

## CITY COMMISSION MEETING MINUTES

Winfield, Kansas

July 1, 2019

The Board of City Commissioners met in regular session, Monday, July 01, 2019 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Presiding Officer Phillip R. Jarvis presiding. Commissioner Gregory N. Thompson was also present. Mayor Ronald E. Hutto was noted as absent. Also in attendance were Taggart Wall, City Manager; Brenda Peters, City Clerk and William E. Muret, City Attorney. Other staff members present were Gary Mangus, Assistant to the City Manager; Gus Collins, Director of Utilities; Patrick Steward, Director of Public Improvements; and Dan Defore, Water Superintendent.

City Clerk Peters called Roll, noting Mayor Ronald E. Hutto absent.

Commissioner Thompson moved that the minutes of the June 17, 2019 meeting be approved as presented. Presiding Officer Jarvis seconded the motion. With both Commissioners voting aye, motion carried.

### BUSINESS FROM THE FLOOR

#### NEW BUSINESS

**Bill No. 1954 – An Ordinance** – Amending Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the “Zoning District Map of Winfield, Kansas,” which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas. (Zoning Case Number PC 2019-02) Director of Public Improvements Steward explains that this Ordinance will allow a residential area to be re-zoned as Industrial. The Planning Commission recommends that this change from R-1 to I-2 be approved. Commissioner Thompson noted that this recommendation was brought forth by Winfield Economic Development, of which he is a board member, but he has no financial interest in this property, and therefore does not believe it is an (voting) issue. Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, Bill No. 1954 was adopted and numbered Ordinance No. 4111.

**Bill No. 1955 – An Ordinance** – Amending Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the “Zoning District Map of Winfield, Kansas,” which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas. (Zoning Case Number 2019-05) Director of Public Improvements Steward explains that this Ordinance considers a request to change the zoning classification of 523 Main St. from I-1, Light Industrial to C-4, Central Business District. The Planning Commission held a public hearing on June 10th, 2019. After consideration of the factors, the Planning Commission recommended the zoning change to C-4. Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, Bill No. 1955 was adopted and numbered Ordinance No. 4112.

**Bill No. 1956 – A Resolution** – Accepting and granting a Conditional Use Permit to Tarena Sisk at 1726 Chicago Avenue, Winfield, KS to allow the use of a Women’s Birth Center, Health and Family Wellness Clinic within a “R-1” Low Density Residential District. Director of Public Improvements Steward explains that this Resolution considers granting a Conditional Use Permit for 1726 Chicago

Avenue. The Planning Commission held a public hearing on June 10th, 2019 to consider a Conditional Use Permit for this location to allow a Women's Birth Center, Health and Family Wellness Clinic, within a R-1 District. The Planning Commission recommends granting the Conditional Use Permit, with no additional conditions placed upon it. Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, Bill No. 1956 was adopted and numbered Resolution No. 4619.

**Bill No. 1957 – A Resolution** – Accepting and granting a Conditional Use Permit to Switch Investments at 523 Main Street, Winfield, KS to allow the use of a Micro-Brewery Taproom within a “C-4” Central Business District. Director of Public Improvements Steward explains that this Resolution considers granting a Conditional Use Permit to allow a Micro-Brewery within the Central Business District. The Planning Commission heard testimony on allowing a Conditional Use Permit a Micro-Brewery at 523 Main Street. The Planning Commission recommends granting the Conditional Use Permit, with no additional conditions placed upon it. Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, Bill No. 1957 was adopted and numbered Resolution No. 5018.

**Bill No. 1958 – A Resolution** – Authorizing and directing the Mayor and the City Clerk of the City of Winfield, Kansas to execute a contract for Tank Connections for replacement of storage tank roof, between the City of Winfield, Kansas and Tank Connections. Water Superintendent Defore explains that this Resolution will give the Mayor and City Clerk authority to execute a contract with Tank Connections to put a new roof on a 250-thousand-gallon storage tank at the water plant. Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, Bill No. 1958 was adopted and numbered Resolution No. 5118.

**OTHER BUSINESS**

- City Clerk Peters explains to the Commissioners that the City received a memo from Sara Warner, stating the Winfield Convention and Tourism Board recommends that Lena Helms be appointed to the Winfield Convention and Tourism Board. Commissioner Thompson made a motion to appoint Lena Helms to the Convention and Tourism Committee. Presiding Officer Jarvis seconded the motion. With both Commissioners voting aye, motion carried.


City Manager Wall discussed status of Steering Committee for Comprehensive Plan.

City Manager reminds the Commission that there will be no work session on July 11, 2019 due to lack of quorum.


**ADJOURNMENT**

Upon motion by Commissioner Thompson, seconded by Presiding Officer Jarvis, both Commissioners voting aye, the meeting adjourned at 5:51 p.m.

Signed and sealed this 12th day of July 2019.

  
\_\_\_\_\_  
Brenda Peters, City Clerk

Signed and approved this 15<sup>th</sup> day of July 2019.

  
\_\_\_\_\_  
Ronald E. Hutto, Mayor

