



# REGULAR COUNCIL MEETING, JANUARY 17, 2024

Wednesday, January 17, 2024 at 6:30 PM  
Council Chambers, 520 N. Commercial Ave.

## AGENDA

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*Council Meeting will be broadcast on Facebook Live. Click to visit our [Facebook Page](#).*

### CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Bryan Chapman opened the Council Meeting at \_\_\_\_\_ (time).

The Mayor led the Pledge of Allegiance.

Council Members present

Kramer Siemens \_\_\_\_\_

Kirby Stucky \_\_\_\_\_

Monty Leonard \_\_\_\_\_

Dan Hartman \_\_\_\_\_

Brenda DeHaven \_\_\_\_\_

Others present \_\_\_\_\_

### APPROVAL OF AGENDA

Motion to approve the agenda as presented.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

### HEARINGS / PRESENTATIONS / PUBLIC FORUM

#### STAFF REPORTS

1. Kyle Nordick, City Administrator
2. Brad Jantz, City Attorney

#### CONSENT AGENDA

Motion to approve the Consent Agenda as presented.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

- [3.](#) Minutes of January 3, 2024, Regular Meeting
- 4. Approval of Payroll January 5, 2024 Amount \$12,555.00
- [5.](#) Approval of General Disbursement Checks Amount \$95,974.50
- [6.](#) Agricultural Lease Agreement - Grattan

## **OLD BUSINESS**

## **SPECIAL RECOGNITION FOR OUTGOING GOVERNING BODY MEMBERS**

## **NEW BUSINESS**

- 7. Swearing In of Elected Officials
- 8. Discuss and Consider Election of Council President  
Motion to elect Council Member \_\_\_\_\_ as Council President, with a term ending January 2025.  
Motion by \_\_\_\_\_  
Second by \_\_\_\_\_
- [9.](#) Discuss and Consider Planning Commission/BZA Board Appointment  
Motion to approve the appointment of Jeremy Burkholder to the Planning Commission/BZA Board with a term expiring in May 2026.  
Motion by \_\_\_\_\_  
Second by \_\_\_\_\_
- 10. Recess Into Executive Session For Consultation With The City Attorney On Matters Privileged Under The Attorney-Client Relationship Relating To Contract Negotiations  
Move to recess into executive session for \_\_\_\_\_ minutes to consult with the City Attonrey related to matters privileged under the attorney-client relationship (K.S.A. 75-4319(B)(2)) for the purpose of discussing Contractual Matters. The open meeting will resume at \_\_\_\_\_pm with those present in the executive session being the Governing Body, City Administrator, and City Attorney.  
Motion by \_\_\_\_\_  
Second by \_\_\_\_\_
- [11.](#) Discuss and Consider Final Plat - Cardinal Addition  
Planning Commission approved the Final Plat 5-0.  
Motion to approve the Final Plat as presented.  
Motion by \_\_\_\_\_  
Second by \_\_\_\_\_

## **GOVERNING BODY REMARKS**

## ADJOURN

Motion to adjourn the Regular Council Meeting at \_\_\_\_\_ PM.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

COUNCIL WILL ADJOURN INTO WORKSHOP SESSION.

Contact: Shelia Agee ([agee@cityofsedgwick.org](mailto:agee@cityofsedgwick.org), 316-772-5151)

Agenda Published on 1/12/2024 at 2:45 PM.



# REGULAR COUNCIL MEETING, JANUARY 3, 2024

Wednesday, January 03, 2024 at 6:30 PM  
Council Chambers, 520 N. Commercial Ave.

## MINUTES

*Council Meeting will be broadcast on Facebook Live. Click to visit our [Facebook Page](#).*

### CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

Mayor Bryan Chapman opened the Council Meeting at \_\_\_\_\_ (time).

The Mayor led the Pledge of Allegiance.

Council Members present

Kramer Siemens\_\_\_\_\_

Kirby Stucky\_\_\_\_\_

Monty Leonard\_\_\_\_\_

Dan Hartman\_\_\_\_\_

Brenda DeHaven\_\_\_\_\_

Others present \_\_\_\_\_

Mayor Bryan Chapman opened the Council Meeting at 6:30pm.

The Mayor led the Pledge of Allegiance.

### PRESENT

Brenda DeHaven

Dan Hartman

Monty Leonard

Kramer Siemens

### ABSENT

Kirby Stucky

Others Present: Kyle Nordick, City Administrator; Shelia Agee, City Clerk; Brad Jantz, City Attorney; Paige Jones, Deputy City Clerk; Bill Bush, Harvey County Independent; Jim Boldenow, City Superintendent, Mark Jacob

**APPROVAL OF AGENDA**

Motion to approve the agenda as presented.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

Motion to approve the agenda as amended to add Resolution 01032024B - Distressed Property to #9 under New Business.

Motion made by Leonard, Seconded by Siemens.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

**HEARINGS / PRESENTATIONS / PUBLIC FORUM**

**STAFF REPORTS**

**1. Kyle Nordick, City Administrator**

Kyle Nordick, City Administrator informed governing body and public that due to holiday, trash pickup will be Friday. KDOT is reviewing final plans for sidewalk project. PEC is working on providing info needed for easements for sidewalks. East side paving info should be compiled by end of next week and the petition for resident approval in benefit district should begin after that.

**2. Brad Jantz, City Attorney**

Brad Jantz, City Attorney added that Dollar General has responded and has no issue with easements for sidewalks. Governing Body asked about Industrial Park cleanup and Brad informed Governing Body that KEIMS is where to find info about it. We have not recieved the final report yet.

**CONSENT AGENDA**

Motion to approve the Consent Agenda as presented.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

Motion to approve the Consent Agenda as presented with amendment of date year for Minutes to 2023.

Motion made by Hartman, Seconded by DeHaven.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

**3. Minutes of December 6, 2023, Regular Meeting**

- 4. Approval of Payroll December 8, 2023 Amount \$17,744.99  
Approval of Payroll December 22, 2023 Amount \$15,595.10
- 5. Approval of General Disbursement Checks Amount \$143,024.07
- 6. Resolution 010324C - 401(a) Plan

**OLD BUSINESS**

**NEW BUSINESS**

- 7. Resolution 01032024 – Salary/Wage Range Limits

Motion to approve the proposed resolution 01032024, amending resolution 01182023 which sets salary limits for officers and employees of the City of Sedgwick, Counties of Harvey and Sedgwick, Kansas; Under the Authority of Charter Ordinance No. 17.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

Motion to approve the proposed resolution 01032024.

Motion made by Hartman, Seconded by Leonard.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

- 8. 2024 Holidays

Motion to approve adding Good Friday to the list of observed holidays and amending the Personnel Policy and Guidelines Manual Section E-5 Subsection A.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

Motion to approve adding Good Friday to the list of observed holidays and amending the Personnel Policy and Guidelines Manual Section E-5 Subsection A.

Motion made by Hartman, Seconded by DeHaven.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

- 9. Resolution 01032024B - Distressed Property

Motion to approve Resolution 01032024B, a resolution setting a date and time for a show cause hearing regarding 311 Lincoln Ave. being designated a dangerous and unfit structure.

Motion made by Hartman, Seconded by Siemens.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

**EXECUTIVE SESSION - PERSONNEL MATTERS**

Motion to recess into executive session for \_\_\_\_\_ minutes pursuant to the exemption (K.S.A. 75-4319(b)(1) to discuss matters pertaining to non-elected personnel. The open meeting would resume at \_\_\_\_\_ pm with those present in the executive session being the Governing Body, City Administrator, and City Attorney.

Motion to recess into executive session for 10 minutes pursuant to the exemption (K.S.A. 75-4319(b)(1) to discuss matters pertaining to non-elected personnel. The open meeting would resume at 7:03 pm with those present in the executive session being the Governing Body, City Administrator, and City Attorney.

Motion made by Leonard, Seconded by Siemens.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

No action was taken.

**GOVERNING BODY REMARKS**

**ADJOURN**

Motion to adjourn the Regular Council Meeting at \_\_\_\_\_ PM.

Motion by \_\_\_\_\_

Second by \_\_\_\_\_

Motion to adjourn the Regular Council Meeting at 7:05pm.

Motion made by Hartman, Seconded by Leonard.

Voting Yea: DeHaven, Hartman, Leonard, Siemens

Contact: Shelia Agee ([agee@cityofsedgwick.org](mailto:agee@cityofsedgwick.org), 316-772-5151)

Agenda Published on 12/29/2023 at 1:00 PM.

January 17, 2024

**PAYROLL CHECKS - DIRECT DEPOSIT**

1/5/24 \$ 12,555.00

**TOTAL PAYROLL CHECKS** \$ **12,555.00**

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**GENERAL DISBURSEMENT CHECKS-AAABVA** \$ 45,346.19

**GENERAL DISBURSEMENT CHECKS-AAABVB** \$ 135.83

**GENERAL DISBURSEMENT CHECKS-AAABVE** \$ 50,492.48

**TOTAL DISBURSEMENT CHECKS** \$ **95,974.50**

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# AP Enter Bills Edit - Council Report

City of Sedgwick (SEDGKS)  
Batch: AAABVA

1/5/2024 4:08:30 PM

Vendor	Description	Check Date	Invoice#	Check#	Check Total
360 DOCUMENT SOLUTIONS	PRINTERS/COPIERS	12/31/2023	81641883	70264	\$719.95
BURRIS FABRICATION	FORD RANGER TIRES	12/31/2023	5161	70265	\$523.96
CORE & MAIN	WATER & SEWER SUPPLI	12/31/2023	U075485	70266	\$513.46
DITCH WITCH	BORING TOOL	12/31/2023	E02024	70267	\$5,686.86
FELD FIRE	FIRE EQUIPMENT	12/31/2023	0337989	70268	\$7,625.12
GRABER'S ACE HARDWARE	SHOP & ST SUPPLIES	12/31/2023	K57514 K58390	70269	\$227.64
HEIMAN FIRE EQUIPMENT	FIRE EQUIPMENT	12/31/2023	8261	70270	\$5,193.50
HARVEY COUNTY JAIL	PRISONER HOUSING	12/31/2023	123123JAILFEES	70271	\$35.00
IDEATEK, LLC	PHONE/FAX/INTERNET	12/31/2023	447317	70272	\$1,152.13
INTRUST BANK	MISC CHARGES	12/31/2023	123123INTRUST	70273	\$1,727.33
BILL JOHNSON	BLDG INSPECTIONS	12/31/2023	123123BLDGINS	70274	\$100.00
KANSAS DEPT OF REVENUE	4TH QTR SALES TAX	12/31/2023	123123WTRSALESTAX	70275	\$190.45
KS DEPARTMENT OF REVENUE-WATE	WATER PROTECTION FEE	12/31/2023	123123WTRPROT	70276	\$547.15
SEDGWICK LILLIAN TEAR LIBRARY	APPROPRIATION TAXES	12/31/2023	123123LIBAPP	70277	\$6,567.78
LOWE'S	WATER SUPPLIES	12/31/2023	123123LOWES	70278	\$685.55
MAYER SPECIALTY SERVICES, LLC	SEWER MAINT CLEANING	12/31/2023	2023757	70279	\$13,374.34
PRIDE AG RESOURCES	SHELVES/COMPRESSOR	12/31/2023	109518/3 109623/3	70280	\$475.97

Total Direct Expense: \$45,346.19  
**Total Immediate Payments: \$45,346.19**

### Report Summary

#### Report Selection Criteria

Report Type: Detailed

Start End

Transaction Number: Start End

**AP Enter Bills Edit Report - Sorted by Vendor \*\* Customized \*\***

City of Sedgwick (SEDGKS)  
Batch: AAABVA

1/5/2024 3:47:46 PM

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
<b>14</b>	<b>360 DOCUMENT SOLUTIONS / 360 DOCUMENT SOLUTIK</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>81641883</b>	<b>\$719.95</b>
1	01-01-60-6200 PRINTERS/COPIERS LEASE			\$719.9300	\$359.97
2	01-03-60-6200 PRINTERS/COPIERS LEASE			\$719.9500	\$72.00
3	01-05-60-6200 PRINTERS/COPIERS LEASE			\$719.9500	\$72.00
4	10-00-60-6200 PRINTERS/COPIERS LEASE			\$719.9500	\$107.99
5	13-00-60-6200 PRINTERS/COPIERS LEASE			\$719.9500	\$107.99
<b>9</b>	<b>BURRIS FAB / BURRIS FABRICATION</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>5161</b>	<b>\$523.96</b>
1	01-10-60-6120 FORD RANGER TIRES			\$523.9600	\$130.99
2	01-11-60-6120 FORD RANGER TIRES			\$523.9600	\$130.99
3	10-00-60-6120 FORD RANGER TIRES			\$523.9600	\$130.99
4	13-00-60-6120 FORD RANGER TIRES			\$523.9600	\$130.99
<b>6</b>	<b>CORE &amp; MAIN / CORE &amp; MAIN</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>U075485</b>	<b>\$513.46</b>
1	10-00-70-7130 WATER METER SUPPLIES-NUT, BOLT, COUPLING			\$111.9200	\$111.92
2	10-00-70-7130 WATER SUPPLIES-ADAPTER			\$80.1600	\$80.16
3	13-00-70-7130 SEWER SUPPLIES-RISER			\$321.3800	\$321.38
<b>10</b>	<b>DITCH WITCH / DITCH WITCH</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>E02024</b>	<b>\$5,686.86</b>
1	10-00-70-7420 HAMMERHEAD BORING TOOL			\$5,686.8600	\$5,686.86
<b>15</b>	<b>FELD / FELD FIRE</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>0337989</b>	<b>\$7,625.12</b>
1	01-04-70-7420 FIRE EQUIPMENT			\$7,625.1200	\$7,625.12
<b>2</b>	<b>GRABER'S / GRABER'S ACE HARDWARE</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>K57514 K58390</b>	<b>\$227.64</b>
1	01-11-70-7420 SHOP TOOLS			\$133.6900	\$133.69
2	01-10-70-7230 STREET COLD PATCH			\$93.9500	\$93.95
<b>16</b>	<b>HEIMAN / HEIMAN FIRE EQUIPMENT</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>8261</b>	<b>\$5,193.50</b>
1	01-04-70-7420 FIRE EQUIPMENT-GRIPPER, SLING, SHUTGUN KIT, MONITO			\$5,193.5000	\$5,193.50
<b>8</b>	<b>HRVY CO SHERIFF / HARVEY COUNTY JAIL</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123JAILFEES</b>	<b>\$35.00</b>
1	01-05-60-6320 PRISONER HOUSING-J HODGES			\$35.0000	\$35.00

AP Enter Bills Edit Report - Sorted by Vendor \*\* Customized \*\*

City of Sedgwick (SEDGKS)  
Batch: AAABVA

1/5/2024 3:47:46 PM

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
<b>5</b>	<b>IDEATEK / IDEATEK, LLC</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>447317</b>	<b>\$1,152.13</b>
1	01-01-60-6180 CH PHONE/FAX/INTERNET			1.0 \$80.7400	\$80.74
2	01-05-60-6180 COURT PHONE/FAX/INTERNET			1.0 \$26.9100	\$26.91
3	10-00-60-6180 WATER PHONE/FAX/INTERNET			1.0 \$26.9100	\$26.91
4	13-00-60-6180 SEWER PHONE/FAX/INTERNET			1.0 \$26.9200	\$26.92
5	01-11-60-6180 MAINT SHOP 320 N WASH PHONE/INTERNET			1.0 \$133.5400	\$133.54
6	01-04-60-6180 FIRE PHONE/INTERNET			1.0 \$155.8900	\$155.89
7	13-00-60-6180 SEWER PHONE/INTERNET			1.0 \$161.4800	\$161.48
8	01-06-60-6180 POOL PHONE/INTERNET			1.0 \$155.8900	\$155.89
9	01-03-60-6180 PD PHONE/INTERNET			1.0 \$127.9500	\$127.95
10	13-00-60-6180 EAST LIFT PHONE/INTERNET			1.0 \$127.9500	\$127.95
11	13-00-60-6180 SOUTH LIFT PHONE/INTERNET			1.0 \$127.9500	\$127.95
<b>4</b>	<b>INTRUST / INTRUST BANK</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123INTRUST</b>	<b>\$1,727.33</b>
1	01-04-70-7420 AMAZON-AUTO RESCUE KIT			1.0 \$20.9900	\$20.99
2	01-04-70-7420 AMAZON-FIRE GOGGLES, WATER RESCUE BAGS, FLARES			1.0 \$245.7400	\$245.74
3	01-04-70-7420 AMAZON-BILLY GOAT WEDGE			1.0 \$75.9800	\$75.98
4	01-04-70-7420 EBAY-OXIMETER			1.0 \$349.9500	\$349.95
5	01-04-70-7420 EBAY-NOZZLE			1.0 \$598.0000	\$598.00
6	01-11-70-7130 HOME DEPOT-SHOP SUPPLIES			1.0 \$221.2900	\$221.29
7	01-11-70-7130 HOME DEPOT-MAINT STORAGE SUPPLIES			1.0 \$215.3800	\$215.38
<b>18</b>	<b>JOHNSON, BILL / BILL JOHNSON</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123BLDGINS</b>	<b>\$100.00</b>
1	01-01-60-6230 BLDG INSPECTIONS-JOHNSON			1.0 \$100.0000	\$100.00
<b>17</b>	<b>KS DEPT OF REV - SALES TAX / KANSAS DEPT OF REV</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123WTRSALESTAX</b>	<b>\$190.45</b>
1	10-00-60-6156 WATER SALES TAX			1.0 \$190.4500	\$190.45
<b>11</b>	<b>KS DEPT OF REV - WTR PROT / KS DEPARTMENT OF RI</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123WTRPROT</b>	<b>\$547.15</b>
1	10-00-60-6154 WATER PROTECTION FEE			1.0 \$547.1500	\$547.15
<b>12</b>	<b>LIBRARY / SEDGWICK LILLIAN TEAR LIBRARY</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123LIBAPP</b>	<b>\$6,567.78</b>
1	04-00-00-9940 LIBRARY APPROPRIATION TAXES			1.0 \$6,567.7800	\$6,567.78
<b>3</b>	<b>LOWE'S / LOWE'S</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>123123LOWES</b>	<b>\$685.55</b>
1	10-00-70-7130 WATER SUPPLIES			1.0 \$685.5500	\$685.55
<b>7</b>	<b>MAYER / MAYER SPECIALTY SERVICES, LLC</b>	<b>12/31/2023</b>	<b>12/31/2023</b>	<b>2023757</b>	<b>\$13,374.34</b>
1	13-00-60-6130 SEWER MAINT CLEANING			1.0 \$13,374.3400	\$13,374.34

# AP Enter Bills Edit Report - Sorted by Vendor \*\* Customized \*\*

City of Sedgwick (SEDGKS)  
Batch: AAABVA

1/5/2024 3:47:46 PM

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
<b>Line</b>	<b>GL Expense Account</b>	<b>Desc/Inv Stock/Alloc/Cost Code</b>		<b>Quantity Bought</b>	<b>Cost Per Unit</b>	<b>Line Extension</b>
13	PRIDE AG / PRIDE AG RESOURCES	12/31/2023	12/31/2023	109518/3 109623/3		\$475.97
1	01-11-70-7420	SHOP SHELVES		1.0	\$96.9700	\$96.97
2	01-08-70-7420	AIR COMPRESSOR		0.2	\$379.0000	\$75.80
3	01-10-70-7420	AIR COMPRESSOR		0.2	\$379.0000	\$75.80
4	01-11-70-7420	AIR COMPRESSOR		0.2	\$379.0000	\$75.80
5	10-00-70-7420	AIR COMPRESSOR		0.2	\$379.0000	\$75.80
6	13-00-70-7420	AIR COMPRESSOR		0.2	\$379.0000	\$75.80

**Grand Totals**

<b>Total Direct Expense:</b>	<b>\$45,346.19</b>
<b>Total Immediate Payments:</b>	\$45,346.19

Report Summary

Report Selection Criteria

Report Type: Detailed

Start End

Transaction Number: Start End

## AP Bank Reconciliation Posting Audit Report

City of Sedgwick (SEDGKS)

01/08/2024 09:41:34 AM

Batch: AAABVB

User ID: SHELIA

Page 1

Bank Code: CKG		LEGACY BANK				
Vendor						
Tran#	Document #	Date	Type	User ID	Posting Reference	Total Amount
KS DEPT OF LABOR						
1	70281	12/31/2023	Check	SHELIA	AP0000001226AAABVB	\$135.83
Description:						
			<b>Bank Totals</b>	<b>Items</b>	<b>Total Voids</b>	<b>Items</b>
			Checks	1	\$0.00	0
			Deposits	0	\$0.00	0
			Deductions	0	\$0.00	0
			Additions	0	\$0.00	0
			Bank Charges	0	\$0.00	0
			<b>Net Activity for CKG:</b>		<b>(\$135.83)</b>	

<b>Report Totals</b>						
			<b>Bank Totals</b>	<b>Items</b>	<b>Total Voids</b>	<b>Items</b>
			Checks	1	\$0.00	0
			Deposits	0	\$0.00	0
			Deductions	0	\$0.00	0
			Additions	0	\$0.00	0
			Bank Charges	0	\$0.00	0
			<b>Net Activity:</b>		<b>(\$135.83)</b>	

# AP Enter Bills Edit - Council Report

City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:52:17 PM

Page 1

Vendor	Description	Check Date	Invoice#	Check#	Check Total
7M EXCAVATING	ROAD GRAVEL	01/12/2024	202273	70282	\$1,250.00
ADVANTAGE COMPUTER	ADVANTAGE ANNUAL DUE	01/12/2024	ADVANTAGE ANNUAL DUE	70283	\$3,168.00
AGRI ENVIRONMENTAL SERVICES	SLUDGE HAUL	01/12/2024	1793	70284	\$1,040.00
AIRGAS USA, LLC	CYLINDER LEASE	01/12/2024	5505091008	70285	\$100.00
CITY ATTORNEYS ASSOCIATION OF K	MEMBERSHIP DUES	01/12/2024	5585	70286	\$35.00
COLUMN SOFTWARE PBC	AD DISPLAY	01/12/2024	35740584-0008	70287	\$264.00
CITY OF HALSTEAD	EMS SERVICES	01/12/2024	20240112	70288	\$10,000.00
HARVEY COUNTY ECONOMIC DEVEL	PARTNER CONTRIB.	01/12/2024	2013-1420	70289	\$1,000.00
IDEATEK, LLC	IDEATEK SERVICES	01/12/2024	447317B	70290	\$634.18
INTRUST BANK	MISC CHARGES	01/12/2024	011224INTRUST	70291	\$1,579.68
BRAD JANTZ	ATTRNY SERVICES	01/12/2024	20240112	70292	\$3,040.00
JOY WILLIAMS	JUDGE SERVICES	01/12/2024	20240112	70293	\$500.00
KANZA CO-OPERATIVE ASSOCIATION	FUEL CHARGES	01/12/2024	011224COOP	70294	\$1,189.41
KANSAS MUNICIPAL INSURANCE TRU	KMIT PREMIUM	01/12/2024	13-3240	70295	\$10,828.00
KANSAS ASSOCIATION CITY/COUNTY	KACM DUES	01/12/2024	1012	70296	\$100.00
KANSAS HEALTH & ENVIRONMENTAL	COLILERT DRINKING	01/12/2024	65633	70297	\$72.00
KS MUNICIPAL JUDGES ASSOCIATION	KMJA DUES	01/12/2024	20240112KMJA	70298	\$25.00
LEAGUE OF KANSAS MUNICIPALITIES	MEMBERSHIP DUES	01/12/2024	24-532	70299	\$1,121.85
CITY OF NEWTON	WATER TREATMENT	01/12/2024	20240112	70300	\$4,158.00
PAYMENT SERVICES NETWORK, INC.	DECEMBER CHARGES	01/12/2024	288870	70301	\$576.60
SAM'S CLUB	MISC CHARGES	01/12/2024	011224SAMS	70302	\$120.27
SDK LABORATORIES	LAB ANALYSIS	01/12/2024	20240112	70303	\$274.00
SEDGWICK COUNTY ASSOCIATION O	SCAC ANNUAL DUES	01/12/2024	20240112	70304	\$100.00
SEDGWICK HISTORICAL SOCIETY	DONATION	01/12/2024	20240112	70305	\$5,000.00
STUCKY FARM & LAWN	LAWNMOWER REPAIR	01/12/2024	2753	70306	\$987.51
VERIZON WIRELESS	PD MDT SERVICE	01/12/2024	9952524164	70307	\$364.48
WHOLESALE WATER SUPPLY DISTRIK	WATER USAGE	01/12/2024	INV01875	70308	\$2,964.50

Total Direct Expense:

\$50,492.48

Total Immediate Payments:

\$50,492.48

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City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:36:43 PM

Page 1

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
6	7M / 7M EXCAVATING	1/12/2024	1/12/2024	202273	\$1,250.00
1	01-10-70-7230	32 TON ROAD GRAVEL - WASHINGTON ST.		1.0	\$1,250.0000
4	ADVANTAGE / ADVANTAGE COMPUTER	1/12/2024	1/12/2024	ADVANTAGE ANNUAL DUE	\$3,168.00
1	01-05-60-6200	ADVANTAGE JAYHAWK COURT		1.0	\$499.0000
2	01-01-60-6200	ADVANTAGE JAYHAWK DENALI		1.0	\$735.0000
3	10-00-60-6200	ADVANTAGE JAYHAWK UTILITY		1.0	\$249.5000
4	12-00-60-6200	ADVANTAGE JAYHAWK UTILITY		1.0	\$74.8500
5	13-00-60-6200	ADVANTAGE JAYHAWK UTILITY		1.0	\$174.6500
6	01-01-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
7	01-03-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
8	01-04-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
9	01-05-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
10	01-06-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
11	01-09-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
12	01-11-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
13	10-00-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
14	12-00-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
15	13-00-60-6200	ADVANTAGE COUGAR MOUNTAIN		0.1	\$1,435.0000
11	AGRI ENVIRONMENTAL / AGRI ENVIRONMENTAL SERV	1/12/2024	1/12/2024	1793	\$1,040.00
1	13-00-60-6160	SLUDGE HAUL 26,000GAL		26,000.0	\$0.0400
23	AIRGAS / AIRGAS USA, LLC	1/12/2024	1/12/2024	5505091008	\$100.00
1	01-11-60-6240	CYLINDER LEASE		1.0	\$100.0000
12	CITY ATTY ASSOC / CITY ATTORNEYS ASSOCIATION OF	1/12/2024	1/12/2024	5585	\$35.00
1	01-05-60-6700	2024 CITY ATTORNEYS ASSOC. OF KS MEMBERSHIP DUES		1.0	\$35.0000
1	COLUMN / COLUMN SOFTWARE PBC	1/12/2024	1/12/2024	35740584-0008	\$264.00
1	01-01-60-6290	DISPLAY AD NOTICE HARV CO INDEPENDENT		1.0	\$264.0000
20	HALSTEAD / CITY OF HALSTEAD	1/12/2024	1/12/2024	20240112	\$10,000.00
1	01-02-60-6290	HALSTEAD EMS SERVICE		1.0	\$10,000.0000
19	HRVY CO EDC / HARVEY COUNTY ECONOMIC DEVELOI	1/12/2024	1/12/2024	2013-1420	\$1,000.00
1	01-07-60-6410	2024 PARTNER CONTRIBUTION		1.0	\$1,000.0000

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City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:36:43 PM

Page 2

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
2	IDEATEK / IDEATEK, LLC	1/12/2024	1/12/2024	447317B	\$634.18	
1	01-01-60-6180	CITY HALL PHONE/FAX/INTERNET		1.0	\$57.0900	\$57.09
2	01-05-60-6180	COURT PHONE/FAX/INTERNET		1.0	\$19.0300	\$19.03
3	10-00-60-6180	WATER PHONE/FAX/INTERNET		1.0	\$19.0300	\$19.03
4	13-00-60-6180	SEWER PHONE/FAX/INTERNET		1.0	\$19.0300	\$19.03
5	01-11-60-6180	MAINT SHOP 320 N WASH PHONE		1.0	\$60.0000	\$60.00
6	01-04-60-6180	FIRE PHONE/INTERNET		1.0	\$100.0000	\$100.00
7	13-00-60-6180	SEWER PLANT PHONE/INTERNET		1.0	\$110.0000	\$110.00
8	01-06-60-6180	POOL PHONE/INTERNET		1.0	\$100.0000	\$100.00
9	01-03-60-6180	PD PHONE/FAX/INTERNET/TV		1.0	\$50.0000	\$50.00
10	13-00-60-6180	EAST LIFT PHONE		1.0	\$50.0000	\$50.00
11	13-00-60-6180	SOUTH LIFT PHONE		1.0	\$50.0000	\$50.00



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City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:36:43 PM

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
28	INTRUST / INTRUST BANK	1/12/2024	1/12/2024	011224INTRUST	\$1,579.68	
1	01-03-60-6290	KS.GOV-BACKGROUND CHECK		1.0	\$20.0000	\$20.00
2	01-03-70-7010	POCKETPRESS-PD POCKET BKS		1.0	\$119.8800	\$119.88
3	10-00-70-7020	USPS-WATER SAMPLE POSTAGE		1.0	\$5.5500	\$5.55
4	01-01-70-7010	AMAZON-OFFICE SUPPLIES		0.5	\$170.3300	\$85.17
5	01-03-70-7010	AMAZON-OFFICE SUPPLIES		0.1	\$170.3600	\$17.04
6	01-05-70-7010	AMAZON-OFFICE SUPPLIES		0.2	\$170.3600	\$34.07
7	01-09-70-7010	AMAZON-OFFICE SUPPLIES		0.1	\$170.3600	\$8.52
8	10-00-70-7010	AMAZON-OFFICE SUPPLIES		0.1	\$170.3600	\$8.52
9	12-00-70-7010	AMAZON-OFFICE SUPPLIES		0.1	\$170.3600	\$8.52
10	13-00-70-7010	AMAZON-OFFICE SUPPLIES		0.1	\$170.3000	\$8.52
11	01-01-70-7010	KS.GOV		1.0	\$12.5000	\$12.50
12	01-01-70-7010	WALMART-CHRISTMAS DECOR		1.0	\$29.5900	\$29.59
13	01-01-70-7010	JOANN STORES-CHRISTMAS DECOR		1.0	\$16.0000	\$16.00
14	01-01-70-7010	NIFTY NUT HOUSE-COUNCIL CHRISTMAS GIFTS		1.0	\$110.2500	\$110.25
15	01-03-60-6290	INDEED PD JOB POSTING		1.0	\$108.0000	\$108.00
16	01-03-60-6720	CY'S PLACE-PD INTERVIEW MEAL		1.0	\$37.4700	\$37.47
17	01-01-70-7010	GREENER PASTURES-CHRISTMAS DECOR		1.0	\$175.0000	\$175.00
18	01-11-70-7010	AMAZON-PHONE CASE/PROTECTORS		1.0	\$44.5600	\$44.56
19	01-04-70-7120	AMAZON-GRAPHIC ADHESIVE		1.0	\$30.3600	\$30.36
20	01-01-70-7010	LEE REED ENGRAVING-COUNCIL NAMEPLATES		1.0	\$156.0000	\$156.00
21	01-01-60-6290	AXE TO GRIND-CHRISTMAS PARTY		1.0	\$245.1500	\$245.15
22	01-01-60-6720	RIVER CITY BREWERY-CHRISTMAS PARTY		1.0	\$252.3900	\$252.39
23	10-00-70-7020	USPS-WATER SAMPLE POSTAGE		1.0	\$5.5500	\$5.55
24	01-04-60-6290	KS.GOV-FIRE TRUCK TAG		1.0	\$1.8700	\$1.87
25	01-11-70-7010	DOLLAR GENERAL-MAINT DRINKS		1.0	\$33.6500	\$33.65
26	10-00-70-7020	USPS-WATER SAMPLE POSTAGE		1.0	\$5.5500	\$5.55
21	JANTZ, BRAD / BRAD JANTZ	1/12/2024	1/12/2024	20240112	\$3,040.00	
1	01-05-60-6300	PROSECUTOR SERVICES		1.0	\$770.0000	\$770.00
2	01-01-60-6290	ATTORNEY SERVICES		1.0	\$2,270.0000	\$2,270.00
22	JOY / JOY WILLIAMS	1/12/2024	1/12/2024	20240112	\$500.00	
1	01-05-60-6300	JUDGE SERVICES		1.0	\$500.0000	\$500.00

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City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:36:43 PM

Page 4

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice	
Line	GL Expense Account	Desc/Inv Stock/Alloc/Cost Code		Quantity Bought	Cost Per Unit	Line Extension
26	KANZA / KANZA CO-OPERATIVE ASSOCIATION	1/12/2024	1/12/2024	011224COOP	\$1,189.41	
1	01-03-70-7210	FUEL - PD		1.0	\$122.3100	\$122.31
2	10-00-70-7210	FUEL - WATER		1.0	\$267.1200	\$267.12
3	01-04-70-7210	FUEL - FIRE		1.0	\$303.8900	\$303.89
4	01-10-70-7210	FUEL - STREETS		1.0	\$267.1200	\$267.12
5	13-00-70-7210	FUEL - SEWER		1.0	\$228.9700	\$228.97
3	KMIT / KANSAS MUNICIPAL INSURANCE TRUST	1/12/2024	1/12/2024	13-3240	\$10,828.00	
1	03-00-00-6050	KMIT '24 WORKERS' COMP INSURANCE PREMIUM		1.0	\$10,828.0000	\$10,828.00
8	KS ASSOC CTY/CO MANAGE / KANSAS ASSOCIATION (	1/12/2024	1/12/2024	1012	\$100.00	
1	01-01-60-6700	KACM DUES		1.0	\$100.0000	\$100.00
7	KS DEPT OF HEALTH & ENV-U9000 / KANSAS HEALTH &	1/12/2024	1/12/2024	65633	\$72.00	
1	10-00-60-6170	COLILERT DRINKING WATER		1.0	\$72.0000	\$72.00
5	KS MUNICIPAL JUDGE / KS MUNICIPAL JUDGES ASSOC	1/12/2024	1/12/2024	20240112KMJA	\$25.00	
1	01-05-60-6700	KMJA DUES		1.0	\$25.0000	\$25.00
27	LKM / LEAGUE OF KANSAS MUNICIPALITIES	1/12/2024	1/12/2024	24-532	\$1,121.85	
1	01-01-60-6700	MEMBERSHIP DUES & SUBSCRIPTIONS		1.0	\$1,121.8500	\$1,121.85
13	NEWTON CITY / CITY OF NEWTON	1/12/2024	1/12/2024	20240112	\$4,158.00	
1	10-00-60-6152	11/17/23-12/18/23 WATER TREATMENT 3,850 USAGE		1.0	\$4,158.0000	\$4,158.00
9	PSN / PAYMENT SERVICES NETWORK, INC.	1/12/2024	1/12/2024	288870	\$576.60	
1	10-00-60-6210	PSN DECEMBER CHARGES		0.5	\$576.6000	\$288.30
2	12-00-60-6210	PSN DECEMBER CHARGES		0.1	\$576.6000	\$57.66
3	13-00-60-6210	PSN DECEMBER CHARGES		0.4	\$576.6000	\$230.64
24	SAMS / SAM'S CLUB	1/12/2024	1/12/2024	011224SAMS	\$120.27	
1	36-00-00-8210	HERO BANNER STORAGE TOTE		1.0	\$19.9800	\$19.98
2	01-04-70-7010	FIRE DEPT CHRISTMAS DINNER		1.0	\$100.2900	\$100.29
17	SDK / SDK LABORATORIES	1/12/2024	1/12/2024	20240112	\$274.00	
1	13-00-60-6170	LAB ANALYSIS		1.0	\$274.0000	\$274.00
16	SEDG CAC / SEDGWICK COUNTY ASSOCIATION OF CIT	1/12/2024	1/12/2024	20240112	\$100.00	
1	01-01-60-6700	SCAC ANNUAL MEMBERSHIP DUES		1.0	\$100.0000	\$100.00
18	SEDGWICK HISTORICAL / SEDGWICK HISTORICAL SOC	1/12/2024	1/12/2024	20240112	\$5,000.00	
1	01-07-60-6400	DONATION		1.0	\$5,000.0000	\$5,000.00

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City of Sedgwick (SEDGKS)  
Batch: AAABVE

1/12/2024 1:36:43 PM

Tr. #	Vendor	Inv Date	Due Date	Invoice #	Total Invoice
25	STUCKY FARM / STUCKY FARM & LAWN	1/12/2024	1/12/2024	2753	\$987.51
1	01-08-60-6110				\$493.76
2	01-10-60-6110				\$493.75
15	VERIZON / VERIZON WIRELESS	1/12/2024	1/12/2024	9952524164	\$364.48
1	01-03-60-6180				\$120.03
2	01-03-60-6180				\$82.92
3	01-03-60-6180				\$80.06
4	01-11-60-6180				\$40.01
5	01-11-60-6180				\$41.46
10	WHOLESALE WATER / WHOLESALE WATER SUPPLY DI	1/12/2024	1/12/2024	INV01875	\$2,964.50
1	10-00-60-6150				\$2,964.50

Grand Totals

Total Direct Expense: \$50,492.48  
Total Immediate Payments: \$50,492.48

Report Summary

Report Selection Criteria  
Report Type: Detailed  
Transaction Number: Start      End

**AGRICULTURAL LEASE AGREEMENT**

THIS AGREEMENT made and entered into this 1<sup>st</sup> day of March, 2024, by and between the **City of Sedgwick, Kansas**, a municipal corporation, hereinafter referred to as "LESSOR", and **Curt Grattan**, hereinafter referred to as "LESSEE",

WITNESSETH THAT:

1. **REAL ESTATE:** LESSOR for the consideration, covenants and agreements mentioned herein to be paid, kept and performed by LESSEE, has leased and let to LESSEE, and LESSEE has rented and taken from LESSOR, LESSOR's interest in that portion of and to the following described real estate **which is considered tillable**, to-wit:

Parcel 1: 27.33 acres

***A portion of the Northwest Quarter of Section 3, Township 25 South, Range 1 West of the 6<sup>th</sup> Principal Meridian, Sedgwick County, Kansas described as follows:***

**Lots 2,3,4,5,6, and 7, Block 1, Sedgwick Industrial Park 2<sup>nd</sup>, an addition to the City of Sedgwick, Sedgwick County, Kansas, containing approximately 27.33 acres, subject to any rights-of-way and easements of record.**

Noting that

**Lot 8, Block 1, Sedgwick Industrial Park 2<sup>nd</sup>, an Addition to Sedgwick, Sedgwick County, Kansas**

Has been removed from the prior lease and leasehold interest adjusted accordingly. (Previously 35 acres of tillable area, now reduced to 27.33 acres of tillable area)

And

Parcel 2: 15 acres

**West half, of the Northwest Quarter of the Southeast Quarter, except the North 340 fee and East 300 feet, less the Right of Way. (15 acres of tillable area)**

It is expressly understood that the tillable portion of the above-described acreage in Parcel 1 and Parcel 2 represents a total of 42.33 acres which shall be the total acreage for computation of the lease payment.

It if further expressly understood that LESSOR reserves the right of ingress and egress upon the leased premises in order to facilitate preparation for development by survey or engineering crews, without prior notice and without

**compensation for any direct, consequential, or incidental damages. Such ingress and egress shall NOT be subject to payment for damages as contemplated in paragraph 2 herein.**

2. **TERM:** The term of the lease shall be for a period of one year, beginning March 1, 2024 and ending February 28, 2025 without further notice or demand. Provided, however, parties hereto agree that LESSEE and LESSOR will meet between December 1, 2024 and January 31, 2025, to review the term of this Lease and to determine whether it should be extended for an additional one year term. The failure of the parties to meet shall result in the termination of this lease on February 28, 2025.

In the event the lease shall terminate on February 28, 2025, LESSEE shall be entitled to remove any growing crops as of the date of the termination from the real estate.

It is expressly understood between the parties hereto that LESSOR reserves the right, with a minimum notice period of one week to terminate this lease in whole or in part for any portion of the leased premises in order to facilitate development efforts for the subject property. In the event such termination shall occur, LESSOR shall refund to LESSEE the full amount of the cash payment tendered by the LESSEE at the beginning of the current lease term on that portion of the leased property so terminated.

Further, it is expressly understood between the parties hereto that, in the event the LESSOR does not renew this lease with the LESSEE for one additional term, **that LESSOR will pay the sum of \$ 50.00 per acre for any acreage within the leased premises that has been planted with and has an established crop of alfalfa or other perennial crop.** Such payment shall serve as full and complete compensation for the substantial investment LESSEE has incurred for that specific crop.

Any holding over or working of the property after termination of this lease shall not be construed as a renewal thereof.

3. **USE OF LAND:** This lease is for the production of crops therefrom, and LESSEE shall make no other use of the premises. LESSEE shall have the right to sublease the leased premises, or assign this lease, in part or in whole, only with the written consent of the LESSOR.

Except as otherwise provided herein, LESSEE shall take possession of the leased premises on an "as is-where is" basis.

4. **RENT:** As rent for the use of the leased premises during the term hereof, LESSEE agrees to pay LESSOR on the following basis:

(a) LESSOR shall receive a cash payment as follows:

- LESSOR shall receive a cash payment representing **fifty**

**dollars (\$50.00) per acre.**

- Such payment shall be tendered in full by LESSEE on or before April 30, 2024.
- Failure to timely tender such payment shall result in immediate termination of this lease agreement subject to the standard statutory rights of a year-to-year tenant regarding that portion of the leasehold with existing growing crops as of April 30, 2024.

5. **EXPENSES:** As to the expenses incident hereto, parties agree that LESSEE shall be responsible for all necessary expenditures incurred in the production of crops contemplated by this agreement.

6. **CRP PROGRAM:** Parties hereto agree that none of the land leased hereunder shall be placed in the government CRP program during the term of this lease or as otherwise extended without the agreement of both parties.

7. **TAXES:** LESSOR shall be obligated to pay all ad valorem taxes.

8. **INSURANCE:** LESSEE shall provide fire and extended coverage insurance on the leased premises, and all general farm or ranch liability insurance.

9. **POSSESSION:** LESSEE shall be entitled to possession of the leased premises in the following manner:

- (a) LESSEE shall continue current possession of the real estate upon execution of the lease agreement.

10. **INDEMNIFICATION:** LESSEE will indemnify and hold LESSOR harmless from any loss, claim or damage by whatever means so ever to any persons injured while on said real estate during the term of this lease.

11. **OIL AND GAS LEASES:** Parties hereto agree that this lease is subject to existing oil and gas leases, if any, affecting the leased premises, and any oil and gas leases which LESSOR may execute. LESSOR's agents and assigns shall have the right, at all times, of ingress and egress on the premises to drill for and to transmit oil, gas, and other minerals, without compensation to LESSEE by LESSOR. LESSEE may, however, settle for and receive his share of all surface and crop damages from those performing such operations and causing such damage.

12. **INSPECTION OF PREMISES:** LESSOR shall have the rights, with reasonable notice, to come on the leased premises for the purposes of inspection to determine the need for required repairs and maintenance and LESSEE's compliance with this lease, or otherwise, in person or by representative or employees, provided that

LESSOR shall not unduly interfere with LESSEE's agricultural operations thereby.

13. COVENANTS AND AGREEMENTS OF LESSOR: LESSEE covenants and agrees that:

- (a) They will maintain the lands in good and presentable condition and avoid the accumulation of unsightly material which would have an adverse affect on the appearance of the premises;
- (b) Reasonably protect the lands from erosion by the elements, and will suffer no noxious weeds or grasses to grow thereon;
- (c) Will promptly pay the rentals in the manner and form herein specified;
- (d) Will not place any acreage in any federal program without LESSOR's written consent first being obtained;
- (e) Will not commit or permit nor suffer any waste of the leases premises.

14. BREACH: Upon the failure of LESSEE to keep and perform all of the covenants herein, and after written notice thereof to LESSEE after which for thirty (30) days LESSEE fails to proceed with due diligence to correct the situation, LESSOR may, at their option, terminate this lease upon written notice to LESSEE. In the event of termination after default, LESSOR shall have and hereby reserves the right to enter upon the leased premises, to complete possession and control thereof, and to remove therefrom all property of LESSEE, at LESSEE's expenses, and in such event LESSOR shall be in no manner liable to LESSEE. Such lease termination and recovery of possession shall in no way impair any rights of LESSOR to enforce collection of any damages due or which may become due LESSOR by reason of breach of contract by LESSEE.

15. EMINENT DOMAIN: It is expressly understood and agreed if all or any material portion of the premises are taken by the exercise of Eminent Domain, LESSEE may cancel the lease by written notice, mailed to the LESSOR, within ten days of the taking, provided, that LESSEE shall not be precluded from participating in such proceedings to establish any damage resulting to it from such exercise of the right of Eminent Domain.

16. BANKRUPTCY: If LESSEE shall make any assignment for the benefit of creditors or shall be adjudicated bankrupt, or if any receiver is appointed for LESSEE, or their assets, or for LESSEE's interest under this lease, and if the appointment of such receiver is not vacated within five days, or if a voluntary petition is file under the Bankruptcy Act by LESSEE, or if any involuntary petition is approved, then, in such event, LESSOR may, after giving LESSEE 10 days notice of such election, terminate LESSEE's rights to possession of the premises.

17. LIEN FOR UNPAID RENT: All property of LESSEE which is now or may hereinafter at any time for the term of this lease be in or upon said real estate, shall be bound by and subject to a lien for the payment of the rent herein reserved.

18. NOTICES: Any notice required or permitted hereunder or by law shall be sent by registered mail, with return receipt requested, postage prepaid, to LESSOR at 520 N. Commercial, PO Box 131, Kansas 67135, and to LESSEE at 12010 N. Ridge Road, Kansas 67135. All rent payments due hereunder shall be delivered to said LESSOR at the above address.

19. CONTINGENCY: This lease shall insure to the benefit of the heirs, administrators, executors, assigns, trustees and successors in interest of the respective parties hereto.

**IN WITNESS WHEREOF**, we have hereunto executed the above Lease Agreement on the day and year first above written.

LESSOR: The City of Sedgwick

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

SEAL

LESSEE: Curt Grattan

By: Curt Grattan

Title: Resident



**City of Sedgwick  
City Council Meeting  
January 17, 2024**

**TO: Mayor and City Council**

**SUBJECT: Discuss and Consider Appointment to the Planning Commission/Board of Zoning Appeals**

**INITIATED BY: Administration**

**AGENDA: New Business**

---

**Background:** A volunteer application for Jeremy Burkholder to serve on the Planning Commission/Board of Zoning Appeals was sent to you by email prior to the meeting. Mr. Burkholder will be taking over the vacated position on the board with a term expiring in 2026.

**Financial Considerations:** None

**Recommendations/Actions:** Staff recommends approval.

**City of Sedgwick  
City Council Meeting  
January 17, 2024**

**TO:** Mayor and City Council

**SUBJECT:** Cardinal Addition – Final Plat

**INITIATED BY:** Administration

**AGENDA:** New Business

---

**Recommendation:** Approve the Final Plat as recommended by the Planning Commission for Cardinal Addition.

**Background:** The Planning Commission/BZA met on January 9, 2023, to review the preliminary and final plat for Cardinal Addition located on S. Commercial Ave. in Sedgwick, Kansas. The original plans for the development called for 25 homes to be built on the 13.21-acre parcel; however, due to construction costs and the unfeasibility of special assessments, the plans have been revised to include 5 homes on the frontage of Commercial Ave. with the remaining area being undeveloped.

The Planning Commission approved the Preliminary and Final Plats with no recommended corrections.

**Financial Considerations:** None.

**Recommendations/Actions:** It is recommended that the City Council approve the Final Plat as recommended by the Planning Commission for Cardinal Addition.

**Attachment:** Planning Commission minutes. Final Plat Map – Cardinal Addition

APPLICATION FOR PRELIMINARY PLAT APPROVAL

This is an application for processing a preliminary plat in accordance with the City Subdivision Regulations. The application must be completed, accompanied by the fee, and filed with the Subdivision Administrator at City Hall at least 30 days prior to a regular meeting date of the City Planning Commission.

Sedgwick City Hall
520 N. Commercial
Sedgwick, KS 67135

EMAIL: janise@cityofsedgwick.org
FAX: (316) 772-5592

AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

Name of Subdivision: Cardinal Addition

General location: East side of Commercial Ave, West of AT&SF Railroad, North of Sedgwick Industrial Park

Name of Landowner: James Sharbutt

Company Name: Sharbutt Homes LLC

Address: 509 E. 1st Street, Sedgwick, KS, 67135

Phone: (316) 806-2943 Email: sharbuttremodeling@gmail.com

Name of (Subdivider) (Agent): Phillip Meyer

Company Name: Baughman Company

Address: 315 S. Ellis, Wichita, KS, 67211

Phone: (316) 262-7271 Email: pmeyer@baughmanco.com

Name of (Engineer) (Land Planner): Baughman Company

Company Name:

Address:

Phone: Email:

Name of Professional Surveyor: Baughman Company

Company Name:

Address:

Phone: Email:

Subdivision Information

- 1. Gross acreage of plat: 2.07 acres
- 2. Total number of lots: 5
- 3. Proposed land use for an ( urban-type) ( rural-type) subdivision:
  - a.  Residential / Single-Family \_\_\_\_\_
  - b.  Residential / Duplex \_\_\_\_\_
  - c.  Residential / Multi-Family \_\_\_\_\_
  - d.  Residential / Manufactured Home \_\_\_\_\_
  - e.  Commercial \_\_\_\_\_
  - f.  Industrial \_\_\_\_\_
  - g.  Other \_\_\_\_\_
- 4. Predominant minimum lot width: 100 feet
- 5. Predominant minimum lot area: 15,000 square feet
- 6. Existing zoning: R-1 District
- 7. Proposed zoning: R-1 District
- 8. Source of water supply: Municipal
- 9. Method of sewage disposal: Municipal
- 10. Total lineal feet of new street: 0 feet

<u>Street Name</u>	<u>R-O-W Width</u>	<u>Lineal Feet</u>
a. _____	_____ feet	_____ feet
b. _____	_____ feet	_____ feet
c. _____	_____ feet	_____ feet
d. _____	_____ feet	_____ feet
e. _____	_____ feet	_____ feet

- 11. Proposed type of street surfacing: N/A
- 12. Curb and gutter proposed:  Yes  No
- 13. Sidewalks proposed:  Yes  No If yes, where?  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

14. Is any portion of the proposed subdivision located in an identified floodplain area?  
 Yes  No If Yes, describe:  
Approximately 80 percent of proposed subdivision located in FEMA Zone "AE"  
 \_\_\_\_\_  
 \_\_\_\_\_

City of Sedgwick, Kansas

File S/D- 23 - 01

The landowner of the property described in this Application agrees to comply with City Subdivision Regulations and all other related resolutions, policies, and standards of the City, as well as statutes of the State of Kansas. In addition, the undersigned states that he or she is the owner of the land proposed for platting and, when requested, will permit officials of the City to inspect the land as may be necessary for proper plat review.

Signature: [Handwritten Signature], Landowner

Print name: Shawntel Thomas LLC

Date: 11/29/23, 2023

Signature: Philip J. Meyer, Agent (if any)

Print name: PHILIP J. MEYER

Date: 11/29/23, 2023

**OFFICE USE ONLY**

Number of Prints of the Preliminary Plat received: 1

Vicinity map of existing and proposed street system received:  Yes  No

Statement of proposed improvements and their method of financing and guaranteeing received:  Yes  No

Preliminary drainage plan, if required, received:  Yes  No

This application was received by the Subdivision Administrator at 01:46 (am, pm) on December 4, 2023.

It has been checked and found to be complete and accompanied by the required information for submittal, and the fee of \$ 0.

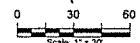
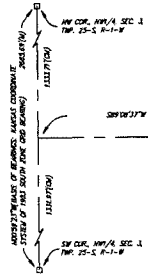
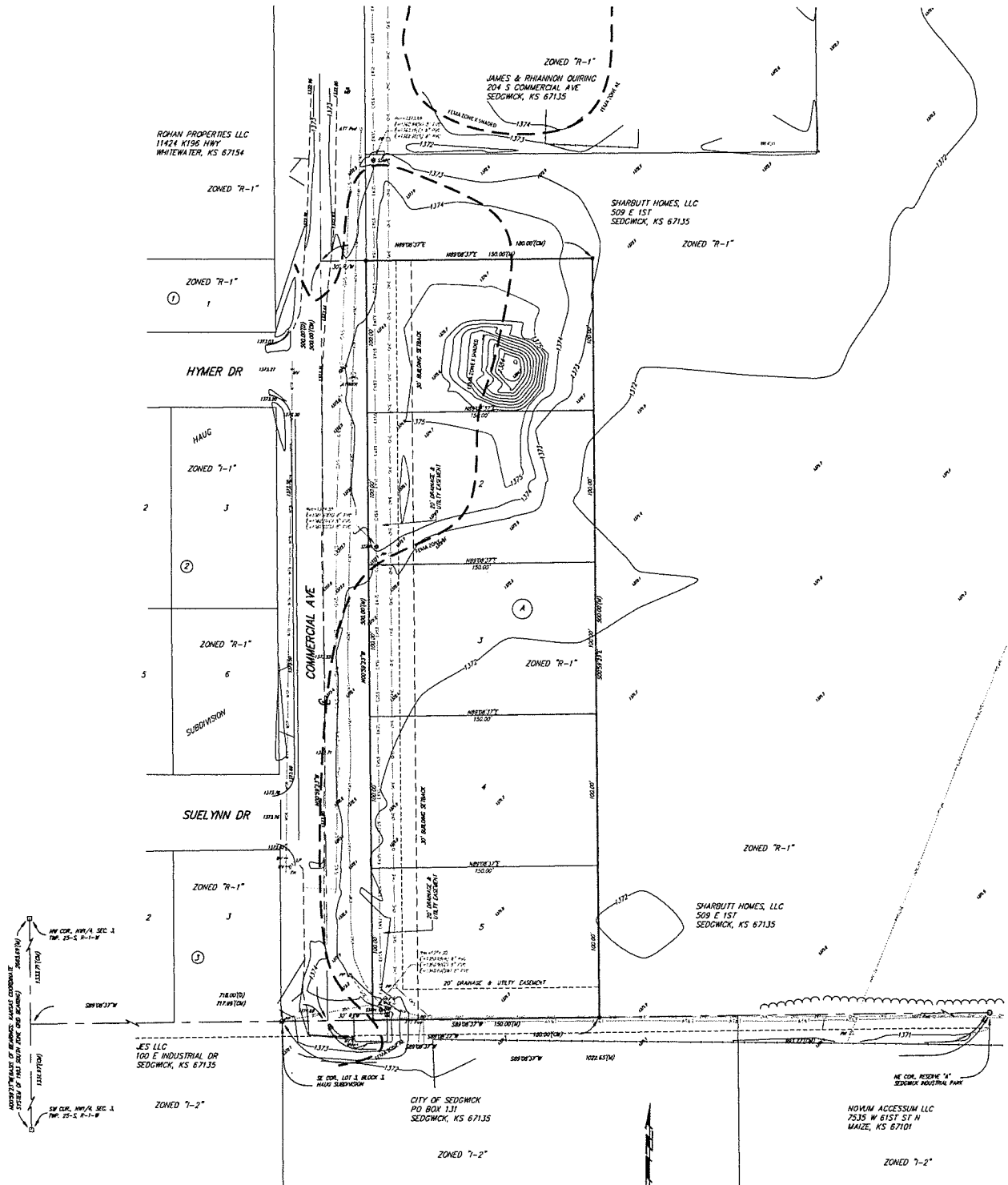
Signature: Kyle Nordick, Subdivision Administrator

Print name: Kyle Nordick

Date: December 4, 2023

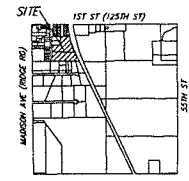
**Provide copy to:**  
• Landowner(s) or Agent(s)

PRELIMINARY PLAT  
**CARDINAL ADDITION**  
 SEDGWICK, SEDGWICK COUNTY, KANSAS



Date of Preparation: November 29, 2023  
 Date of Topography: January 24, 2022  
 Contour Interval: 1 Foot

- CONCRETE DEVELOPER:**  
 SHARBUTT HOMES, LLC  
 ATTY: JAMES SHARBUTT  
 509 E 1ST ST  
 SEDGWICK, KS 67135
- LEGEND:**  
 ○ = #1 REBAR W/ "SHAWHAW" CAP (SET)  
 ○ = #1 REBAR W/ "TILT" CAP (FOUR)  
 □ = #5 REBAR (FOUNDATION LANDING)  
 □ = 3/4" IRON PIPE (FOUNDATION LANDING)  
 ■ = FOUNDATION
- NOTES:**  
 (D) = DESCRIBED  
 (M) = MEASURED  
 (CAL) = CALCULATED PER DESCRIBED AND  
 (CM) = CALCULATED PER MEASURED AND
- FOUNDATION:**  
 SQUARE OUT ON EACH NORTHEAST CORNER OF CONCRETE  
 SLAB OF SANITARY SEWER LIFT STATION, 4 FT. HIGH AND  
 8 FT. EAST OF SE CORNER, LOT 3, BLOCK 3, MA15  
 SUBDIVISION, SEDGWICK, SEDGWICK COUNTY, KANSAS.  
 ELEV. = 1214.70 NAVD83



VICINITY MAP  
 SEC. 1, T25S, R10W

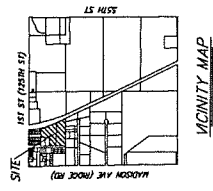
- ABBREVIATIONS:**  
 ATT = ATT Meter  
 ATTN = ATT Meter  
 C = Cable TV/Fiber Optic  
 CUB = Electric Box  
 FWP = Fair Dink Meter  
 G = Gas Meter  
 G-2 = Gas Meter  
 LFC = Light Pole  
 M-4 = Phone Meter  
 P = Power Pole  
 SSM = Sanitary Sewer Manhole  
 W = Water Meter  
 W-4 = Water Meter  
 W-6 = Water Meter  
 W-8 = Water Meter  
 W-12 = Water Meter

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES	10'	BLOCK	ELEVATION
1-3	4	1375.0	

**CARDINAL ADDITION**  
 November 29, 2023

**BAUGHMAN COMPANY**  
 315 Ellis St. Wichita, KS 67211 316-262-7271  
 BaughmanCo.com

		<b>BAUGHMAN COMPANY</b> 315 Elm St. Wichita, KS 67201 316-262-2771 BaughmanCo.com	<b>CARDINAL ADDITION DRAINAGE PLAN</b>	PROJECT NUMBER
				DESIGN NO. 67154
			DATE: 21 November 2023	SHEET: 1 OF 1

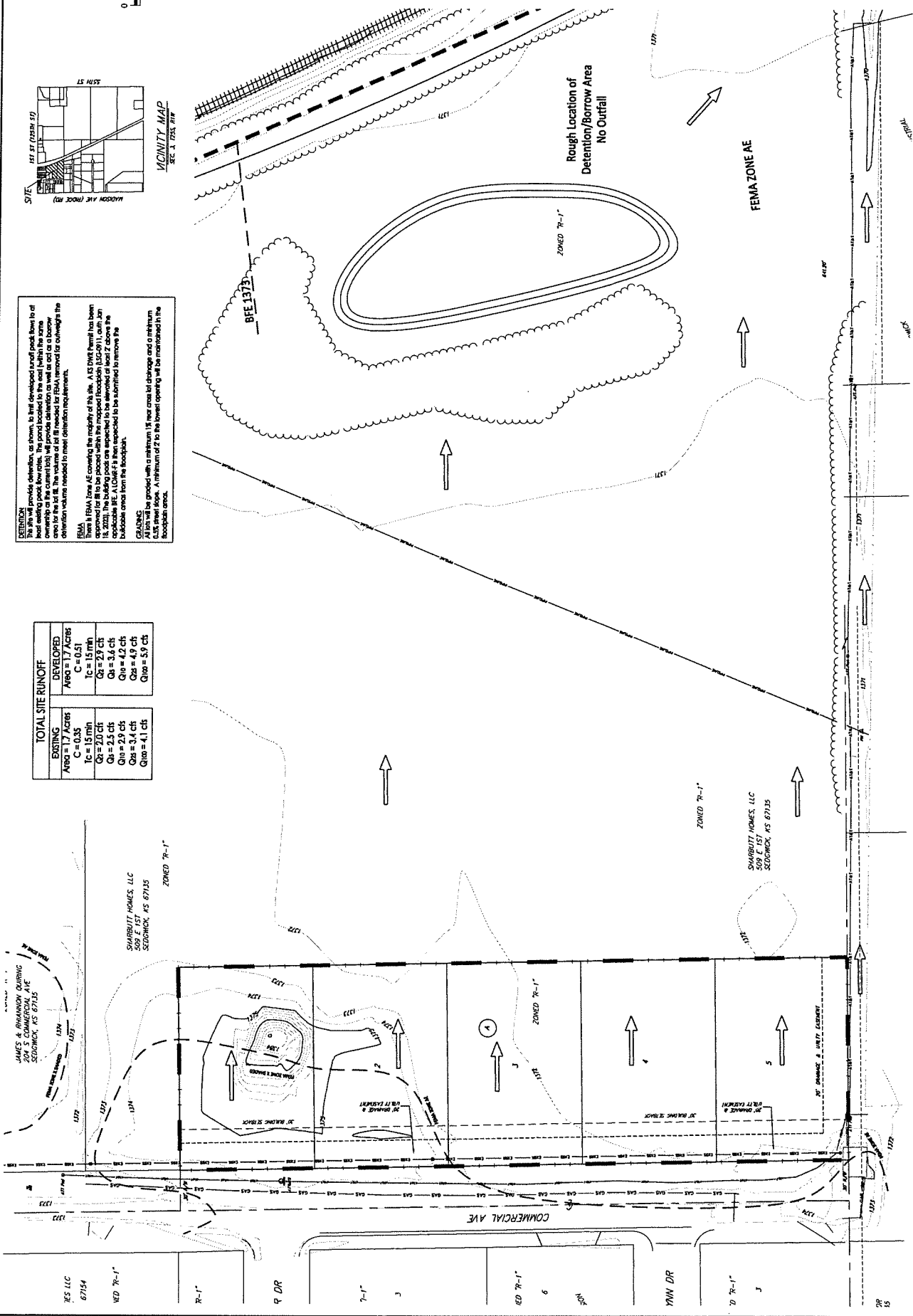


**DESIGNER:**  
 The site will provide detention, as shown, to treat developed runoff peak flow to at least existing peak flow rates. The pond located to the east within the same ownership as the current site will provide detention as well as act as a borrow area for the site. The pond will be used for detention and as a borrow area for the site. The pond will be used for detention and as a borrow area for the site.

**PERMITS:**  
 A FEMA Zone AE covering the majority of the site. A US DNR permit has been approved for the pond to be placed within the proposed floodplain (US DNR 11-18-2023). The building pool is expected to be elevated at least 2' above the adjacent FEMA Floodplain. It is expected to be submitted to remove the building area from the floodplain.

**CLAIMS:**  
 The site is located within a minimum 15' near area for drainage and a minimum 15' near area for drainage. A minimum 15' near area for drainage will be maintained in the floodplain area.

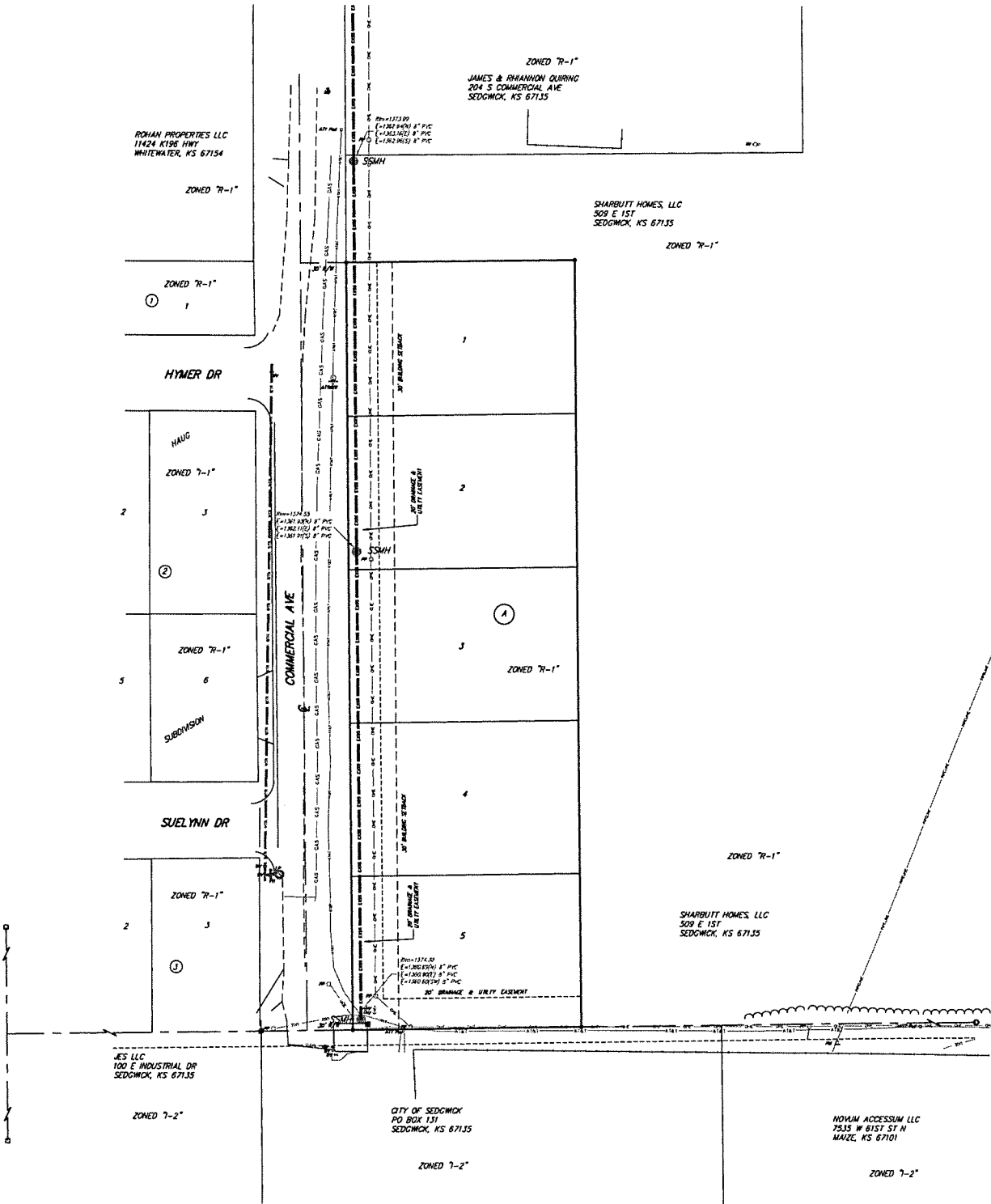
TOTAL SITE RUNOFF	
<b>EXISTING</b>	<b>DEVELOPED</b>
Area = 7.0 ac	Area = 0.4 ac
C = 0.45	C = 0.45
Ic = 15 min	Ic = 15 min
Q <sub>10</sub> = 2.0 cfs	Q <sub>10</sub> = 2.0 cfs
Q <sub>5</sub> = 2.5 cfs	Q <sub>5</sub> = 2.5 cfs
Q <sub>2</sub> = 2.9 cfs	Q <sub>2</sub> = 3.4 cfs
Q <sub>1</sub> = 3.4 cfs	Q <sub>1</sub> = 4.9 cfs
Q <sub>100</sub> = 4.1 cfs	Q <sub>100</sub> = 5.9 cfs



# UTILITY PLAN

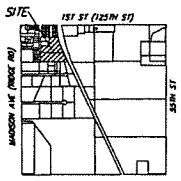
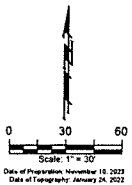
## CARDINAL ADDITION

### SEDGWICK, SEDGWICK COUNTY, KANSAS



**LEGEND**

	Existing Water Line (8" Unless Noted Otherwise)
	Existing Fire Hydrant
	Existing Sanitary Sewer Line (8" Unless Noted Otherwise)
	Existing Sanitary Sewer Manhole



**VICINITY MAP**  
SEC. 3 755E 41W

**CARDINAL ADDITION**

November 20, 2023

**BAUGHMAN COMPANY**  
315 E 8th St. Wichita, KS 67211 316-262-7271  
BaughmanCo.com

E:\Projects\Cardinal Addition (Cardinal Sedgwick) - 21-11-19721\Engineering\Utility Plan\Cardinal\_Utility\_Plan\_21-11-23.dwg



