

Bill No. 2445 – A Resolution – Determining the existence of certain nuisances at 1020 E 7th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution would allow the City to take action to clean up the property at 1020 E 7th Ave. Upon motion by Commissioner Thompson, seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 2445 was adopted and numbered Resolution No. 4124.

Bill No. 2446 – A Resolution – Determining the existence of certain nuisances at 715 E 15th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution would allow the City to take action to clean up the property at 715 E 15th Ave. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2446 was adopted and numbered Resolution No. 4224.

Bill No. 2447 – 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. (1017 E 9th Ave) Director of Public Improvements Steward explains this Resolution fixes the date and time for a public hearing regarding the condemnation of a structure located at 1017 E 9th Ave that was damaged by fire. Upon motion by Commissioner Hutto, seconded by Commissioner Thompson, all Commissioners voting aye, Bill No. 2447 was adopted and numbered Resolution No. 4324.

OTHER BUSINESS

-Consider purchase of two mowers for Park Department and one mower for Recycle Center. Director of Public Improvements Steward explains that of the bids submitted, Grouse Valley Equipment was the low bid, and staff recommends three Hustler Super Z from Grouse Valley Equipment in the amount of \$37,394.70. Commissioner Thompson made a motion to approve the purchase. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

- Executive Session to discuss specific information about a business pursuant to the trade secrets exception. Commissioner Thompson made a motion that the Commission recess into executive session for a period not to exceed 5 minutes for the purpose of discussing specific information about a business pursuant to the trade secrets exception, K.S.A. 75-4319 (b)(4). Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

Regular Session resumed at 5:55 p.m.

ADJOURNMENT

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

Signed and sealed this 25rd day of April 2024.

Signed and approved this 6th day of May 2024.

Tania Richardson, City Clerk

Brenda K. Butters, Mayor

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
May 2, 2024

The Board of City Commissioners met in special session, Thursday, May 02, 2024 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Brenda K. Butters presiding. Commissioners Ronald E. Hutto and Gregory N. Thompson were also present. Also in attendance were Taggart Wall, City Manager; and Tania Richardson, City Clerk.

Mayor Butters noted all Commissioners were present.

BUSINESS FROM THE FLOOR

-None

NEW BUSINESS

-None

OTHER BUSINESS

-Executive Session to discuss specific information about a business pursuant to the trade secrets exception. Commissioner Butters made a motion that the Commission recess into executive session for a period not to exceed 20 minutes for the purpose of discussing a business pursuant to the trade secrets exception, K.S.A. 75-4319 (b)(4). Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

Commissioner Butters made a motion to add 25 more minutes to the executive session. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

Regular Session resumed at 6:15 p.m.

ADJOURNMENT

Commissioner Hutto made a motion to adjourn. The motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried. Meeting adjourned at 6:15 p.m.

Signed and sealed this 3rd day of May 2024.

Signed and approved this 6th day of May 2024.

Tania Richardson, City Clerk

Brenda K. Butters, Mayor

PROCLAMATION

To designate the Week of May 19 - 25, 2024, as Emergency Medical Services Week

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide life-saving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, emergency medical services has grown to fill a gap by providing important, out of hospital care, including preventative medicine, follow-up care, and access to telemedicine; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

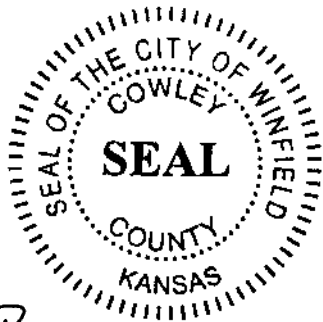
WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their life-saving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

THEREFORE, I, Brenda K Butters, Mayor, Winfield, Kansas, in recognition of this event do hereby proclaim the week of

May 19 - 25, 2024, as
EMERGENCY MEDICAL SERVICES WEEK

With the EMS Strong theme, *EMS WEEK: Where Emergency Care Begins*, I 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 6th day of May 2024.

Brenda K Butters

Brenda K Butters, Mayor

Tania Richardson
Tania Richardson, City Clerk



Request for Commission Action

Date: May 1, 2024

Requestor: Taggart Wall, City Manager

Action Requested: Consider Resolution authorizing an Outdoor Community Event, Temporary Alcohol Permit & Temporary Entertainment District Application from Midwest Moos, Inc.

Analysis: Midwest Moos, Inc., through an Outdoor Community Event & Temporary Entertainment District application, requests authorization to allow possession and Consumption and the sale of alcohol or cereal malt beverages in the Broadway Sports Complex from 5:00 p.m. to 10:00 p.m. inside a defined and controlled area during a series of outdoor baseball events in 2024. A separate temporary Alcohol or Cereal Malt Beverage Permit is required of Midwest Moos for possession and consumption and sale inside the identified area. The Governing Body has approved a alcohol/CMB permit for this part of the event. No security has been requested for these events.

Fiscal Impact: The event producers have a separate agreement in place for field and premises use. The fee associated with these events is \$2,000 plus permitting.

Attachments:

- OCE/TED Application
- Field Use Agreement
- TED Resolution

A RESOLUTION

AUTHORIZING an Outdoor Community Event and Temporary Entertainment District Application (Midwest Moos, Inc.)

WHEREAS, Midwest Moos, Inc. has made application for an Outdoor Community Event and Temporary Entertainment District; and

WHEREAS, Midwest Moos, Inc. requests the possession and consumption of alcoholic liquor or enhanced cereal malt beverage in the Broadway Sports Complex during a series of outdoor baseball events in 2024.

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

Section 1. Within Section 6-120 of Article IV of Section 6 of the Code of the City of Winfield, Kansas, "Temporary Entertainment District" means a defined area, which includes City streets, alleys, parking lots and public sidewalks on which the City Commission has authorized the sale, possession or consumption of alcoholic liquor or cereal malt beverage for a specified period of time, during a community event which has been properly permitted under Chapter 8 of this Code.

Section 2. Midwest Moos, Inc. requests the possession and consumption of alcoholic liquor or cereal malt beverage in the Broadway Sports Complex from 5:00 pm to 10:00 pm during a series of outdoor baseball events in 2024.

Section 3. The governing body of the city of Winfield Kansas hereby authorizes the Outdoor Community Event and Temporary Entertainment District Application, in accordance with the rules and procedures set forth by Article IV of Section 6 of the Code of the City of Winfield, Kansas, regarding the possession or consumption of alcoholic liquor as presented by Midwest Moos, Inc. from 5:00 pm to 10:00 pm during a series of outdoor baseball events in 2024, in the Broadway Sports Complex, Winfield Kansas, as identified in the Outdoor Community Event and Temporary Entertainment District Application; a copy of which is attached hereto and made a part hereof.

Section 4. This resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 6th day of May 2024.

(SEAL)

Brenda K. Butters, Mayor

ATTEST:

Tania Richardson, City Clerk

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

Approved for Commission Action: _____
Taggart Wall, City Manager



Outdoor Community Event and Temporary Entertainment District Application

Applications and any applicable fees must be submitted to:
Winfield City Office | 200 E. 9th Avenue | Winfield, KS 67156
620-221-5520 or (Fax) 620-221-5593 or events@winfieldks.org

Complete Outdoor Community Event Applications must be submitted **at least 30 days** prior to the proposed date of the event

The City of Winfield defines an Outdoor Community Event as follows:

- Outdoor event on public property organized for a particular and limited purpose and time. Such events shall include, but not be limited to fun runs, roadway foot races, fundraising walks, bikeathons, motor vehicle events, bike races, carnivals, festivals, cookouts, block parties, community celebrations, shows, exhibitions, circuses, fairs and temporary entertainment districts. Such term shall also include parades when held in conjunction with a community event as defined by this section, which event is sponsored or conducted by the same applicant. Such term shall not include events occurring solely on sidewalks or public rights of way immediately adjacent to public streets that do not require the closing of the sidewalk or public way.

The City of Winfield defines a Temporary Entertainment District as follows:

- A defined area, which includes City streets, alleys, parking lots and public sidewalks on which the City Commission has authorized the sale, possession or consumption of alcoholic liquor or cereal malt beverage for a specified period of time, during a Community Event which has been properly permitted.

General Information:

It is the purpose of this application to establish a process for permitting community events to use City streets, sidewalks, parks and alleys. It is unlawful for any person to conduct a community event without a community event permit. Any information required by the application must be complete upon submittal. Incomplete applications may be denied. The City of Winfield may refuse any application received less than 30 days before the event or lacking requested information. When received, an application is subject to approval of all departments involved and will be required to provide the following:

- The Winfield Police Department, the Winfield Fire Department and authorized representatives of such departments shall be responsible for the enforcement of all provisions of this application.
- No fee shall be charged for the application or permit for a Community Event itself.
- The issuance of a Community Event permit shall not negate the responsibility of the permit holder to acquire all other necessary and applicable licenses or permits which may be required for the event or pay any additional fees.
- Street closure request made to the City of Winfield.
- Certificate of General Liability Insurance naming the City of Winfield as additionally insured, *if applicable*.
- Security requirements including hiring of certified law enforcement officers.
- All Food/Beverage/Concessionaire/Amusement vendors list including contact person, contact information, and permits/licenses, as necessary.
- Outdoor Community Events shall cease between the hours of 11:00 p.m. and 8:00 a.m., Sunday through Thursday and midnight to 8:00 a.m. on Friday and Saturday.
- A detailed Security Plan will be required and approved by Winfield Chief of Police. Extraordinary Police/Fire services will be billed directly to the permit holder and will be the permit holder's responsibility.



Outdoor Community Event and Temporary Entertainment District Application

APPLICANT INFORMATION

Organization:

Contact Name:

Email:

Telephone:

Address:

City/State/Zip:

EVENT INFORMATION

Event Title:

Event Date:

Event Type:

Event Time (setup & teardown):

Public Property Needed:

Street Closure Requested? **Yes** ☐ or No ☐

If yes, provide map of event identifying any and all street closures and placement of barricades; with type of barricades to be used

Has written approval been received by appropriate authorities (KDOT) for closure of any State Highway (Main Street or 9th Avenue)? Yes ☐ or No ☐ *if yes, attach copy*

Date(s)/Time of Street Closures *(or attached information)*:

Site Plan Required: The plan defines the placement of fencing, tables, water supply, toilet/lavatory facilities, lighting, stages, temporary power needs, parking plans, sound plan, traffic control, temporary seating, tents or canopies, amusement or inflatable rides, barricade type/location, enter/exit locations, trash, signage, all streets being closed, etc. Parade or motor events require a map or diagram of the route to be traveled w/ starting and ending points identified; use of all or a portion of the street; approximate number, type, and description of persons, animals, and vehicles, as well as information above.

Emergency Services Requested: Police ☐ Fire ☐ EMS ☐

If you would like to speak with a department representative regarding having a member/s of one of the above-mentioned Emergency Service Departments, please contact the member mentioned below. Please note, that if the request is accepted, there are potential fees that may be assessed to your event for this coverage.

Winfield Police Department: Captain Chad Gordon (620) 221-5540

Winfield Fire/EMS Department: Fire Chief Vincent Warren (620) 221-5560

Will admission be charged? Yes ☐ or No ☐

Is this event a fundraiser? Yes ☐ or No ☐

Estimated Attendance: *(maximum)*:

Number of participants in previous years:

Please provide fliers, brochures, or website/Facebook posts describing the event.



Outdoor Community Event and Temporary Entertainment District Application

GENERAL LIABILITY INSURANCE INFORMATION

Comprehensive liability insurance (CGL) is a broad policy that protects the organization from liability claims related to products coverage, completed operations coverage, premise and operations coverage, and independent contractors' coverage; also called commercial general liability insurance. Proof of insurance may need be submitted to the City prior to approval of this application if any of the following activities are a part of the event; including but not limited to paid admissions, spectators, fairs & festivals, fireworks, concerts, carnivals, exhibitions, fundraisers, rides & attractions, racing events, religious ceremonies, running events, sporting events, animals, airsoft or paintball gun usage, construction exposures, inflatables (bounce houses), trampolines, water rides or water slides, bb/pellet guns, re-enactment weapons, archery, bonfires or open pit fires, food trucks/vendors, cereal malt beverage/liquor liability.

If required, the Applicant will procure and maintain during the term of the event a policy of insurance which provides general liability coverage in an amount not less than \$ 1,000,000 General Aggregate, \$ 1,000,000 Products Aggregate, \$ 500,000, Each Occurrence, \$ 500,000 Personal/Adv Injury, \$ 100,000 Fire Damage. with the City of Winfield KS, its officers and agents, named additional insured's.

Has a prior insurance provider canceled or refused to renew your policy? Yes ☐ or No ☐

ALCOHOLIC LIQUOR OR CMB INFORMATION

Will Alcoholic Liquor or CMB be sold and/or served? Yes ☐ or No ☐ If yes, complete the following

If Yes, is there a Liquor Liability Policy In-Force? Yes ☐ or No ☐

Is the Applicant Named as an Additional Insured? Yes ☐ or No ☐

On-Site Supervisor Name:

Email:

Telephone:

Address:

City/State/Zip:

Possession, sale and/or consumption of Alcoholic Liquor or CMB: A Catered Licensed Event, Temporary license or a Temporary Permit MUST be approved by the Kansas Division of Alcoholic Beverage Control (ABC) and the Winfield City Commission. Regular City Commission meetings are held the 1st and 3rd Mondays of each month.

FOOD INFORMATION

Will food be sold and/or served? Yes ☐ or No ☐ If yes, complete the following

Who is Providing the Food and/or Drink?

If Other than the Applicant, is a Certificate of Insurance Provided? Yes ☐ or No ☐

If Other than the Applicant, is Applicant Named as Additional Insured? Yes ☐ or No ☐

On-Site Supervisor Name:

Email:

Telephone:

Address:

City/State/Zip:



Outdoor Community Event and Temporary Entertainment District Application

I, _____, the above named applicant, have read the contents of this application and that all information and answers herein contained are completed and true. In addition, I have read and understand all rules and regulations as set out in the Code of the City of Winfield. Furthermore, I hereby agree to comply with all of the laws of the State of Kansas, and all rules and regulations prescribed by the City of Winfield and I have consent to the immediate revocation of my license, by the proper officials, for any violation of such laws, rules, or regulations.

Signature of Event Applicant Date

APPLICATION APPROVAL

Winfield City Manager Date



Outdoor Community Event and Temporary Entertainment District Application

I, **Sheldon Howell**

, the above named applicant, have read the contents of this application and that all information and answers herein contained are completed and true. In addition, I have read and understand all rules and regulations as set out in the Code of the City of Winfield. Furthermore, I hereby agree to comply with all of the laws of the State of Kansas, and all rules and regulations prescribed by the City of Winfield and I have consent to the immediate revocation of my license, by the proper officials, for any violation of such laws, rules, or regulations.

3/28/24

Signature of Event Applicant

Date

APPLICATION APPROVAL

Winfield City Manager

Date

Will Alcoholic Liquor or CMB be sold and/or served? Yes ☒ or No ☐ If yes, complete the following:
Is there a Liquor Liability Policy in-Force? Yes ☒ or No ☐
Is the Applicant Named as an Additional Insured? Yes ☒ or No ☐

On-Site Supervisor Name:
Sheldon Howell

Email: kelonline@outlook.com
Telephone: 3167343308

Address: 6501 W Irving
City/State/Zip: Wichita KS 67209

Possession, sale and/or consumption of Alcoholic Liquor or CMB: A Catered Licensed Event, Temporary license or a Temporary Permit MUST be approved by the Kansas Division of Alcoholic Beverage Control (ABC) and the Winfield City Commission. Regular City Commission meetings are held the 1st and 3rd Mondays of each month.

Will food be sold and/or served? Yes ☒ or No ☐ If yes, complete the following:
Who is Providing the Food and/or Drink?
Midwest Moos INC - Concessions

If Other than the Applicant, is a Certificate of Insurance Provided? Yes ☒ or No ☐
If Other than the Applicant, is Applicant Named as Additional Insured? Yes ☒ or No ☐

On-Site Supervisor Name:
Sheldon Howell

Email: kelonline@outlook.com
Telephone: 3167343308

Address: 6501 W Irving
City/State/Zip: Wichita KS 67209

FIELD AGREEMENT
BETWEEN CITY OF WINFIELD, KANSAS
&
MIDWEST MOOS INC

This AGREEMENT, entered into this 20 day of November, 2023 by the MIDWEST MOOS INC and the CITY OF WINFIELD, KS (hereinafter known as the CITY).

WHEREAS, the CITY and the MidWest Moos INC have agreed to terms on a new FIELD AGREEMENT for the 2024 & 2025 baseball seasons through August 2025.

NOW THEREFORE, upon such approval, the parties do hereby agree as follows:

1. The CITY agrees to the following conditions:

A. Beer Sales - The CITY will allow the sale and consumption of beer at a designated area, with applicable and preapproved CMB licensing/permitting, during MidWest Moos INC contests when no Winfield Recreation Commission games are being played on adjacent fields in the main quad area of the Broadway Sports Complex.

B. Mowing - The CITY or a designee thereof, agrees to mow the grass at the Baseball Field.

C. Field Rental- MidWest Moos INC shall submit to CITY \$2,000 in field rental for each season. One-half (1/2) of the rent shall be submitted no later than June 1 and the final rent shall be submitted no later than October 1.

D. Dugouts Maintenance - The CITY shall be responsible for all electrical, plumbing and air conditioning maintenance, repair and replacement, except, any damage caused by misuse or purposeful damage.

2. The MidWest Moos INC agrees to the following conditions:

A. Clean-up - The MidWest Moos INC agrees to remove all event related trash after each contest. MidWest Moos INC will require preseason training of designated personnel by CITY for clean-up procedures.

B. Field Preparation - The MidWest Moos INC shall be responsible for playing field preparation as required. MidWest Moos INC will require preseason training of designated personnel by CITY for field preparation procedures.

C. Game Schedule - To be coordinated and presented to the CITY, or it's designee as soon as it is available. Any special scheduling requests shall be made to the CITY, or it's designee, prior to finalizing the schedule.

D. Concessions - The MidWest Moos INC shall have sole responsibility and right for the sale of beer during contests, subject to approval by the Governing Body. The MidWest Moos INC shall have the sole responsibility and right for the sale of concessions during MidWest Moos INC contests. The MidWest Moos INC shall provide proof of all necessary licensing for concessions required by legal regulatory bodies: i.e. City , State or other. The MidWest Moos INC agrees to abide by all CITY policies, regulations and other contracts including the exclusive rights of Coca-Cola products at Broadway Sports Complex. Clean-up - The MidWest Moos INC agrees to leave the concession stand in clean orderly manner for use by the next group.

E. Beer Sales - The MidWest Moos INC shall have the sole responsibility for the operation and sale of beer within the designated area during MidWest Moos INC contests. All concession staff handling and selling beer must be of legal age. Under no circumstances shall the City of Winfield be held responsible for underage sale or consumption of beer.

F. Dugouts - The MidWest Moos INC is responsible for maintaining any furniture, lockers, carpet, etc. having to do with the baseball operations, and the normal cleaning of the dugouts.

G. The MidWest Moos INC shall have written permission from the third party owner of any equipment used in conjunction with their baseball operations when said equipment is not owned by the CITY or the MidWest Moos INC.

H. Community Involvement - The MidWest Moos INC agrees to be active in the

community by serving as volunteers for various community functions when possible.

I. MidWest Moos INC agrees to carry Comprehensive Liability insurance naming the City of Winfield, its officers and agents as additionally insured in an amount not less than \$1,000,000 General Aggregate, \$1,000,000 Products aggregate, \$500,00, Each Occurrence, \$500,000 Personal/Adv Injury and \$100,000 Fire Damage.

Under no circumstances shall the MidWest Moos INC hold the City of Winfield responsible for damages or injuries incurred as a result of negligence out of the City's control or participation in an event.

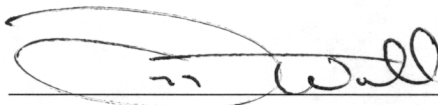
This Contract is effective from the latest date signed below for a period of two (2) baseball seasons and will be reviewed by both parties in August 2025.

There shall be an ANNUAL MEETING no later than fourteen (14) days after the end of the postseason in which members of the CITY and the owners/management of the MidWest Moos INC review the previous season's operations.

Each party shall provide written notification to the other not more than ten (10) days after the ANNUAL MEETING of its intent to negotiate a contract for the future season/s.

Each party shall have the right to terminate this contract by written notification of not less than thirty (30) days should the other party breach any of the above terms, misfeasance, malfeasance or nonfeasance.

The provisions of this agreement shall be binding upon the heirs, successors, executors and administrators of both parties upon written agreement of any transfer of rights.



City Manager

11-21-2023

Date

MidWest Moos, INC

Date

community by serving as volunteers for various community functions when possible.

I. MidWest Moos INC agrees to carry Comprehensive Liability insurance naming the City of Winfield, its officers and agents as additionally insured in an amount not less than \$1,000,000 General Aggregate, \$1,000,000 Products aggregate, \$500,00, Each Occurrence, \$500,000 Personal/Adv Injury and \$100,000 Fire Damage.

Under no circumstances shall the MidWest Moos INC hold the City of Winfield responsible for damages or injuries incurred as a result of negligence out of the City's control or participation in an event.

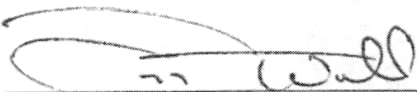
This Contract is effective from the latest date signed below for a period of two (2) baseball seasons and will be reviewed by both parties in August 2025.

There shall be an ANNUAL MEETING no later than fourteen (14) days after the end of the postseason in which members of the CITY and the owners/management of the MidWest Moos INC review the previous season's operations.

Each party shall provide written notification to the other not more than ten (10) days after the ANNUAL MEETING of its intent to negotiate a contract for the future season/s.

Each party shall have the right to terminate this contract by written notification of not less than thirty (30) days should the other party breach any of the above terms, misfeasance, malfeasance or nonfeasance.

The provisions of this agreement shall be binding upon the heirs, successors, executors and administrators of both parties upon written agreement of any transfer of rights.



City Manager

11-21-2023

Date



MidWest Moos, INC

11/29/2023

Date



Request for Commission Action

Date: May 2, 2024

Requestor: Tyson Kelley, Power Plant Superintendent
Gus Collins, Director of Utilities

Action Requested: Gas Turbine CO2 Fire Alarm System

Analysis: Current CO2 Fire Alarm System was installed after the 1996-1997 GT Overhaul/Control upgrades. This system was last tested in 2008 and was manual operation only. Replacement parts are obsolete, therefore, not available. In 2023 I contacted four businesses for quotes; Fire Protection was the only company able to provide a quote for the CO2 system. We recently did an overhaul of the GT and are in the process of updating all of the PLC's for controls. Staff is not recommending the replacement of the main system components at this time. The estimated additional costs are approximately \$50,000 (a total of \$76,000).

This upgrade was requested by Midwest Public Risk in 2022.

The Alarm System proposed will function and satisfy the necessary upgrade, the city is not required to have an inspection tag for this unit.

If approved, Fire Protection Services can start within the next 30 days. Work is anticipated to take 3 to 5 days.

Fiscal Impact: Fire Protection Services came in at \$26,252.00.

Recommend approval.

Attachments: Quote attached



Tuesday, April 23, 2024

Tyson Kelley
City of Winfield, Kansas

RE: West Gas Plant – Return CO2 System to Service
HPCO2 Service Proposal

Mr. Kelley,

Please find the following service, maintenance and testing proposal for the West Gas Plant high-pressure CO2 (HPCO2) fire suppression system at 1200 W 14th Ave, Winfield, KS.

Fire Protection Services (FPS) proposes to provide the labor, materials, equipment, coordination, and supervision necessary to return the existing HPCO2 system to service and provide fire alarm monitoring via a new fire alarm panel. The work is proposed to address the priority needs of the Owner and Owner's insurance carrier, including placing the co2 system back in service (currently impaired). The work is intended to address, in whole or part, **Risk Improvement Action (RIA) numbers 00023, 00043, 00044, 00045, 00048** as detailed in the Insurer's Risk Assessment and Improvement document provided to FPS, date of issue: 25 January, 2023. Work will be carried out in accordance with NFPA 12 and NFPA 72.

Scope of Work

- **Please note, this proposal includes work to return the existing HPCO2 system to service as a first measure to return fire protection at the West Gas Turbine Plant to service.**
 - **Due to the age of the system and the lack of code required personnel safety devices in place, an inspection tag will not be issued upon completion of this work.**
 - **The scope for adding the required personnel safety devices would require updating the complete system and is not included in this proposal (See further clarifications below).**
- FPS will perform the following work to place the existing CO2 system back in service:
 - Perform discharge test on existing CO2 systems using three-point analyzer in accordance with NFPA 12 (in lieu of door fan test).
 - Hydrostatically test all CO2 cylinders, refill and re-install.
 - Replace all ½" Discharge Hoses and 3/16" pilot hoses.
 - Replace Fire Suppression Control Panel with new Kidde Aegis 2.0 FSCP, listed for releasing Chemetron legacy CO2, compatible with future system updates.
 - Add maintenance bypass key switch at FSCP.
 - Replace one (1) Solenoid/Pilot Valve Assembly as required to return system to service.
- FPS will install one (1) new fire alarm panel with cellular monitoring per NFPA 72, this panel will monitor the suppression releasing panel as well as new heat detectors in emergency generators and smoke detection per RIA 00045.
 - Owner will need to contract directly with the fire alarm company (Pinnacle Fire) to provide ongoing monitoring contract for system.
- All Electrical wiring, alarm wiring, panels, testing and startup is included.
- New 12V SLA batteries provided for releasing and fire alarm panels.

Wichita

Kansas City

Topeka

Springfield

Columbia

Warsaw

Consultation

Design

Service

Installation

Inspections

Extinguishers

Exclusions

- Inspection tag fixed to system upon return of system to service (requires addition of safety devices, update of complete system).
- Dampers, automatic closers, ceiling tile clips, door seals/sweeps or any type of room sealing determined to be required during the CO2 discharge test (by Others).
- Addition of personnel safety devices: Wintergreen odorizers, discharge time delays, pressure switches, supervised system lockout valves and pneumatic sirens as required for all CO2 systems in occupiable spaces per NFPA 12 and manufacturer requirements (requires update of complete system to add).
- Hydrogen detection at batteries per additional notes found in insurance assessment (will survey for this work while on site)
- Clean agent portable fire extinguishers or cabinets per additional notes in insurance assessment (will survey for this work while on site)
- Coverage of Accessory Compartment by existing CO2 system per additional notes found in insurance assessment (will survey for this work while on site)
- Firestopping, caulking, etc. of penetrations (by Others)
- Firewatch (if required, by others)
- Temporary protection of owner equipment, facilities (impact, ingress, water, dust control measures) (by Others)
- Cutting, patching, sawing, boring or trenching of concrete or asphalt, painting or patching of drywall (by Others)
- Replacement of ceiling tiles or flooring damaged during course of normal work
- Overtime or premium labor time (normal working hours 7:00am – 3:30pm).
- Bonds.

Clarifications

- The discharge concentration test will be necessary to determine the capability of the existing CO2 supply to actuate and protect the enclosure. It will also be necessary if the entire system is replaced.
 - If it is determined that additional repair parts (seals, o-rings, valves, etc.) are required during this discharge test they will be quoted and provided in addition to the price below, as necessary to return the system to service.
- The existing HPCO2 system has been discontinued, service is not supported by the manufacturer and repair parts supply has been phased out.
- Code and safety for CO2 systems requires the addition of safety interlocks and personnel warning systems to all existing CO2 installations.
- In order to provide these safety inlocks and devices the system cylinders and manifolds, actuation devices require replacement with current model from the manufacturer. Annual service and maintenance can then be provided on an ongoing basis.

The total cost of this proposal, including all labor and material, excluding taxes, is **Twenty-Six Thousand Two Hundred Fifty Two, \$26,252.00.**

Thank you for the opportunity to provide pricing for this project, we appreciate your business. If you have any questions, do not hesitate to contact us at (316) 262-2452.

Sincerely,

Derek O'Donnell
Fire Protection Services



Request for Commission Action

Date: May 2, 2024

Requestor: Jerred Schmidt, Director of Information Systems

Action Requested: Authorize the City Manager to initiate a purchase order for an amount of \$46,977.50 for the replacement of 21 copiers and printers.

Analysis: The City of Winfield has concluded a 63-month lease agreement for our current fleet of copiers and printers and is currently making month-to-month payments. Initially, the plan was to enter into a new lease agreement; however, the interest rates offered were significantly higher than expected. This has necessitated a shift in strategy towards purchasing the equipment outright.

Transitioning from leasing to purchasing offers several benefits, including cost savings over the long term, avoidance of fluctuating interest rates, and the ability to select from a wider range of models that better meet our specific needs. Additionally, by purchasing the equipment directly, the City is projected to save approximately \$25,000 in finance charges compared to the costs of a new leasing agreement.

Fiscal Impact: The total budget for the replacement of these 21 copiers and printers is \$46,977.50. This amount has been determined as sufficient to cover the purchase of new equipment that will provide enhanced functionality and reliability. The funds for this purchase are specifically allocated as follows:

- \$36,977.50 from Capital Improvement Projects (CIP)
- \$10,000 from Contractual Services - Office Furniture/Equipment (508802)

These funds will ensure the city continues to function effectively without the burden of increased future leasing costs.

Following this initial investment, the City of Winfield will transition to a seven-year replacement cycle for copiers and printers. This strategic shift is intended to maintain up-to-date technology while managing financial resources efficiently. The expected annual replacement cost in this new cycle will be approximately \$12,000, facilitating more predictable budgeting and cost management over time.

Staff Recommendation: Given the higher than expected lease rates and the benefits associated with purchasing the equipment outright, it is recommended that the Commission authorizes the City Manager to proceed with the purchase order. This action will ensure that the City's operational needs are met, while also managing costs effectively.

Attachments: Quote, Printer Replacement Schedule