

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
January 16, 2018

The Board of City Commissioners met in regular session, Tuesday, January 16, 2018 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioners Ronald E. Hutto and Phillip R. Jarvis were also present. Also in attendance were Jeremy Willmoth, City Manager; Brenda Peters, City Clerk; and William E. Muret, City Attorney. Other staff members present were Patrick Steward, Director of Community Development; John Adams, Community Development Environmental Inspector and Gary Mangus, Assistant to the City Manager.

City Clerk Peters called roll.

Commissioner Hutto moved that the minutes of the January 8, 2018 meeting be approved. Commissioner Jarvis seconded the motion. With all Commissioners voting aye, motion carried.

Commissioner Jarvis moved that the minutes of the January 11, 2018 meeting be approved. Commissioner Hutto seconded the motion. With all Commissioners voting aye, motion carried.

PUBLIC HEARINGS

Mayor Thompson opened a public hearing to consider the condemnation of a structure in the City of Winfield, Kansas, located at 515 E. 3rd Avenue. Ruth Clifford, 519 E. 3rd Avenue and Larry McCaslin, 518 E. 3rd Avenue were present to speak in favor of proceeding with condemnation proceedings for this property. Mayor Thompson closed the public hearing.

Mayor Thompson opened a public hearing to consider the condemnation of a structure in the City of Winfield, Kansas, located at 623 W. 9th Avenue Shawn Bean, residing at 423 W. 8th Avenue, is the owner of the property was present to ask the Commission for more time to rehabilitate this property. Mayor Thompson closed the public hearing.

BUSINESS FROM THE FLOOR

NEW BUSINESS

Bill No. 1805 – An Ordinance – Authorizing the City of Winfield, Kansas to approve the issuance by the Kansas Independent College Finance Authority of the Authority’s Educational Facilities Revenue Bonds in an aggregate principal amount not to exceed \$2,550,000 for the purpose of refunding certain bonds to refinance certain projects of the Southwestern College; authorizing the designation of such bonds as qualified tax-exempt obligations; authorizing and approving the execution of certain documents certain other actions in connection with the bonds. City Clerk Peters explains that Southwestern College desires to issue Educational Facilities Revenue Bonds in the amount of \$2,550,000 for the purpose of refunding previously issued bonds. Peters also states that this \$2,550,000 is bank qualified which means that this amount will need to be considered as a portion of the ten-million dollar annual limit that the City has per state statute for bond or temporary note financing. Peters further states that the City has no financial obligation in this transaction. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis all Commissioners voting aye, Bill No. 1805 was adopted and numbered Ordinance No. 4082.

Bill No. 1806 – A Resolution – Authorizing the sale and conveyance of certain property to Mosaic. City Clerk Peters explains that in 1999, the City issued Housing Facilities Revenue Bonds to assist what was then Martin Luther Homes to build certain facilities for residents with disabilities within the community. The bonds have been satisfied, and now Mosaic (Martin Luther Homes) wishes to sell a property located at 810 E. 19th Avenue. This resolution will allow for Mosaic to take possession of the property which would then allow for the pending sale. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto all Commissioners voting aye, Bill No. 1806 was adopted and numbered Resolution No. 0518.

Bill No. 1807 – A Resolution – Setting forth findings that the structures, a house and detached garage, located on a tract of land legally described as follows East Half of Lot 7, and all of Lot 8, block 202, Andrews Addition, Winfield, Kansas. Commonly known as 515 E. 3rd Ave. Recorded in Book 0931 Page 0833, in the Office of the Register of Deeds in Cowley County, Kansas, is unsafe and/or dangerous and ordering said structures to be repaired or removed in ninety (90) days. Director of Public Improvements Steward explains that this resolution is to consider condemnation of a structure located at 515 E. 3rd Avenue. Steward explains that this property has been vacant for a period of time and has been posted with a notice to vacate as there are no utility services on at this location. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis all Commissioners voting aye, Bill No. 1807 was adopted and numbered Resolution No. 0618.

Bill No. 1808 – A Resolution – Setting forth findings that the structure, a house, located on a tract of land legally described as follows: A house on a tract of land in the West Half of the Northwest Quarter of Section 28, Township 32 South, Range 4 East, described by metes and bounds, as follows: Commencing at a point on East side of Right-of-way of Kansas City and Southwestern Railroad at intersection of the South side of Ninth Avenue of the City of Winfield with said right-of-way; thence East on the South line of Ninth Avenue, 50 feet; thence South 140 feet; thence West to East line of Right-of way to point of beginning. Commonly known as 623 W. 9th Ave. Recorded in Book 0861 Page 0058, in the Office of the Register of Deeds in Cowley County, Kansas, is unsafe and/or dangerous and ordering said structure to be repaired or removed in ninety (90) days. Director of Public Improvements Steward explains that no contact had been received from the property owner regarding this issue prior to tonight. Based on the comments during the public hearing held earlier in the meeting from property owner Shawn Bean, Steward explained that the Commission could amend the time limit of ninety (90) days to a longer remedial period if they choose, and suggested that a period of one hundred eighty (180) days would be reasonable. Commissioner Jarvis moved that Bill No. 1808 be adopted with the amendment of the repair or removal date from ninety (90) days to one hundred eighty (180) days. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, Bill No. 1808 was adopted and numbered Resolution No. 0718.

Bill No. 1809 – A Resolution – Accepting and authorizing the filing of a certain permanent easement necessary to provide right-of-way for installation, construction, maintenance, repair, and removal of the utilities and the necessary appurtenances therefore, in, over, under, and across real estate in Section 26, Township 32 South, Range 4 East of the 6th P.M., City of Winfield, Cowley County, Kansas. Director of Public Improvements Steward explains that this resolution considers an easement for electrical upgrades serving Webster Engineering. The easement is granted by Cates Supply. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis all Commissioners voting aye, Bill No. 1809 was adopted and numbered Resolution No. 0818.

Bill No. 1810 – A Resolution – Authorizing a sell-back directive directing the Kansas Municipal Energy Agency to sell certain contract energy capacity to the Grand River Dam Authority and authorizing the Kansas Power Pool (“KPP”), a Municipal Energy Agency, to act on behalf of the City in such matters. James Ging representing the Kansas Power Pool was present and explains that this resolution authorizes a sell back directive with KMEA (Kansas Municipal Energy Agency) and the City of Winfield regarding the Grand River Dam Authority (GRDA) contract, which is administered by KPP and allows the KPP to optimize the contract and expects to save money for members of the pool. Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto all Commissioners voting aye, Bill No. 1810 was adopted and numbered Resolution No. 0918.

OTHER BUSINESS

-Consider appointment to the Planning Commission - City Clerk Peters explains that there is a vacancy on the Planning Commission for a term expiring on June 1, 2019, and that two individuals had expressed interest in serving: Brenda K. Butters and Michael D. Ledy. Commissioner Hutto made a motion to appoint Brenda Butters to the Planning Commission for the unexpired term ending in June, 2019. Commissioner Jarvis seconded the motion. With all Commissioners voting aye, motion carried.

ADJOURNMENT

Upon motion by Commissioner Jarvis, seconded by Commissioner Hutto, all Commissioners voting aye, the meeting adjourned at 6:52 p.m.

Signed and sealed this 26th day of January 2018.

Signed and approved this 5th day of February 2018.

Brenda Peters, City Clerk

Gregory N. Thompson, Mayor