

**CITY COMMISSION MEETING
Winfield, Kansas**

DATE: Tuesday, January 20, 2026
TIME: 5:30 p.m.
PLACE: Civic Center – Civic Room – 400 E 9th

AGENDA

CALL TO ORDERMayor Gregory N. Thompson
ROLL CALL.....City Clerk, Tania Richardson
MINUTES OF PRECEDING MEETING.....Monday, January 05, 2026

BUSINESS FROM THE FLOOR

-Citizens to be heard

NEW BUSINESS

Ordinances & Resolutions

Bill No. 2601 – A Resolution – Authorizing the sale and conveyance of property located at 4625 E. 9th Avenue to Vereit Real Estate, L.P.

Bill No. 2602 – A Resolution – Authorizing the sale and conveyance of property located at 1101 Meldrum to Vereit Real Estate, L.P.

Bill No. 2603 – 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. (1214 Stewart)

Bill No. 2604 – 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. (1220 Lowry)

Bill No. 2605 – 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. (1519 Fuller)

Bill No. 2606 – A Resolution – Awarding a contract and directing the City Manager and Clerk of the City of Winfield, Kansas to execute a contract for T.H. Vaughan Tennis Center, Tennis Court and Fencing Improvements.

OTHER BUSINESS

-Consider CMB license application for Boss Hog’s BBQ, 314 W 8th Ave.
-Consider Board appointment to Cowley County Council on Aging: Brian Dutton.

ADJOURNMENT

-Special Land Bank Meeting Thursday, January 29, 2026, at 4:00 p.m.
-Next regular work session Thursday, January 29, 2026, at 4:00 p.m.
-Next regular meeting Monday, February 02, 2026.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
January 5, 2026

The Board of City Commissioners met in regular session, Monday, January 05, 2026 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; and Tania Richardson, City Clerk.

City Clerk Richardson called roll and noted all Commissioners present.

Commissioner Butters moved that the minutes of the December 15, 2025 meeting be approved. Commissioner Thompson seconded the motion. With all Commissioners voting aye, motion carried.

PRESENTATION

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

OATHS OF OFFICE

City Clerk Richardson administered the Oath of Office to Elected Commissioner Brenda K. Butters. City Clerk Richardson administered the Oath of Office to Elected Commissioner Scott M. Schoon.

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

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

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

BUSINESS FROM THE FLOOR

Mayor Thompson noted no citizens present to bring business to the Commission, and welcomed the Scouts to the meeting. City Manager Wall explained the City form of government, and how the City is present for the citizens throughout the day.

ADJOURNMENT

Upon motion by Commissioner Butters, seconded by Commissioner Schoon, all Commissioners voting aye, the meeting adjourned at 5:40 p.m.

Signed and sealed this 15th day of January 2026.

Signed and approved this 20th day of January 2026.

Tania Richardson, City Clerk

Gregory N. Thompson, Mayor



The Monthly Dividend Company®

**REALTHY INCOME CORPORATION
ASSISTANT SECRETARY'S CERTIFICATE**

January 13, 2026

I, Bianca Martinez, the undersigned duly elected Senior Vice President, Associate General Counsel and Assistant Secretary of Realty Income Corporation, a Maryland corporation (the "Company"), in my capacity as the duly elected Senior Vice President, Associate General Counsel and Assistant Secretary of the Company and not in my individual capacity, do hereby certify the following:

1. That the Company is the sole shareholder of Rams MD Subsidiary I, Inc., a Maryland corporation, which is the general partner of VEREIT Operating Partnership, L.P. a Delaware limited partnership, which is the sole member of VEREIT Real Estate GP, LLC, a Delaware limited liability company, which is the general partner of VERIET Real Estate, L.P. a Delaware limited partnership.

IN WITNESS WHEREOF, the undersigned has executed this Assistant Secretary's Certificate as of the date set forth above.

A handwritten signature in blue ink, appearing to be "Bianca Martinez", written over a horizontal line.

Name: Bianca Martinez
Title: Senior Vice President, Associate
General Counsel and Assistant Secretary

January 13, 2026

City of Winfield, Kansas
200 E. 9th Ave.
Winfield, KS 67156

Security Bank of Kansas City
Trust Department
701 Minnesota Avenue
Kansas City KS 66101

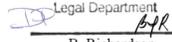
Re: City of Winfield, Kansas
Taxable Industrial Revenue Bonds, Series 2012
(ARC RMWFDKS002, LLC)

Ladies and Gentlemen:

This is to advise that VEREIT Real Estate, L.P., as successor by merger to ARC RMWFDKS002, LLC, elects to exercise the option to purchase the Project as described in *Section 17.1* of the Lease between the City of Winfield, Kansas, as Issuer, and VEREIT Real Estate, L.P., a Delaware limited partnership, as successor Tenant, as authorized by Ordinance No. 3972 of the Issuer. Closing is proposed to be on February 3, 2026.

Very truly yours,

VEREIT REAL ESTATE, L.P.
a Delaware limited partnership,
By: VEREIT Real Estate GP, LLC,
a Delaware limited liability company, its
general partner

Approved As To Form
Legal Department

B. Richardson

By: *Daniel Haug*
Daniel Haug (Jan 13, 2026 12:37:07 MST)
Name: Daniel Haug
Title: SVP, Associate General Counsel

BILL NO. 2601

RESOLUTION NO. 0126

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY LOCATED AT 4625 E. 9TH AVENUE TO VEREIT REAL ESTATE, L.P.

WHEREAS, pursuant to Ordinance No. 3972 and a Bond Agreement dated as of December 17, 2012, the City of Winfield, Kansas (the "Issuer") has previously issued its Taxable Industrial Revenue Bonds, Series 2012 (ARC RMWFDKS002, LLC) in the original aggregate principal amount of \$18,198,965 (the "Bonds") to finance the cost of acquiring an existing commercial warehouse (the "Project"), such Project having been leased to VEREIT Real Estate, L.P., a Delaware limited partnership (the "Tenant"), as successor by merger to ARC RMWFDKS002, LLC, pursuant to a Lease dated as of December 17, 2012 between the City and the Tenant (the "Lease"); and

WHEREAS, the Tenant desires to exercise its option to purchase the Project under *Section 17.1* of the Lease and is not in default under the Lease; and

WHEREAS, the Tenant has made all the payments of Basic Rent and Additional Rent pursuant to the Lease and all principal and interest on the Bonds has been paid or payment has been provided for; and

WHEREAS, Security Bank of Kansas City, as successor to UMB Bank, N.A. (collectively, the "Bank") as fiscal and paying agent for the Bonds, has certified that no Bonds remain outstanding; and

WHEREAS, the Tenant has provided the City written notice of its intent to exercise its option to purchase the Project;

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

Section 1. The Mayor and Clerk are authorized and directed to execute a special warranty deed, a bill of sale and a release of lease, in substantially the forms submitted to the Governing Body concurrently with the adoption of this Resolution. The Clerk is directed to deliver the executed special warranty deed, a bill of sale and a release of lease to the Tenant.

Section 2. The Mayor and Clerk are further authorized and directed to sign such other instruments and certificates as shall be necessary and desirable in connection with this Resolution and are further authorized to take such further actions as may be necessary to accomplish the purposes of this Resolution.

[BALANCE OF THIS PAGE LEFT BLANK INTENTIONALLY]

ADOPTED by the governing body of the City of Winfield, Kansas on January 20, 2026.

CITY OF WINFIELD, KANSAS

Gregory N. Thompson, Mayor

[SEAL]

Attest:

By: _____
Tania Richardson, City Clerk

January 13, 2026

City of Winfield, Kansas
200 E. 9th Ave.
Winfield, KS 67156

Security Bank of Kansas City
Trust Department
701 Minnesota Avenue
Kansas City KS 66101

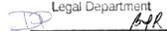
Re: City of Winfield, Kansas
Taxable Industrial Revenue Bonds, Series 2012
(ARC RMWFDKS001, LLC)

Ladies and Gentlemen:

This is to advise that VEREIT Real Estate, L.P., as successor by merger to ARC RMWFDKS001, LLC, elects to exercise the option to purchase the Project as described in *Section 17.1* of the Lease between the City of Winfield, Kansas, as Issuer, and VEREIT Real Estate, L.P., a Delaware limited partnership, as successor Tenant, as authorized by Ordinance No. 3971 of the Issuer. Closing is proposed to be on February 3, 2026.

Very truly yours,

VEREIT REAL ESTATE, L.P.
a Delaware limited partnership,
By: VEREIT Real Estate GP, LLC,
a Delaware limited liability company, its
general partner

Approved As To Form
Legal Department

B. Richardson

By: *Daniel Haug*
Daniel Haug (Jan 13, 2026 12:34:51 MST)
Name: Daniel Haug
Title: SVP, Associate General Counsel

BILL NO. 2602

RESOLUTION NO. 0226

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS AUTHORIZING THE SALE AND CONVEYANCE OF PROPERTY LOCATED AT 1101 MELDRUM TO VEREIT REAL ESTATE, L.P.

WHEREAS, pursuant to Ordinance No. 3971 and a Bond Agreement dated as of December 26, 2012, the City of Winfield, Kansas (the "Issuer") has previously issued its Taxable Industrial Revenue Bonds, Series 2012 (ARC RMWFDKS001, LLC) in the original aggregate principal amount of \$23,125,000 (the "Bonds") to finance the cost of acquiring an existing commercial warehouse (the "Project"), such Project having been leased to VEREIT Real Estate, L.P., a Delaware limited partnership (the "Tenant"), as successor by merger to ARC RMWFDKS001, LLC, pursuant to a Lease dated as of December 26, 2012 between the City and the Tenant (the "Lease"); and

WHEREAS, the Tenant desires to exercise its option to purchase the Project under *Section 17.1* of the Lease and is not in default under the Lease; and

WHEREAS, the Tenant has made all the payments of Basic Rent and Additional Rent pursuant to the Lease and all principal and interest on the Bonds has been paid or payment has been provided for; and

WHEREAS, Security Bank of Kansas City, as successor to UMB Bank, N.A. (collectively, the "Bank") as fiscal and paying agent for the Bonds, has certified that no Bonds remain outstanding; and

WHEREAS, the Tenant has provided the City written notice of its intent to exercise its option to purchase the Project;

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

Section 1. The Mayor and Clerk are authorized and directed to execute a special warranty deed, a bill of sale and a release of lease, in substantially the forms submitted to the Governing Body concurrently with the adoption of this Resolution. The Clerk is directed to deliver the executed special warranty deed, a bill of sale and a release of lease to the Tenant.

Section 2. The Mayor and Clerk are further authorized and directed to sign such other instruments and certificates as shall be necessary and desirable in connection with this Resolution and are further authorized to take such further actions as may be necessary to accomplish the purposes of this Resolution.

[BALANCE OF THIS PAGE LEFT BLANK INTENTIONALLY]

ADOPTED by the governing body of the City of Winfield, Kansas on January 20, 2026.

CITY OF WINFIELD, KANSAS

Gregory N. Thompson, Mayor

[SEAL]

Attest:

By: _____
Tania Richardson, City Clerk



Request for Commission Action

Date: January 20th, 2026

Requestor: Trevor Langer, Environmental Inspector

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:

1214 Stewart St

Analysis: Due to previous fire damage and the constant and rapid decline of the structures it has been determined by the city's environmental inspector, Trevor Langer, and 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 Resolutions: 1214 Stewart St
Structural Fire Report Remarks: 1214 Stewart St

L Remarks:

Winfield Fire department dispatched to the area of 13th ST and Stewart ST for a structure fire. While en-route dispatch notified WFD that the house was in the 1200 block of Stewart ST and WPD on scene advised the fire is fully involved. Engine 71 crew arrived on scene to find the C-Charlie and D-Delta side of the structure on fire and the fire had self vented through the roof on this sides. Engine 71 assumed Stewart ST command and proceeded to perform fire attack.

██████████ Fire operations switched to salvage and overhaul investigation was initiated shortly after and state fire investigation department was notified to bring a fire investigation dog down to the scene. Before investigation was completed and before the state fire marshals, arson dog arrived on scene, all cruises stepped out of the structure, and WPD obtained a warrant to continue investigation operations. Once a warrant was issued fire investigation continued, and has been labeled undetermined after investigation at this time. Command terminated, all units cleared, of the scene and en route quarters.

M Authorization

2136	Phares, Sean	Captain/Paramedic	Winfield Fire & EMS	11/26/2025
Officer In Charge ID	Signature	Position or Rank	Assignment	Date
2136	Phares, Sean	Captain/Paramedic	Winfield Fire & EMS	11/26/2025
Member Making Report ID	Signature	Position or Rank	Assignment	Date

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.

WHEREAS, on **December 23rd, 2025**, 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 2nd, 2026**, at 5:30 p.m. in the Civic Room, Winfield Civic Center, 400 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 building* on a tract of land legally described as;

Lot 10, Block 52, Read's Addition to City of Winfield, 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 20th day of January 2026.

(SEAL)

Gregory N. Thompson, Mayor

ATTEST:

Tania Richardson, City Clerk

Approved as to form: _____
William Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager / *tl*



Request for Commission Action

Date: January 20th, 2026

Requestor: Trevor Langer, Environmental Inspector

Action Requested: Seeking approval of a Fixing Resolution fixing the date and time for a public hearing regarding the condemnation of a structures located at:

1220 Lowry

Analysis: Due to previous fire damage and the constant and rapid decline of the structures it has been determined by the city's environmental inspector, Trevor Langer, and 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 Resolutions: 1220 Lowry
Photograph: 1220 Lowry



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.

WHEREAS, on **December 23rd, 2025**, 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 2nd, 2026**, at 5:30 p.m. in the Civic Room, Winfield Civic Center, 400 East Ninth Avenue, Winfield, Kansas, at which time the owners, their agents, lien holders of record and any occupants of said structure(s) legally described below:

Structure(s), *A building* on a tract of land legally described as;

Lot 10, Block 52, Read's Addition to City of Winfield, 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 20th day of January 2026.

(SEAL)

Gregory N. Thompson, Mayor

ATTEST:

Tania Richardson, City Clerk

Approved as to form: _____
William Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager / *tl*



Request for Commission Action

Date: January 20th, 2026

Requestor: Trevor Langer, Environmental Inspector

Action Requested: Seeking approval of a Fixing Resolution fixing the date and time for a public hearing regarding the condemnation of a structures located at:

1519 Fuller St

Analysis: Due to previous fire damage and the constant and rapid decline of the structures it has been determined by the city's environmental inspector, Trevor Langer, and 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 Resolutions: 1519 Fuller St
Structural Fire Loss Data Sheet: 1519 Fuller St



WINFIELD FIRE/EMS DEPARTMENT

330 E. 9th Avenue
Winfield, Kansas 67156
Phone (620) 221-5560
Cell (620) 590-4765
Fax (620) 221-5689

Structural Fire Loss Data Sheet

**TO: City Clerk
City Building Official
City Engineer**

REF: Insurance Proceeds

DATE: 03/19/2025

Name of Insured/Owner: Shirley Walker

Loss Address: 1519 Fuller St

Owner Phone#: 620-222-2527 Daughter 620-222-4141

Date of Loss: 03/15/2025

Insurance Company: Local State Farm Office

Address: Phone#

Adjuster or Agent:

Insurance Policy #:

Structure Insured For:
Estimated Loss: \$50,000 +

Contents Insured For:

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.

WHEREAS, on **May 3rd, 2025**, 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 2nd, 2026**, at 5:30 p.m. in the Civic Room, Winfield Civic Center, 400 East Ninth Avenue, Winfield, Kansas, at which time the owners, their agents, lien holders of record and any occupants of said structure(s) legally described below:

Structure(s), *A building* on a tract of land legally described as;

Lots 5 and 6, Block 175, Loomis Addition to City of Winfield, 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 20th day of January 2026.

(SEAL)

Gregory N. Thompson, Mayor

ATTEST:

Tania Richardson, City Clerk

Approved as to form: _____
William Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager / *tl*



Request for Commission Action

Date: January 14, 2026

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

Action Requested: Awarding of a contract for the renovation of the seven original tennis courts at the TH Vaughn Tennis Center.

Analysis:

The south seven courts at the Tennis Center have gotten to the point that some have had to be taken out of play due to the court conditions. The four entities that participate in the funding of the maintenance of the courts have discussed funding the renovation of these 7 courts by reconstructing them to provide appropriate slope and spacing for the courts. This contract, managed by the City, would be intended to be funded equally by all of the four parties.

Fiscal Impact: The contract would be for approximately \$785,000 dollars. The City's portion paid from CIP

Attachments: Proposed Resolution



230 N. Byron Rd.
Wichita, KS 67212

Mid-American Courtworks

Darrel Snyder
Certified Court Builder



Office/fax: 316.558.5920
Mobile: 316.650.8620
Email: midamericacts@cox.net

City of Winfield, KS. Tennis Court(s) Proposal Curley Vaughn Tennis Center

BASE PRICE: (Materials and Labor) FOR THE NORTH WEST 4 TENNIS COURTS): **\$389,400.00**
BASE PRICE: (Materials and Labor) FOR THE NORTH EAST 3 TENNIS COURTS): **\$308,500.00**

Total: \$697,900.00

ADD / (DEDUCT) OPTIONS: (Latest Proposal)

ADD Option #1: Provide black fence verses galvanized fence materials. Westside and eastside fence to be painted black with Sherwin Williams Metal fence paint.
ADD: \$12,000.00 _____ (Check to Accept)

ADD Option #2: Provide and install 9 ft. black windscreen on the 10 ft. fence for all 7 tennis courts. (Estl 868 L.F.)
ADD: \$14,000.00 _____ (Check to Accept)

ADD Option #3: Install entry sidewalk(s) (4 to 5 ft. wide with poly-urethane sealant where sidewalks meet post-tensioned slab(s).
Length: _____ x Width: _____ = _____ Sq. ft. x \$11.00 (per sq. ft.) = ADD: \$ _____ (Check to Accept)

NEW ADD Option #4: On the west 4 courts, provide 12 ft. between the courts verses the existing 9 ft. (Work to include removing fence only on the east or west side (or on both sides) then adding the additional 9 ft. of post-tensioned concrete to enlarge the distance between the courts by 3 ft.

Scope of Work: (Additional Work)

- 1.) Remove the fence (one or both sides) and grade the soils with proper slope, rock base to match the elevations of the existing courts being overlaid. (Est. \$4,000 - \$6,000 value)
- 2.) The existing courts net posts will be changed to provide the 12 ft. spacing between the courts. Work to include setting new net post sleeves in the concrete base to provide the proper net post locations. (Est. \$4,000 value)
- 3.) Additional post-tensioned concrete will be poured to adjust to the new east-west length by adding 9 ft. to the east or west side or side, or 4'6" added to both sides. (Note: Original width widened from 196 ft. to 205 ft.) (Est. \$14,000 value)
- 4.) New fence (Galv. or Black) will be added to the side(s) being adjusted. This will also mean additional 9 ft. of 10 ft. fence to the south and north fence line, which is also being widened. (Est. 139 ft. (one side) \$10,000 value or 260 ft. (2 sides) \$19,000 value)

Note: There will also be some additional costs for surfacing, black fence, windscreens, but that add cost is unknown and not being figured.

ADD (1 side): \$32,000.00 _____ (Check to Accept)
ADD (2 sides): \$43,000.00 _____ (Check to Accept)

CONTRACT SUMS AND TOTAL(S) as selected above: \$ _____

Base price may be adjusted up or down depending upon revisions to the scope of work. Price EXCLUDES sales tax on materials. (This job projected to be a Tax Exempt Project. (City is to provide a signed Project Exemption Form.)

Mid-American Courtworks:
Signed: Darrel Snyder

Accepted By: _____
(City of Winfield, KS. Representative)

Date: _____

Date: _____



Mid-American Courtworks



230 N. Byron Rd.
Wichita, KS 67212

Date: 12-9-25

Darrel Snyder
Certified Court Builder

Office/fax: 316.558.5920
Mobile: 316.650.8620
Email: midamericacts@cox.net

CONSTRUCTION PROPOSAL

Proposal By: Mid-American Courtworks (Contractor)
230 N. Byron Rd.
Wichita, KS. 67212

To: City of Winfield, KS. (Recreation Dept.)
Attention: Candi Fox
(candifox@winfieldrec.com) Ph.: (620) 221-2160

JOB NAME: Winfield T.H. Vaughn Tennis Complex:

South West 4 Tennis Courts (Overlay using Post-Tensioned Concrete)

South East 3 Tennis Courts (Overlay using Post-Tensioned Concrete)

Note: The existing 7 courts are concrete and are in poor condition. The courts do not drain well. Due to the age of the courts, and condition of the surface the courts need to be upgraded. This proposal is to overlay both sets of courts using post-tensioned concrete. Rather than tearing out the concrete base, we plan to save money by placing a leveling course of aggregate sub-base on top and laser grade the gravel to provide a new slope. The southwest 4 courts will need an estimated 800 tons of gravel. (12 inches of gravel on the north end tapered down to 2 inches of gravel on the south end.) This will provide the recommended slope of 1 inch of slope for every 10 lineal feet. (.83% slope)

The 3 east courts will have more slope but will still need additional rock on the north end (est. 4 inches) with 2 inches on the south end. (.83% slope)

It should be pointed out that the west courts have only about 8 to 9 feet between the doubles lines which is less than the 12 feet that is needed to meet the United States Tennis Association guidelines. The request has been to rebuild these 4 courts to the same dimensions which will lack official spacing if doubles is played on adjacent courts.

NOTE: Adjacent singles play or adjacent singles-doubles play would allow enough spacing for competitive play. There is enough room behind the courts (21 feet) and the west and east ends of the courts. (12 ft.) Total area distance is 195 ft east and west and 121 ft. north and south. (23,837 s.f.) Total area distance on the 3 east courts is 158 ft. east to west and 121 ft. north to south. There is 12 ft. of spacing between these 3 courts.

This proposal also includes removing the existing fence on both the north and south ends of both sets of courts and replacing with new 10ft. tall 2-7/8 inch O.D. fence posts with top, middle and bottom rails with new fence fabric. This proposal is to save the side fence as that fence is lower in height and not in bad condition. Base bid for the courts is using galvanized fencing, with the option (add cost) to provide black fence. The side fence, if black, will be painted.

*Because it will be necessary to have a 8 inch deep by 12 inch wide thickened edge around both sets of courts, up to 2 feet width of the concrete on the **south ends** of both sets of courts will likely be removed to provide the needed thicker footing.*

ADJUSTMENTS TO SITE:

1. Remove existing fence on the north and south ends of the courts.
2. Saw cut and remove up to 2 feet of concrete on the south ends as well as the south east and south west corners to provide a future thickened edge for the post-tensioned concrete overlay.

CONCRETE SPECIFICATIONS:

1. Set corner stakes (batter boards) to the future court elevations (with proper slope).
2. Cut off existing net posts to match the top of concrete overlay. Existing posts to become sleeves for the future new net posts.
3. Laser-grade the rock screenings on top of the concrete base. To improve slope, provide the additional screenings on the north ends of both sets of courts and taper the screenings down to a minimum of 2 inches on the south ends.
4. Provide 8 in deep by 12 inch wide perimeter thickened edge.

COURT SURFACING • POST-TENSIONED CONCRETE • COURT ACCESSORIES • CONSULTING

"OUR GOAL IS TO EXCEED YOUR EXPECTATIONS"

5. Install perimeter edge forms to the proper elevations and slope.
6. Install 2 layers of 6 ml. plastic vapor barrier to improve concrete consolidation and future water issues.
7. Install 1/2 inch post-tensioned concrete cables. Cables to be spaced an average 2'6" (north/south direction) to an average spacing of 2'0" for the east/west direction. Reinforce perimeter edge with two rows of #4 rebar running continuously around the edge. Secure rebar just in front on top and bottom of the cable anchors.
8. Chair the cables at the cable intersections.
9. Using a pump truck, place (*Laser-screed*) a **five inch (5")** thick concrete slab on top of the cable system.
See recommended concrete mix design below:
4,000 psi concrete shall be mixed and delivered according to ASTM C-94 specifications for ready mixed concrete.
Mix design as follows: Cement--Type I/II, 6 sack unit weight - 142 lbs. per cubic ft., 6 inch maximum slump
Air entrainment - 6%, Water/cement ratio - .49/1, 35% rock (1-inch max.)
Mix. 15% fly ash or available additives (water-reducers) to slow down concrete drying time.
10. Install 10 ft. perimeter galvanized (or Black) SS40 fence posts during placement of concrete. (North and South fence.) (See fence specifications below)
11. After and placing and final leveling, apply a broom finish. Spray an acrylic hydro-cure on top of the concrete as soon as it is hard enough to allow foot traffic.
12. Within 24 hours of pour, remove perimeter forms. Partially stress each cable. (30-40%). Within 5-7 days apply a final stress each cable to the recommended tension. Cable elongations will be measured and recorded to calculate proper cable tension. The cable tails will be cut and the edges grouted with non-shrink grout.
13. Clean site.

FENCE SPECIFICATIONS: (Galv. or Black S.S.40 pipe)

1. Install new 2-7/8 inch O.D. posts to be installed 4" inside on the south and north ends of the courts.
New fence is to be 10 ft. tall (Not 12 ft. like the old fence.) Posts will be set in pre-drilled perimeter footing. (30" deep, 12" diameter)
2. 10 ft. fence is to have top, mid, and bottom rail (1-5/8" rail). Lower fence is to have top and bottom rail.
3. Fence on both west and east sides to remain in place. *Note: 10 foot tall on corners and drop down to 4 foot tall fence on both sides. (See provided drawing)*
4. Entry gates as requested with lower side entry gates at the net line of both sets of courts.
5. Fence fabric to be 9 ga., with 1-3/4" diamond mesh. Fabric to be installed on the inside of the fence posts.

NET SPECIFICATIONS:

1. Provide and install black internal-windup 2-7/8" round posts. (New posts set in old net posts that have been cut off flush with surface of the new concrete.)
2. Provide and install new double-mesh top nets and adjustable center straps.

SURFACE SPECIFICATIONS: (Non-Cushioned Acrylic Color System)

1. Following a 30 day concrete curing period the following steps will be taken to surface the concrete using Acrytech Color System as follows:
 - a.) Acid-etch the concrete surface and then wash off the concrete surface with pressure washer.
 - b.) Apply acrylic primer coat.
 - c.) Using Patch Binder, level low spots to within 1/16th inch tolerance. (No standing water deeper than a nickel.) Fill any "open" shrinkage cracks. (Note: Post-T. cracks are hairline in size.)
 - d.) Apply one (1) coat of Acrylic Resurfacer mixed with select sand.
 - e.) Apply two (2) coats of Color mixed with select silica sand. Color(s) to be determined by Owner.
2. Tape, prime, and apply 2 coats of white textured line paint as per U.S.T.A. line specifications.

<u>BASE PRICE (Materials and Labor) FOR THE NORTH WEST 4 COURTS:</u>	\$389,400.00
<u>BASE PRICE (Materials and Labor) FOR THE NORTH EAST 3 COURTS:</u>	\$308,500.00

Base price may be adjusted up or down depending upon revisions to the scope of work. Price EXCLUDES sales tax on materials. (This job projected to be a Tax Exempt Project. City to provide a signed Project Exemption Form.)

Additional Notes: Above price based on using Selected Concrete Sub to laser-pour the slab.
 Mid-American Courtworks has installed over 400 courts—4 ASBA National Awards for " Courts of The Year" by the ASBA--American Sports Builders Association. Darrel is a C.T.C.B. (Certified Tennis Court Builder)

References:
 Maize USD 266 Middle School (10 cts.) (Awarded Distinguished Outdoor Tennis Project by the ASBA)
 Goddard USD 265 High School (8 cts.) (Awarded Distinguished Outdoor Tennis Project by the ASBA)
 Goddard Eisenhower Tennis Complex 2011 (Awarded 2011 Distinguished Outdoor Tennis Project)
 Four Seasons Resort and Club (Las Colinas, TX.) "Championship Court" (Awarded 2009 Distinguished Outdoor Tennis Project)

POSSIBLE ADD / (DEDUCT) OPTIONS:

ADD PRICE:

ADD Option #1: Provide black fence verses galvanized fence materials. Westside and eastside fence to be painted black with Sherwin Williams Metal fence paint. \$12,000.00 _____ (Check to Accept)

ADD Option #2: Provide and install 9 ft. black windscreen on the 10 ft. fence for all 7 tennis courts. (Estl 868 L.F.) \$14,000.00 _____ (Check to Accept)

ADD Option #3: Install entry sidewalk(s) (4 to 5 ft. wide with poly-urethane sealant where sidewalks meet post-tensioned slab(s)).
 Length: _____ x Width: _____ = _____ Sq. ft. x \$11.00 (per sq. ft.) = \$ _____ (Check to Accept)

CONTRACT SUMS AND TOTAL(S) as selected above: \$ _____.

PROPOSED TERMS AND CONDITIONS:

1. One (1) year warranty on materials and labor. All work to be done as specified. Any deviations or additions to be approved by change order. Owner to understand that concrete may form shrinkage cracks within the first few days, but once the cables are fully stressed these cracks will be compressed and not affect play. The color system can form small "hairline" cracks in the surface coating, where concrete cracks occur.
 2. This project is deemed to be exempt from sales tax on materials used. Owner to provide a State Sales Exemption Certificate to be sent to Contractor to exclude sales taxes from this project.
 3. **Payment Terms:** Approved contract total to be paid as follows:
Down Payment of: 25 % of Base Price. Schedule of Values Sheet to be provided as construction starts listing costs for accepted work as completed. Pre construction down payment is to be deducted from the last invoiced work.
 4. **Change orders:** (Adds or Deducts) Changes in scope of work to be billed as work in being completed and any "add or deducts" will be included in the following invoice for work completed .
 5. This proposal is good for 60 days. **Future price(s) may vary depending upon current prices for materials and labor.**
 6. Owner to provide access to site and accessible water and available electricity to Contractor at no additional cost.
 7. Utilities to be flagged prior to commencing work. Location of courts and easement(s) verification to be the responsibility of the Owner. Contractor's price excludes the following:
 - a.) Soils or materials testing. Extra work due to unknown construction issues such as retaining walls.
 - b.) Repairs or replacement of underground utilities affected by project. (Utilities to be flagged prior to start of construction.)
 - c.) Repairs to grass areas or unavoidable site damage from construction equipment and concrete trucks. *
 - d.) Hard rock excavating. Undetermined costs that are not normal or reasonable.
- * Contractor not responsible for unavoidable damage to grounds and surrounding areas due to construction equipment, concrete trucks and construction activity.

This Proposal Offered by:

Mid-American Courtworks
 230 N. Byron Rd.
 Wichita, KS. 67212

Signed: _____
 Darrel Snyder (Owner)
 CTCB (Certified Tennis Court Builder)
 Mid-American Courtworks

Date: _____

Accepted By: (Owner's Representative)

Name: _____

Address: _____

Signature: _____

Title: _____

Date: _____



AMERICAN SPORTS BUILDERS ASSOCIATION

Through Its Certification Board
Has Conferred Upon

Darrel Snyder

The Designation

CERTIFIED TENNIS COURT BUILDER

FOR EFFORTS TO RAISE THE PROFESSIONAL
STANDARDS OF TENNIS COURT CONSTRUCTION
AND FOR HAVING SUCCESSFULLY FULFILLED THE
CONDITIONS OF ELIGIBILITY AND PASSED THE
REQUIRED EXAMINATION.

In witness whereof we have set our hands on
this 31st day of December 2012

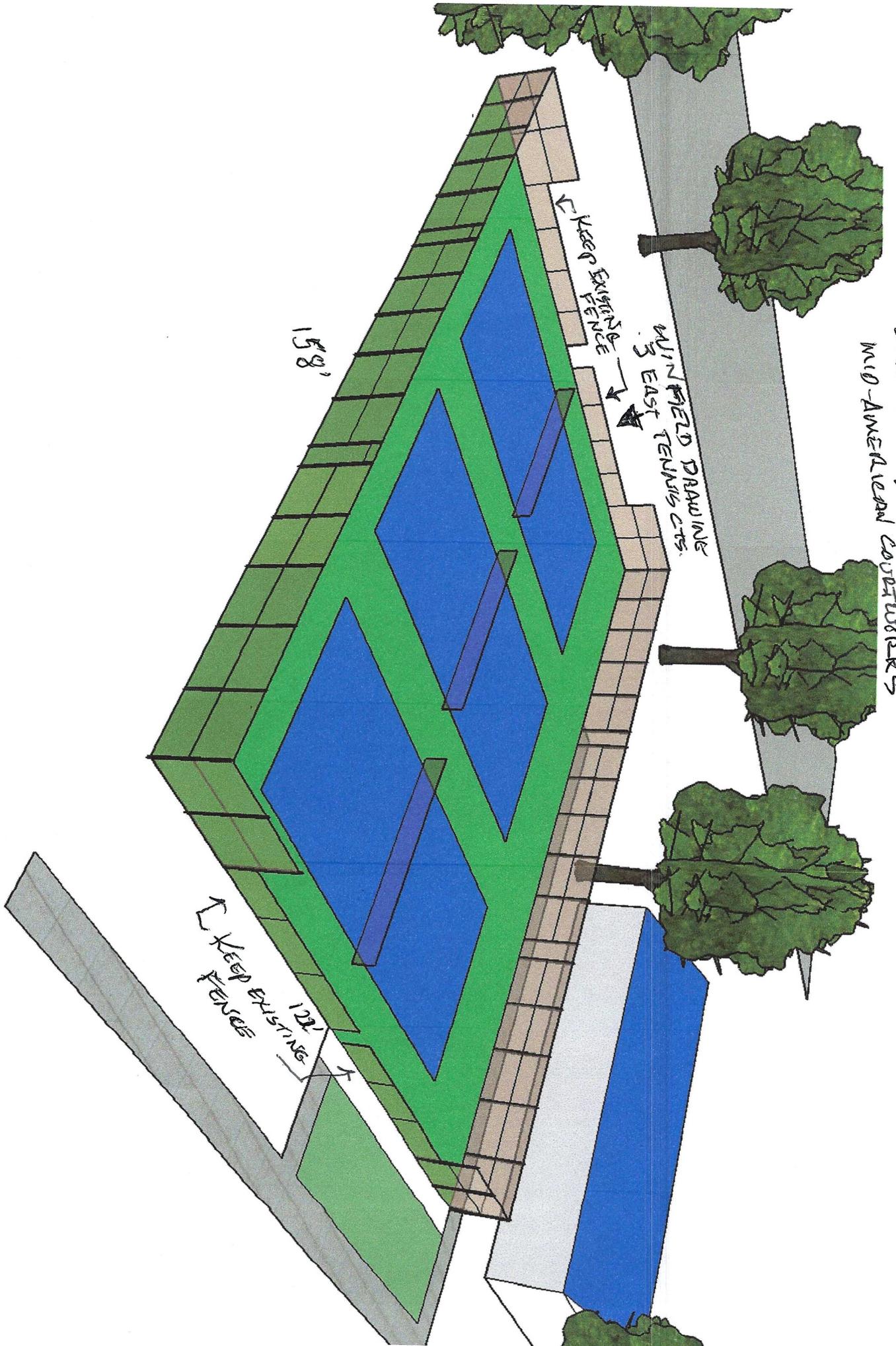
Certification valid for a period of 3 years.



Executive Director

Certification Chairman


DRAWING BY: DARREL SLYDER
MID-AMERICAN COURTCOURTS



158'

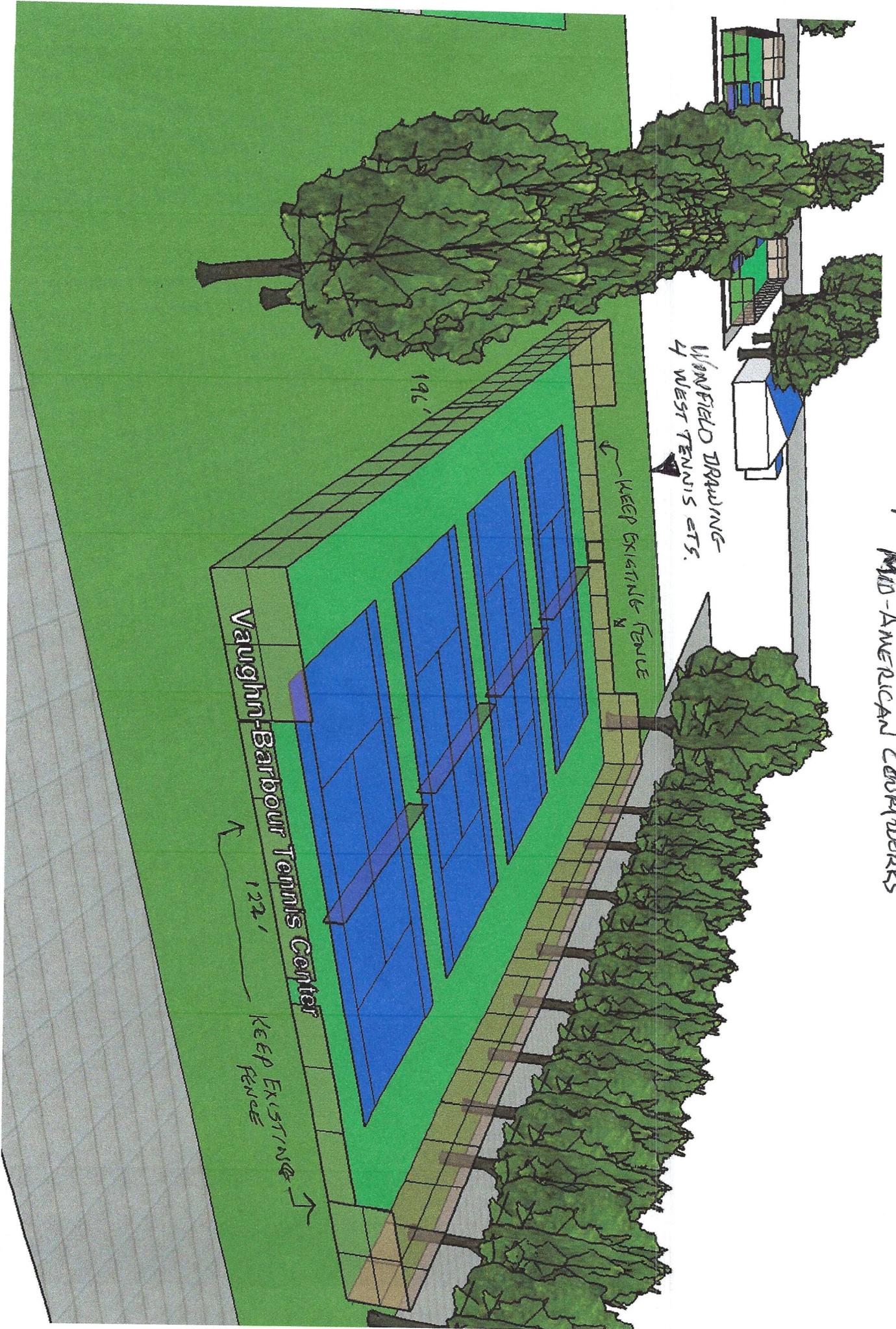
WINFIELD DRAWING
3 EAST
TENNIS CTS

KEEP EXISTING
FENCE

KEEP EXISTING
FENCE

121'

DRAWING BY: DARRYL SUTHER
MID-AMERICAN CONSTRUCTION



WINDFIELD DRIVING
WEST TENNIS CTS.

KEEP EXISTING FENCE

196'

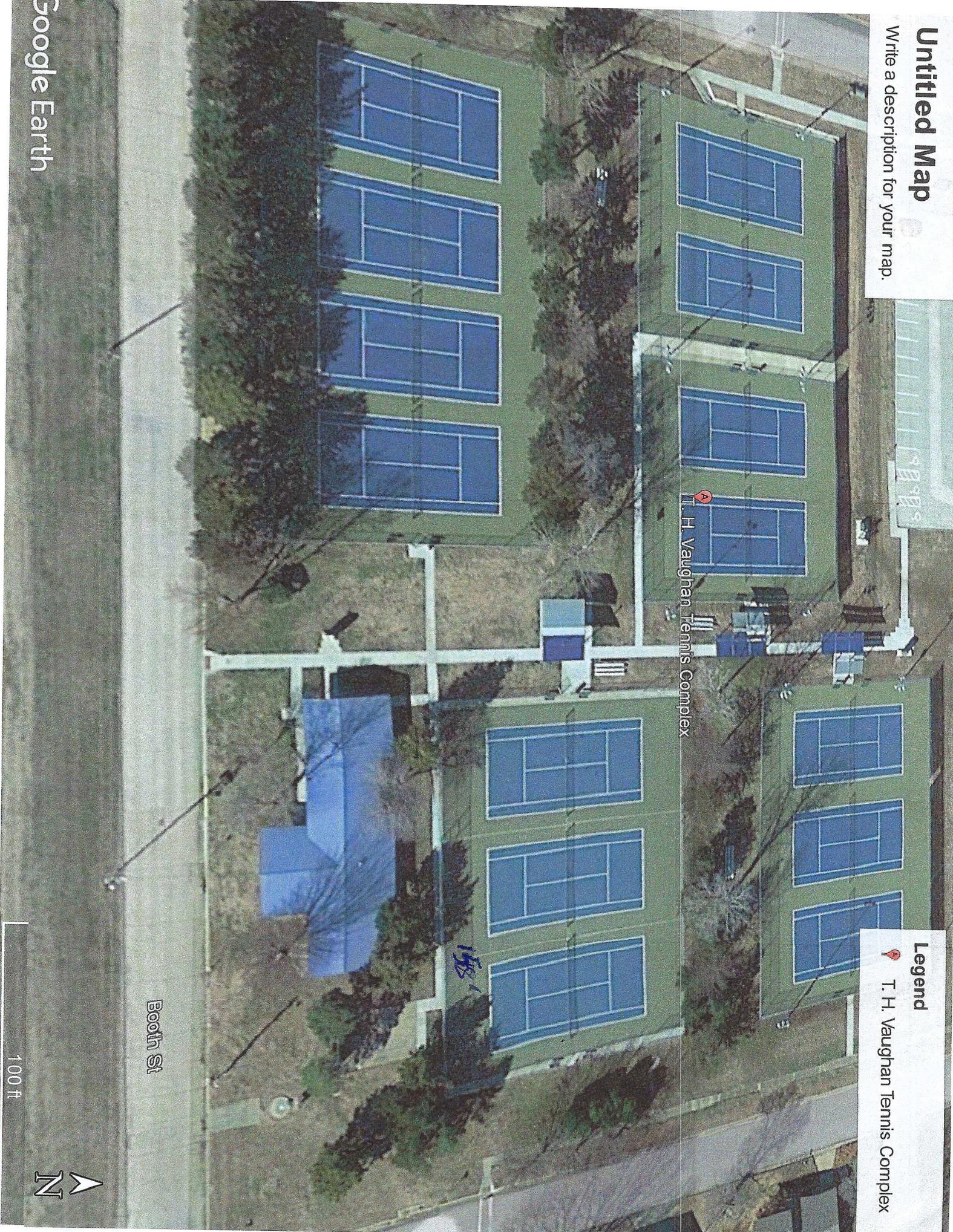
Vaughn-Barbour Tennis Center

122'

KEEP EXISTING FENCE

Untitled Map

Write a description for your map.



T. H. Vaughan Tennis Complex

Legend

 T. H. Vaughan Tennis Complex

Booth St



100 ft

A RESOLUTION

AWARDING a contract and directing the City Manager and Clerk of the City of Winfield, Kansas to execute a contract for T.H. Vaughan Tennis Center, Tennis Court and Fencing Improvements

WHEREAS, Mid-American Courtworks gave an acceptable proposal, and their proposal was within the engineer’s estimate of construction costs;

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

Section 1. The City Manager and Clerk of the City of Winfield, Kansas are hereby authorized and directed to execute a contract for the amount of seven hundred eighty five thousand nine hundred dollars (\$785,900.00) for T.H. Vaughan Tennis Center, Tennis Court and Fencing Improvements, between the City of Winfield, Kansas and Mid-American Courtworks, a copy of which is attached hereto and made a part hereof the same as if fully set forth herein.

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

ADOPTED this 20th day of January 2026.

(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/ps