

CITY COMMISSION MEETING MINUTES
February 20, 2018

The Board of City Commissioners met in regular session, Tuesday, February 20, 2018 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioner Ronald E. Hutto and Commissioner 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 Public Services and Brett Stone, Police Chief.

City Clerk Peters called roll.

Commissioner Jarvis moved that the minutes of the February 5, 2018 meeting be approved. Commissioner Hutto seconded the motion. With all Commissioners voting aye, motion carried.

OATHS-WINFIELD POLICE DEPARTMENT

City Clerk Peters administered the Oath of Office to Winfield Police Department Officers Chad Clemons and Brian Shepard. Police Chief Stone pinned badges on the new officer's uniforms.

PROCLAMATIONS

Mayor Thompson presented a proclamation proclaiming March 3, 2018 as "130 Years Of Winfield High School Orchestra Day" to Karen Cornejo representing USD #365.

PUBLIC HEARINGS

Mayor Thompson opened a public hearing to consider condemnation for a property located at 420 Soward Street. With no one present to comment, Mayor Thompson closed the public hearing.

Mayor Thompson opened a public hearing to consider condemnation for a property located at 1810 Frankfort Street. Current owner of the property, Jeff Albright residing at 1805 Holloway Lane, was present to inform the commission that he has sold this property to a house renovating company from Wichita. Albright states that the intent of the company is for renovation of the property. Mayor Thompson states that more discussion can be held when the Bill is brought to the floor later in the meeting. With no one else present to speak, Mayor Thompson closed the public hearing.

BUSINESS FROM THE FLOOR

Ernest Kempf, 317 W 15th Ave. appeared to speak to the Commission about a house located at 321 W 15th Avenue that he would like the Commission to consider for condemnation. Staff will work with Mr. Kempf toward a resolution for his concern.

NEW BUSINESS

Bill No. 1819 – A Resolution – Setting forth findings that the structure, a house, located on a tract of land legally described as follows: Lot 7 and 8, Block 14, College Hill Addition, Winfield, Kansas. Commonly known as 420 Soward St. Recorded in Book 578 Page 154, 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 Services Steward explains that this resolution considers the condemnation of a structure located at 420 Soward Street. Steward explains that this property had come before the Commission last year, and that the Commission had attempted to work with the owner that was listed on the deed at that time to come up with a plan for rehabilitation of the property. Since that time, the owner has walked away from the property, so condemnation proceedings are now before the Commission for action again. Steward said that there has been no indication that any further remedial action will be taken to bring the structure into compliance. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, Bill No. 1819 was adopted and numbered Resolution No. 1518.

Bill No. 1820 – A Resolution – Setting forth findings that the structure, a house, located on a tract of land legally described as follows: North 20 feet of Lot 10, all of lot 11 and the south 10 feet of lot 12, all in block “H” of Howland’s Addition to the City of Winfield, Cowley County, Kansas. Commonly known as 1810 Frankfort, Winfield, Kansas. Recorded in Book 987 Page 167-175, 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 Services Steward explains that this resolution considers the condemnation of a structure located at 1810 Frankfort Street. Steward explains that Jeff Albright is here and has indicated earlier in the meeting of pending sale of the property. Steward also explains that the City has possession of fire insurance proceeds, and this proceeding is to remain in compliance of holding these funds to use for possible demolition of the structure. Albright states that he has no knowledge at this point the timeline for the potential buyers for rehabilitation of the property would be. The Commission discussed extending the timeline in the resolution that would give sixty days for a plan and one-hundred-twenty days to bring the property into compliance, in order to accommodate the closing of the sale. Steward stated that staff’s opinion is that the outside condition as a blighting factor of the property is not a concern at this time. Commissioner Jarvis made a motion to adopt Bill No. 1820 with the amendments of the ninety (90) days in Section 1 to one-hundred-twenty (120) days; and the thirty (30) days in Section 2 to sixty (60) days. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, Bill No. 1820 was adopted and numbered Resolution No. 1618.

Bill No. 1821 – 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 structures, a house in the City of Winfield, Cowley County, Kansas. Director of Public Services Steward explains that this resolution will establish a public hearing to consider the condemnation of a structure located at 303 Loomis Street. Steward explains that staff has been in contact with the owner of the property for the past two and one-half years for resolution of the condition of the property, and have to this point been unsuccessful. Upon motion by Commissioner Hutto, seconded by Commissioner Jarvis, all Commissioners voting aye, Bill No. 1821 was adopted and numbered Resolution No. 1718.

Bill No. 1822 – 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. City Manager Willmoth explains that per discussion at the Work Session on February 15th that this action will accept an easement that will allow for an electric line to be replaced across (under) a property owned by the railroad. The line replacement project is located on the north side of the City’s recycling center at Strother Field. Willmoth explains that the City is not in possession of the easement at this time, but expect it in the future. Upon motion by Commissioner Jarvis,

seconded by Commissioner Hutto, all Commissioners voting aye, Bill No. 1822 was adopted and numbered Resolution No. 1818.

OTHER BUSINESS

Consider Kansas Municipal Energy Agency Board Appointment – City Clerk Peters explains that the term for Director #2 to the KMEA Board of Directors will expire on April 30, 2018. Peters explains that City Manager Willmoth is currently Director #2. Commissioner Hutto made a motion to appoint City Manager Willmoth to serve another term as a Director #2 on the Board of Directors of the Kansas Municipal Energy Agency. Motion was seconded by Commissioner Jarvis. With all Commissioners voting aye, motion carried.

-Consider setting a public hearing related to the issuance of Health Care Facilities Refunding and Improvement Revenue Bonds for Cumbernauld Village to be held on Monday March 19, 2018. City Clerk Peters explains that as a part of the upcoming financing project that Cumbernauld Village is planning, and the City, as a formality, will need to approve and hold a public hearing as a part of this financing. Commissioner Jarvis made a motion to set a public hearing related to the issuance of Health Care Facilities Refunding and Improvement Revenue Bonds for Cumbernauld Village to be held on Monday March 19, 2018, in the Community Council Room. Motion was seconded by Commissioner Hutto. With all Commissioners voting aye, motion carried.

ADJOURNMENT

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

Signed and sealed this 2nd day of March 2018.

Signed and approved this 5th day of March 2018.

Brenda Peters, City Clerk

Gregory N. Thompson, Mayor