

- A. **CALL TO ORDER/ROLL CALL**  
\_\_ Scofield \_\_ Cokeley \_\_ Nisly \_\_ Brislin \_\_ Wylie \_\_ Griffin
- B. **PLEDGE OF ALLEGIANCE**
- C. **APPROVAL OF AGENDA (ADDITIONS/DELETIONS)**
- D. **CITIZEN COMMENTS**
- E. **CONSENT AGENDA**
1. Approval of Minutes - Regular Council Meeting, July 22, 2024
  2. Approval of Minutes - Budget Workshop, August 6, 2024
  3. Approval of Invoices
  4. Approval Temporary Event Permit for Gambino's.
- Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_
- F. **ACTION ITEMS**
1. Approve lot split at 1515 South Main Street
- Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_
2. Approve Street Patching on West Des Moines
- Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_
- G. **DISCUSSION ITEMS**
1. Oatney lease extension
  2. Allowing auxiliary buildings to be built across an easement but not a right of way
  3. Potential stormwater project
  4. Market South Hutch
  5. Patching on Des Moines
  6. Replacing Fence around Lift Station
- H. **CITY ADMINISTRATOR'S REPORT**
- I. **GOVERNING BODY COMMENTS**
- J. **EXECUTIVE SESSION**
- K. **ADJOURNMENT**

**SUBMITTED BY:** Jeff Schenk, City Administrator

**MEETING DATE:** August 12, 2024

**AGENDA ITEM:** Consent Agenda

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**BACKGROUND:**

Consent agendas are designed to take routine business items, non-controversial items, and other matters where a consensus has been reached and combine them into one single motion and vote.

**DESCRIPTION:**

Items on the consent agenda should not be discussed or debated by the governing body. Any member of the governing body may elect to pull an item from the consent agenda for a separate vote.

**PROPOSED ITEMS:**

- Approval of Minutes from the following meetings:
  - July 22, 2024, Regular Council Meeting
  - August 6, 2024, Budget Workshop
- Approval of Invoices
- Approval of Temporary Event Permit for Gambino's

**RECOMMENDATION:**

Motion to approve the consent agenda as presented.

**ATTACHMENTS:**

**Exhibit A** - Minutes from July 22, 2024, Regular Council Meeting

**Exhibit B** - Minutes from August 6, 2024, Budget Workshop

**Exhibit C** - AP Invoices

A. **CALL TO ORDER/ROLL CALL**

\_X\_Scofield \_X\_Cokeley \_Nisly \_X\_Brislin \_X\_Wylie \_X\_Griffin

B. **PLEDGE OF ALLEGIANCE**

C. **APPROVAL OF AGENDA (ADDITIONS/DELETIONS) N/A**

D. **CITIZEN COMMENTS**

Jared Oatney – Farm Lease

Emailed the council last Friday regarding the current farm lease. Would like discussion about the information he sent in the email. States he is going to allocate his resources somewhere and if he can do it in South Hutchinson that he would like to, but he wants to do it with people who are likeminded and keeping their word. Cokeley states he read through the information sent, he spoke with previous council members, and they stated it was a proposal of a 10-year agreement and then the council would vote on it and that was not accomplished. Mayor Scofield asks when the current lease is up. Oatney stated that it is supposed to expire later in the year and then new one would go into effect. He states that capital improvements that he was making to things and that he was worried about not being able to reclaim the expenses of those, such as equipment. Scofield states that he didn't think anyone would not want him to be able to recoup expenses incurred. The City Attorney states that this is getting into an agenda item, and we need to schedule this for another meeting date. Scofield states that we can put this on the agenda for the next meeting in 3 weeks and have more of a discussion on it. Jeff Schenk states it will be put on the agenda the first meeting in August which will be the second Monday at 6:00 p.m.

E. **CONSENT AGENDA**

1. Approval of Minutes – Regular Council Meeting, July 8, 2024
2. Approval of Invoices

Motion BRISLIN                      Second COKELEY                      Vote 4-0

F. **ACTION ITEMS**

1. Approve public works purchase of new service truck not to exceed \$55,000.

Discussion of new truck for public works as the other truck needing to be replaced is from 2003 and is costing the city more to maintain or fix than it is worth. Employee was on his way back from class in this truck and it quit, was towed back to the city and tried repair which did not fix the problem, so it is still inoperable at this time.

Motion BRISLIN                      Second WYLIE                      Vote 4-0

2. Approve update to city personnel handbook regarding minimum time for vacation and sick leave.

Discussion regarding the current policy which states that employees have to use vacation or sick leave in 2-hour increments. It does not account for just walking into same day care and then going back to work, in which the employee would have to

wait out the balance of the 2 hours before coming back to work. Jeff Schenk would like to move that to a 30-minute minimum and the personnel policy would be updated accordingly.

Motion COKELEY Second GRIFFIN Vote 4-0

3. Approve Charter Ordinance 19 repealing Charter Ordinance 2.

Charter Ordinance 2 exempted us out of a statute that doesn't exist anymore, so this is to get rid of that charter ordinance.

Motion BRISLIN Second GRIFFIN Vote 4-0

4. Approve Charter Ordinance 20 updating Charter Ordinance 15.

The state allows us to charge 2% transient guest tax, we chartered out of that allowing us to charge up to 10%. One of the statutes referenced in Charter Ordinance 15 was incorrect and was for cities of 200,000+ in population so this will fix that mistake in the previous Charter Ordinance.

Motion COKELEY Second BRISLIN Vote 4-0

## G. **DISCUSSION ITEMS**

1. Reno County Chamber of Commerce update

Debra Tuefel / Katie Fallon, Chamber of Commerce – Job one is take care of existing businesses. We have a work force program in which all students in 6<sup>th</sup> grade participate in. This year they were able to go to Kansas Gas Service and KanEquip. Collins Bus helps underwrite most of that program and participates as well. They are also working with Graphic Impressions to get them on board as well. Trying to make sure the needs of the businesses are being taken care of. The Chamber is working hard on recruitment, putting together sites to help our area compete. If we find the right tenant that doesn't require a lot of water, the property can be de-annexed from Hutchinson and be right back into South Hutchinson's jurisdiction. Katie is submitting the county on a project tomorrow that requires 300 acres. The current amount of land acquired is 224 acres, really close to closing in on 300 acres which would put us at the point where we can compete for projects. This project does not require quite as much water. Excited to keep competing on projects that keeps South Hutchinson, Hutchinson and Reno County in the game and are appreciative that South Hutchinson can be a part of that.

Administering one of the state's accelerator grants which helps South Hutchinson and Nickerson expand and invest in new equipment for their childcare facilities and that is approximately \$124,000 grant that we are bringing to help with that project.

Next thing to work on is the housing front. All our communities are struggling with housing for the workforce that needs to come along with some of these projects. That is where we are going to focus on in the year ahead.

City Admin Schenk budgets a little bit of money for economic development and this year's request is \$10,000 towards greater Hutch and \$5000 towards the growth division which would be proposed for the next year's budget.

2. Incentives for KDHE lead and copper survey. 1096 active users.

KDHE has a lead / copper requirement for cities where we have to record what is on the city's side and what is on the homeowner's side all the way up to the house. They have gotten some pushback on this from residents that do not want to tell you what is on their private property. Our city has already documented what is on our side of the meter and what is going out of each meter towards each house. But KDHE is eventually going to require full cooperation. JEO got a grant to reach out to get this survey completed. Some cities are offering incentives to fill out the survey, but that is outside City Admin Schenk's spending authority as we have 1096 active users and so if you looked at a \$50 incentive that everyone took advantage of. Do we want to put out an incentive or just send out the survey and see what feedback we get? Council recommends sending out survey without any incentive currently and re-evaluate later where we are.

3. Schedule Special Budget Session

Budget session scheduled August 6<sup>th</sup> at 6:00 p.m. at City Hall.

H. **CITY ADMINISTRATOR'S REPORT**

1. Working with Chamber on potential projects around town.
2. Housing assessment for the City of Hutch, South Hutch and Reno County. Survey went out today on our Facebook page. Please let people know to go out to our Facebook page to take the survey. Will help determine what grants we are able to apply for through the state. Will help identify low / middle income housing available.
3. Interfaith Housing missed out on a grant for the Mennonite Friendship Communities project. They will reapply in 2025.
4. Patriot Village – Ave D & Walnut (Veteran's housing with mental health assistance) 8 duplexes around a community center. Rent based off income and ability. Allows them to get into a village of other veterans and help form a community. Working with KU to help fund a mental health aspect to it. Developed office space for those types of meetings with residents.

I. **GOVERNING BODY COMMENTS**

Cokeley – Where are we at on the land swap? Jeff Schenk advises that we are waiting on Garber Surveying to stake out the land and then hopefully we will have an ordinance for the next meeting.

J. **EXECUTIVE SESSION**

K. **ADJOURNMENT**

Cokeley motioned for adjournment at 6:46 p.m.

Motion **COKELEY**

Second **BRISLIN**

Vote **4-0**

A. **CALL TO ORDER/ROLL CALL**

   X Scofield    X Cokeley    X Nisly    X Brislin    X Griffin    X Wylie

B. **DISCUSSION ITEMS**

1. 2025 budget

There was general budget conversation

C. **ADJOURNMENT**

Motion **Brislin**

Second **Nisly**

Vote **5-0**

**INVOICE APPROVAL LIST**

**8/12/2024**

<b>Gen Gov</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-101-6000	Electricity	Evergy	\$491.37
101-101-7000	Fan, Folders, Organizing Tray	FNBO	\$188.44
101-101-7001	Food, Conference Registration	FNBO	\$498.96
101-101-7004	Water	Culligan Water	\$18.00
101-101-7002	Filters	Decker & Mattison	\$45.00
101-101-6002	Insurance Premium	Freedom Claims Management	\$5,508.12
101-101-6002	Cleaning	Freshco	\$150.00
101-101-7005	Reimbursement	Jeff Schenk	\$225.00
101-101-6002	IT Services	Leading Edge Technology Partners	\$331.46
101-101-7001	Social Media & 1st Amendment Training	KS League of Municipalities	\$25.00
101-101-7001	League Annual Conference Registration (x2)	KS League of Municipalities	\$500.00
101-101-7005	Reimbursement	Katie Marcum	\$75.00
101-101-7000	Tape, Correction Tape, Envelopes	Office Plus	\$316.80
101-101-6002	City Attorney Services	Cody Smith	\$2,000.00
101-101-6004	Mats	Unifirst	\$24.75
101-101-5000	Vision Ins Premium	Vision Care Direct	\$1.84
101-101-6000	Phone / Internet	IdeaTek	\$1,244.84
			<b>\$11,644.58</b>

<b>Police</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-102-6000	Electricity	Evergy	\$736.87
101-102-6002	Postage, Amazon Prime	FNBO	\$41.44
101-102-6007	Wheel Cover	FNBO	\$43.99
101-102-7001	Food	FNBO	\$68.12
101-102-7009	Name Tape	FNBO	\$6.99
101-102-7003	Fuel	Bridgman Oil	\$2,439.65
101-102-6007	Oil Filter, Air Filter, Brake Pads	Carquest	\$86.86
101-102-6002	Radiator Assembly	Daniel Soto	\$320.00
101-102-7000	Batteries	Dynamic Electronics	\$26.40
101-102-7009	Shirts	Fincher's Findings	\$298.43
101-102-7009	Tactical Pants	Godfrey's	\$154.97
101-102-6002	So Hutch City Engineering	JEO Consulting Group	\$2,500.00
101-102-6002	IT Services	Leading Edge Technology Partners	\$386.71
101-102-6007	Brake Caliper Bolt, Antifreeze, Radiator	Rose Motor Supply	\$341.90
101-102-6002	Cleaning	Mary Schenk	\$150.00
101-102-6002	Remove Radios from cars, Install New	TBS Electronics, Inc	\$150.00
101-102-6005	Cell Service, Jetpacks	Verizon	\$404.48
101-102-5000	Vision Ins Premium	Vision Care Direct	\$139.06
101-102-6000	Phone / Internet	IdeaTek	\$522.34
			<b>\$8,818.21</b>

<b>Street</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-103-6002	24 Ford Super Duty Tag	Reno County Treasurer	\$30.25
101-103-6000	Electricity	Evergy	\$533.05
101-103-7001	Gatorade, Bottled Water	FNBO	\$6.73
101-103-7003	Fuel	Bridgman Oil	\$989.99
101-103-7002	Fuel Filter, Air Filter, Lube	Carquest	\$94.94
101-103-7002	Caution Tape, Rebar Tie Wire	Colladay Hardware	\$50.56
101-103-7002	Tire Repair	Cooper Tire Service	\$20.62
101-103-7002	Road Paint	Crafco, Inc	\$400.00
101-103-6002	Water	Culligan Water	\$16.66
101-103-7002	Batteries, Switch	Dynamic Electronics	\$83.87
101-103-7002	Trailer Light Connector	Discount RV Parts	\$13.90
101-103-7002	Mower Belt, Weed Eater Oil	Fairview Service	\$94.68
101-103-6002	Window Tint	Innovative Tint & Graphics	\$40.00
101-103-6002	Locates	Kansas One Call	\$38.40
101-103-6002	IT Services	Leading Edge Technology Partners	\$306.46

101-103-7002	Ratchet Tie Downs	Lowes	\$27.53
101-103-6002	Sand	Mid America Redi-Mix	\$199.20
101-103-6003	Street Service Truck Maintenance	Midway Motors	\$1,586.23
101-103-6001	Street Truck Insurance	ProValue Insurance	\$542.00
101-103-6002	Boot Reimbursement	Daryl Showalter	\$154.79
101-103-6002	Decals	Sign Source	\$48.00
101-103-7002	Siding	Sturdi-Bilt	\$13.13
101-103-7002	Truck Steps	The Truck Store LLC	\$450.00
101-103-6002	Uniforms	Unifirst	\$70.83
101-103-7002	Weed Killer	Van Diest Supply Company	\$824.45
101-103-5000	Vision Ins Premium	Vision Care Direct	\$59.40
101-103-7002	Sprinkler Heads	Western Supply	\$39.51
			<b>\$6,735.18</b>

<b>Fire</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-104-6000	Electricity	Evergy	\$605.40
101-104-7000	Ink Cartridge	FNBO	\$137.90
101-104-7003	Fuel	Bridgman Oil	\$204.80
101-104-7002	Water	Culligan Water	\$16.80
101-104-6003	Water Intake Maintenance, Pipe Replacement	Daniel Soto	\$2,000.00
101-104-7002	Filters	Decker & Mattison	\$37.40
101-104-7004	Gloves, Tissue Paper, Floor Cleaner	Janitorial Supply	\$140.55
101-104-6002	IT Services	Leading Edge Technology Partners	\$306.46
101-104-8000	Akron Valves	Municipal Emergency Services	\$2,356.76
101-104-6005	Cell Service	Verizon	\$144.33
101-104-6000	Phone / Internet	IdeaTek	\$43.80
			<b>\$5,994.20</b>

<b>Park</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-105-6000	Electricity	Evergy	\$116.97
101-105-6002	Cleaning	Freshco	\$150.00
101-105-7002	Mulch	Lowes	\$587.10
101-105-7002	Paint	Sherwin-Williams	\$125.97
			<b>\$980.04</b>

<b>Court</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-106-6016	Judge Services	Ethan Kaplan	\$1,100.00
101-106-6004	Notary Bond	Nationwide	\$50.00
101-106-7000	Name Plate, Kaplan Stamp, Notary Stamp	Office Plus	\$72.76
101-106-6017	July Inmate Billing	Reno County Sheriff's Office	\$440.00
101-106-6016	City Prosecutor Services	Cody Smith	\$1,100.00
101-106-5000	Vision Ins Premium	Vision Care Direct	\$12.94
			<b>\$2,775.70</b>

<b>Non-Departmental</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-109-6000	Electricity	Evergy	\$6,218.58
101-109-8002	Surveys	Garber Surveying Service	\$3,047.50
101-109-8001	Access Points - Public Works, Wastewater	Leading Edge Technology Partners	\$319.98
101-109-8001	Firewall Upgrades	Leading Edge Technology Partners	\$7,172.02
101-109-6026	Trash Service	Nisly Brothers Trash Services Inc	\$9,708.62
			<b>\$26,466.70</b>

**GENERAL TOTAL** **\$63,414.61** \$63,414.61

<b>Water</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
201-000-6000	Electricity	Evergy	\$8,270.47
201-000-6002	Postage	FNBO	\$9.60
201-000-7001	Gatorade, Bottled Water	FNBO	\$6.73
201-000-6002	Fuel	Bridgman Oil	\$332.68
201-000-7002	Booster Pump	Central Electric Motor Specialties	\$384.00

201-000-7002	Poly Pipe	Core & Main	\$188.36
201-000-6002	Water	Culligan Water	\$16.67
201-000-7002	Belt for Mule	Ely's Kawasaki	\$113.00
201-000-6002	Locates	Kansas One Call	\$38.40
201-000-6002	Water Samples	KS Dept of Health & Environment	\$1,377.00
201-000-6002	IT Services	Leading Edge Technology Partners	\$306.46
201-000-6002	Uniforms	Unifirst	\$70.83
201-000-6005	Cell Service	Verizon	\$105.78
201-000-5000	Vision Ins Premium	Vision Care Direct	\$6.36
201-000-7002	Sprinkler Heads	Western Supply	\$39.52
201-000-7002	PVC Pipe	Westlake Ace Hardware	\$40.13
			<b>\$11,305.99</b>

<b>Sewer</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
301-000-6000	Electricity	Evergy	\$13,072.98
301-000-7001	Gatorade, Bottled Water	FNBO	\$6.74
301-000-6002	Boots	A5 Western Wear	\$165.00
301-000-6002	AC Repair	All Pro Plumbing, Heating, Air	\$519.47
301-000-7003	Fuel	Bridgman Oil	\$276.34
301-000-7002	Tire Repair	Cooper Tire Service	\$159.04
301-000-6002	Water	Culligan Water	\$16.67
301-000-7002	Filters	Decker & Mattison	\$96.67
301-000-6002	Locates	Kansas One Call	\$38.40
301-000-7002	Vactor Hose Mender	Key Equipment & Supply	\$33.44
301-000-6002	IT Services	Leading Edge Technology Partners	\$306.46
301-000-6002	KDHE Schedule of Compliance	Professional Engineering Consultants	\$727.50
301-000-6002	Solid Waste Disposal	Reno County Solid Waste	\$210.00
301-000-6002	Lab Analysis	SDK Laboratories	\$656.00
301-000-7002	Paint	Sherwin-Williams	\$1,169.70
301-000-6002	Uniforms	Unifirst	\$70.86
301-000-6005	Cell Service, Lift Stations	Verizon	\$363.97
301-000-5000	Vision Ins Premium	Vision Care Direct	\$19.04
301-000-7002	Sprinkler Heads	Western Supply	\$39.52
301-000-6000	Phone / Internet	IdeaTek	\$55.46
			<b>\$18,003.26</b>

<b>Sewer Reserve</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
303-000-8000	Tech Support	Utility HelpNet Inc	\$1,400.20
			<b>\$1,400.20</b>

<b>Street/Sales</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
403-000-6002	Economic Development	Growth Inc	\$5,000.00
403-000-6002	Economic Development	Greater Hutch	\$10,000.00
			<b>\$15,000.00</b>

<b>ASAP</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
801-000-6004	Hodge - Bond Applied	South Hutchinson Municipal Court	\$1,000.00
			<b>\$1,000.00</b>

<b>ARPA</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
808-000-7004	Rebrand - 1st Half	Plot Marketing	\$20,000.00
			<b>\$20,000.00</b>

<b>Community Center</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
811-000-7002	Flags	FNBO	71.98
811-000-6002	Electricity	Evergy	\$457.97
811-000-7002	Filters	Decker & Mattison	\$21.16
811-000-6004	Cleaning	Freshco	\$450.00
			<b>\$1,001.11</b>

<b>Equipment Reserve</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
901-000-8022	2024 Ford Superduty	Pratt City Ford	\$49,998.00
901-000-8020	So Hutch Architechtrual Facility Assessment	JEO Consulting Group	\$1,750.00
			<b>\$51,748.00</b>
<b>Building Reserve</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
902-000-8027	So Hutch Water System PER	JEO Consulting Group	\$4,500.00
902-000-8028	So Hutch WW System PER	JEO Consulting Group	\$8,500.00
902-000-8028	SH WW Treatment Plant Phosphorous System	Professional Engineering Consultants	\$6,230.00
			<b>\$19,230.00</b>
		<b>GRAND TOTAL</b>	<b>\$202,103.17</b>

### Items Corresponding to Schedule B

- 9 Roadway easement, if any, over the East portion of subject property. Shown hereon.
- 10 Easement for a pipeline for the transportation of gas, oil, petroleum, or any of its products, water and other substances granted to Cities Service Gas Company recorded as Right of Way filed April 28, 1948, in Book 70 Page 92. Shown hereon.
- 11 Terms and provisions contained in the Agreement recorded April 2, 1968 in Book 135, Page 205. Shown hereon.
- 12 Easement for a pipeline for the transportation of gas, oil, petroleum, or any of its products, water and other substances, granted to Cities Service Gas Company recorded as Easement filed March 27, 1968, in Book 135 Page 173. Shown hereon.
- 13 Easement for a pipeline granted to Northern Gas Products Company recorded October 31, 1966, in Book 130, Page 115. Shown hereon.
- 14 Warranty Deed, with Reservation of an undivided 100% interest all veins, seams, deposits and beds of salt and salt bearing material, including all kinds of salt water, and any and all kinds except oil and gas contained in the Warranty Deed dated December 1, 1951 and recorded December 1, 1954 in Book 302 at Page 163 underlying said land and all rights and easements thereunder by said holder of the all veins, seams, deposits and beds of salt and salt bearing material, including all kinds of salt water, and any and all kinds except oil and gas or by any party claiming by, through or under said holder.  
NOTE: Mineral title not shown further. Not shown, is blanket in nature.
- 15 Statement of Mineral Interest Claim, with Reservation of an undivided 100% interest in mineral rights contained in the Statement of Mineral Interest Claim dated July 30, 1985 and recorded August 12, 1985 in Book 206 at Page 191 underlying said land and all rights and easements thereunder by said holder mineral rights or by any party claiming by, through or under said holder.  
NOTE: Mineral title not shown further. Not shown, is blanket in nature.
- 16 Mineral (Salt) Deed, with Reservation of an undivided 100% interest in mineral rights contained in the Mineral (Salt) Deed dated April 30, 1997 and recorded May 9, 1997 in Book 527 at Page 462 underlying said land and all rights and easements thereunder by said holder mineral rights or by any party claiming by, through or under said holder.  
NOTE: Mineral title not shown further. Not shown, is blanket in nature.
- 17 Terms and provisions of document entitled "In the Matter of the Proposed Extension of the Boundaries of Equus Beds Groundwater Management District No. 2", recorded January 4, 1989 in Book 219 at Page 147. Not shown, is blanket in nature.
- 18 Terms and provisions of Agreement to Exchange New Right of Access for Existing Right of Access recorded March 26, 2001 in Book 345, Page 521. Shown hereon.
- 19 Terms, provisions and easements of Easement Agreement recorded July 2, 2002 in Book 361, Page 253. Shown hereon.
- 20 Sanitary Sewer Easement granted to the City of South Hutchinson, Kansas by the instrument recorded April 9, 2004, in Book 385, Page 406. Shown hereon.
- 21 Terms and provisions of Ordinance No. 10-783, recorded February 10, 2010, in Book 447, Page 309, an ordinance annexing land to the City of South Hutchinson. Not shown, is blanket in nature, is not survey related.
- 22 Terms and provisions of Ordinance No. 12-823, recorded November 20, 2012, in Book 4822 Page 223, an ordinance annexing land to the City of South Hutchinson, Kansas. Not shown, is blanket in nature, is not survey related.
- 23 Easement for a utility easement for public utilities including a sanitary sewer, granted to Prairie Land Management, LLC by the instrument recorded January 16, 2015, in Book 505, Page 414. Shown hereon.
- 24 Easement for a utility easement for public utilities including a sanitary sewer, granted to Prairie Land Management, LLC recorded November 10, 2015, in Book 513, Page 289. Shown hereon.
- 25 The Land in question may become subject to special assessments for various capital improvements as evidenced by a governmental filing of notice in the form of Ordinance No. 18-561 filed July 17, 2018, in Book 534, Page 130, for "Street Improvements-Phase 1/Frontier Commerce Park Addition". Not shown, is blanket in nature, is not survey related.

Title commitment identified as Fidelity National Title Insurance Company, Commitment No. KCC222402, dated October 11, 2022 at 8:00 A.M.

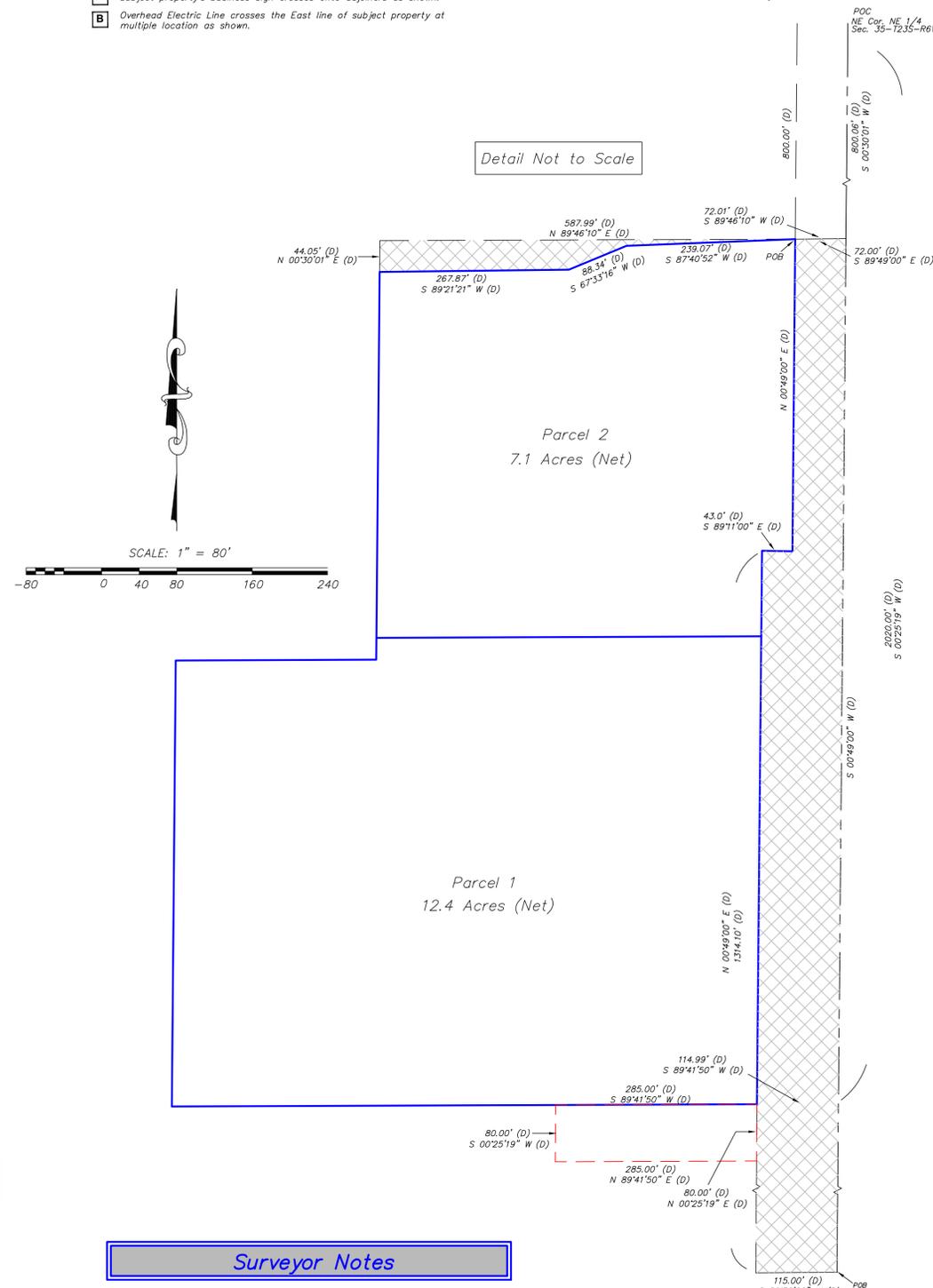
### Significant Observations

- A Subject property's business sign crosses onto adjacers as shown.
- B Overhead Electric Line crosses the East line of subject property at multiple location as shown.

## Lot Split Survey

### 1515 S. Main Hutchinson, KS

Detail Not to Scale



### Proposed Lot Split Description

PARCEL ONE:  
The following described parcel LESS AND EXCEPT the North 560.00 feet thereof, as prepared by Chad R. Abbott, Kansas PS #1340 on 12-15-2023:

A portion of the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M.; thence with an assumed bearing of South 00°25'19" West (basis of bearings is assumed) along the East line of said Northeast Quarter a distance of 1,130.00 feet for the point of beginning; thence continuing South 00°25'19" West along the East line of said Northeast Quarter a distance of 890.00 feet; thence South 89°41'50" West parallel with the North line of said Northeast Quarter a distance of 944.00 feet; thence North 00°25'19" East parallel with the East line of said Northeast Quarter a distance of 629.00 feet; thence North 89°41'50" East parallel with the North line of said Northeast Quarter 284.00 feet; thence North 00°25'19" East parallel with the East line of said Northeast Quarter 261.00 feet; thence North 89°41'50" East 660.00 feet to the point of beginning.

LESS AND EXCEPT:  
That portion deeded to the State of Kansas, by Highway Deed filed June 22, 1962 and recorded in Book 348, Page 1, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th Reno County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; thence West along the South line of said Quarter Section 115.0 feet, said South line having a bearing of South 89 degrees 56 minutes West; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes West, thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, to a point, 800.0 feet South of the North line of said Quarter Section; thence South 89 degrees 49 minutes East, 72.0 feet to the East line of said Quarter Section; thence South 0 degrees 49 minutes West, along said East line to the place of beginning.

AND  
The North Half of a tract of land commencing at the Northeast corner of the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas; thence South along the Section line, 800 feet for the place of beginning; thence West parallel with the North line of said Northeast Quarter, 660 feet; thence South parallel with the East line of said Northeast Quarter, 660 feet; thence East parallel with the North line of the Northeast Quarter, 660 feet to the East line of said Section; thence North 660 feet, more or less, to the place of beginning.

LESS AND EXCEPT:  
That portion deeded to the State of Kansas, by Highway Deed filed June 22, 1962 and recorded in Book 348, Page 1, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th Reno County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; thence West along the South line of said Quarter Section 115.0 feet, said South line having a bearing of South 89 degrees 56 minutes West; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes West, thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, to a point, 800.0 feet South of the North line of said Quarter Section; thence South 89 degrees 49 minutes East, 72.0 feet to the East line of said Quarter Section; thence South 0 degrees 49 minutes West, along said East line to the place of beginning.

AND LESS AND EXCEPT:  
That portion deeded to the Secretary of Transportation of the State of Kansas, by General Warranty Deed filed April 6, 2006, in Book 582, Page 464, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas, described as follows: COMMENCING at the Northeast corner of said Quarter Section, thence on an assumed bearing of South 00 degrees 30 minutes 01 seconds West, 243.860 meters (800.06 feet) along the East line of said Quarter Section to the Northeast corner of a parcel of land described in deed recorded in Book 568, Page 36, in the Register of Deeds Office, Reno County, Kansas; thence South 89 degrees 46 minutes 10 seconds West, 21.948 meters (72.01 feet) along the North line of said parcel to the West line of said parcel; FOURTH COURSE, thence North 00 degrees 30 minutes 01 second East, 13.426 meters (44.05 feet) along said West line to the Northwest corner of said parcel; THIRD COURSE, thence North 89 degrees 46 minutes 10 seconds East, 179.220 meters (587.99 feet) along the North line of said parcel to the point of beginning.

ALSO LESS AND EXCEPT an undivided 100% interest all veins, seams, deposits and beds of salt and salt bearing material, including all kinds of salt water, and any and all kinds except oil and gas underlying said land and all rights and easements thereunder by said holder of the all veins, seams, deposits and beds of salt and salt bearing material, including all kinds of salt water, and any and all kinds except oil and gas or by any party claiming by, through or under said holder.

ALSO LESS AND EXCEPT an undivided 100% interest in mineral rights underlying said land and all rights and easements thereunder by said holder mineral rights or by any party claiming by, through or under said holder.

PARCEL TWO:  
The North 560.00 feet of the following described parcel, as prepared by Chad R. Abbott, Kansas PS #1340 on 12-15-2023:

A portion of the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas, described as follows: Commencing at the Northeast corner of said Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M.; thence with an assumed bearing of South 00°25'19" West (basis of bearings is assumed) along the East line of said Northeast Quarter a distance of 1,130.00 feet for the point of beginning; thence continuing South 00°25'19" West along the East line of said Northeast Quarter a distance of 890.00 feet; thence South 89°41'50" West parallel with the North line of said Northeast Quarter a distance of 944.00 feet; thence North 00°25'19" East parallel with the East line of said Northeast Quarter a distance of 629.00 feet; thence North 89°41'50" East parallel with the North line of said Northeast Quarter 284.00 feet; thence North 00°25'19" East parallel with the East line of said Northeast Quarter 261.00 feet; thence North 89°41'50" East 660.00 feet to the point of beginning.

LESS AND EXCEPT:  
That portion deeded to the State of Kansas, by Highway Deed filed June 22, 1962 and recorded in Book 348, Page 1, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th Reno County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; thence West along the South line of said Quarter Section 115.0 feet, said South line having a bearing of South 89 degrees 56 minutes West; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes West, thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, to a point, 800.0 feet South of the North line of said Quarter Section; thence South 89 degrees 49 minutes East, 72.0 feet to the East line of said Quarter Section; thence South 0 degrees 49 minutes West, along said East line to the place of beginning.

AND  
The North Half of a tract of land commencing at the Northeast corner of the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas; thence South along the Section line, 800 feet for the place of beginning; thence West parallel with the North line of said Northeast Quarter, 660 feet; thence South parallel with the East line of said Northeast Quarter, 660 feet; thence East parallel with the North line of the Northeast Quarter, 660 feet to the East line of said Section; thence North 660 feet, more or less, to the place of beginning.

LESS AND EXCEPT:  
That portion deeded to the State of Kansas, by Highway Deed filed June 22, 1962 and recorded in Book 348, Page 1, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th Reno County, Kansas, described as follows: BEGINNING at the Southeast corner of said Quarter Section; thence West along the South line of said Quarter Section 115.0 feet, said South line having a bearing of South 89 degrees 56 minutes West; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes West, thence North 0 degrees 49 minutes East, 1314.1 feet; thence South 89 degrees 11 minutes East, 43.0 feet; thence North 0 degrees 49 minutes East, to a point, 800.0 feet South of the North line of said Quarter Section; thence South 89 degrees 49 minutes East, 72.0 feet to the East line of said Quarter Section; thence South 0 degrees 49 minutes West, along said East line to the place of beginning.

AND LESS AND EXCEPT:  
That portion deeded to the Secretary of Transportation of the State of Kansas, by General Warranty Deed filed April 6, 2006, in Book 582, Page 464, described as follows: A tract of land in the Northeast Quarter of Section 35, Township 23 South, Range 6 West of the 6th P.M., Reno County, Kansas, described as follows: COMMENCING at the Northeast corner of said Quarter Section, thence on an assumed bearing of South 00 degrees 30 minutes 01 seconds West, 243.860 meters (800.06 feet) along the East line of said Quarter Section to the Northeast corner of a parcel of land described in deed recorded in Book 568, Page 36, in the Register of Deeds Office, Reno County, Kansas; thence South 89 degrees 46 minutes 10 seconds West, 21.948 meters (72.01 feet) along the North line of said parcel to the West line of said parcel; FOURTH COURSE, thence North 00 degrees 30 minutes 01 second East, 13.426 meters (44.05 feet) along said West line to the Northwest corner of said parcel; THIRD COURSE, thence North 89 degrees 46 minutes 10 seconds East, 179.220 meters (587.99 feet) along the North line of said parcel to the point of beginning.

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ALSO LESS AND EXCEPT an undivided 100% interest in mineral rights underlying said land and all rights and easements thereunder by said holder mineral rights or by any party claiming by, through or under said holder.

### Utility Information

1. All utility locations were determined by observation of above ground evidence.

### Zoning Information

Zoning Letter provided by South Hutchinson Code Enforcement, Zoning dated April 08, 2022.

Zoning District: C-2 General Commercial

Height, Area and Bulk Regulations--

Height: Buildings or structures shall not exceed 45 feet and/or 3 stories in height.

Front Yard: None

Side Yard: None

Rear Yard: None

### Flood Information

By scaled map location and graphic plotting only, the subject property appears to lie in Zone "X" (Areas of minimal flood hazard) according to the Flood Insurance Rate Map for the County of Reno, Community Panel No. 2015C02896, Effective Date 1/29/2021.

### Surveyor Notes

1. The Bearing S 89°46'53" W being the South line of subject property was used as the Basis of Bearings for this Survey.
2. This property has an area of 847,547.19 square feet or 19.5 acres of land.
3. Subject property has indirect access from publicly dedicated K-96 Highway via Ingress-Egress Easement (Bk 361, Pg 253).
4. There is no visible evidence of cemeteries on subject property.
5. There is no observable evidence of earth moving work, building construction, or building additions within recent months.
6. There are no changes in street right of way lines either completed or proposed and there is no observable evidence of recent street or sidewalk construction or repairs.
7. There is no observable evidence of site use of a solid waste dump, septic or sanitary landfill.
8. Assumed Basis of Bearing is relative to Grid North.
9. Per record plot (Frontier Commerce Park) there appears to be a 20' Drainage & Utility Easement per record plot that was not provided in title commitment.

Observed Parking:  
175 Regular parking spaces  
6 Handicapped parking spaces  
183 Total parking spaces



SURVEYOR'S CERTIFICATE

The fieldwork was completed on November 15, 2022.

Date of Plot or Map: December 15, 2023

Chad R. Abbott, P.S. #1340



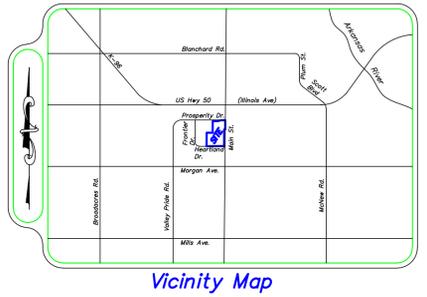
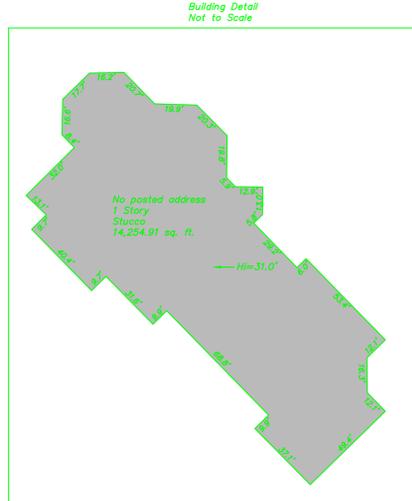
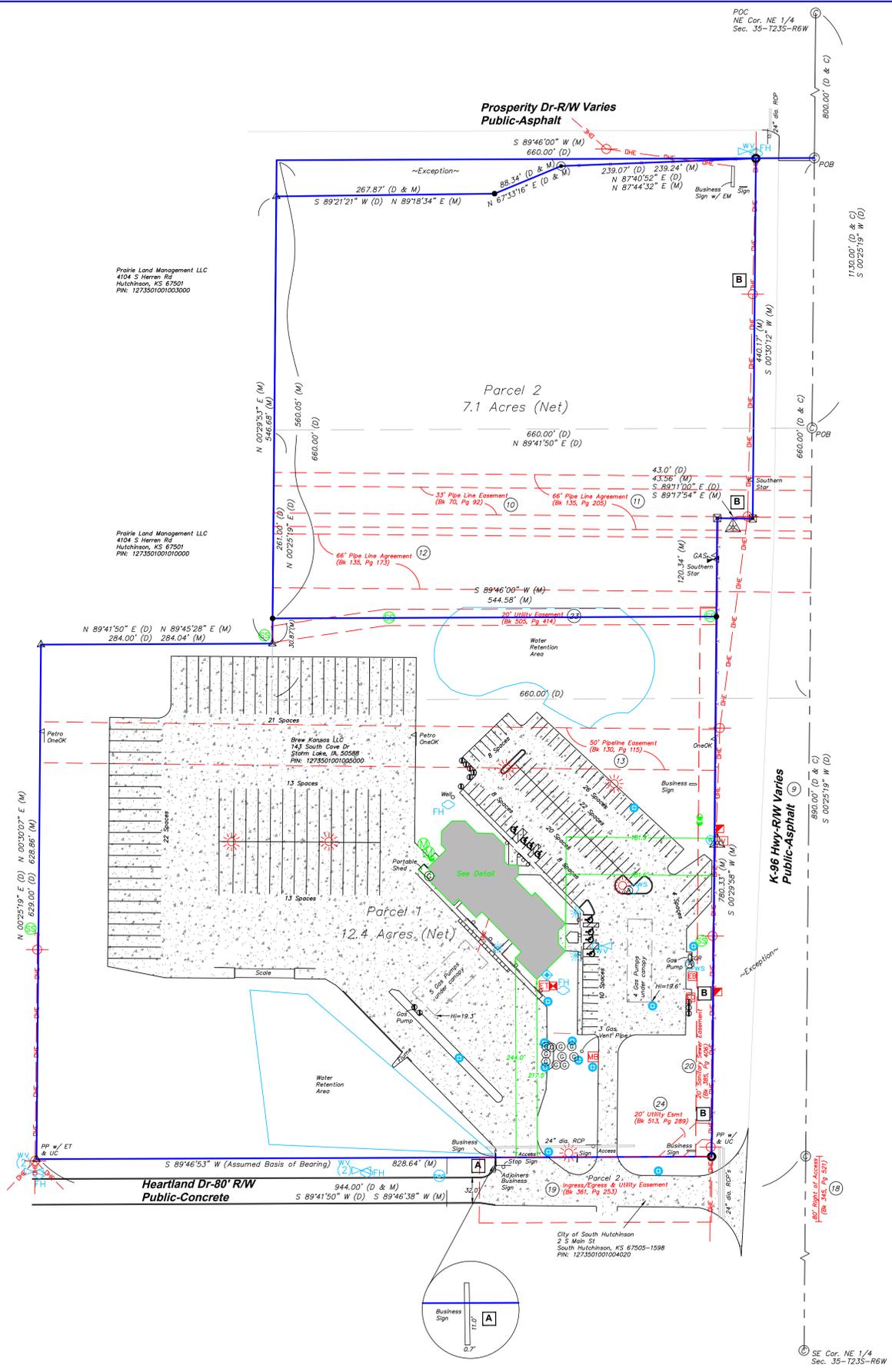
631 N. Kessler, Wichita, KS 67203  
Ph. 316.622.2262 Fax 316.622.2688  
surveyors@benchmarkks.net

Dwn By: AMF Approved By: CRA  
Dwg No: A23-12-019 Scale: 1" = 80'

### Legend of Symbols & Abbreviations

- (M) Measured or Calculated from Measurement
- (D) Described
- (C) Calculated
- Set 1/2"x24" Rebar with #1340 Cap
- Found 5/8" Rebar (Garbar)
- ⊙ Calculated Point
- ⊙ Set Mag Nail in concrete
- ⊙ Found 5/8" Rebar (Origin Unknown)
- ⊙ Found Right of Way Marker

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**Abbott and Survey**  
 631 N. Kessler, Wichita, KS 67203  
 Ph. 316.262.2262 Fax 316.262.2268  
 surveys@benchmarkis.net

Dwn By: AMF      Approved By: CRA  
 Dwg. No: A23-12-019      Scale: 1" = 80'  
 Sheet 2 of 2



**CITY OF SOUTH HUTCHINSON**  
 2 South Main  
 South Hutchinson, Kansas 67505  
 620-663-7104  
 Fax 620-663-7168

## City of South Hutchinson Quote Form

**Please submit to City Administrator with quote documentation attached.**

Date: \_\_\_\_\_ Requesting department: \_\_\_\_\_

Account number: \_\_\_\_\_ Funds in account: \_\_\_\_\_

Description of Item\service\project: \_\_\_\_\_

Final quoted price: \$\_\_\_\_\_

Authorizing personnel signature: \_\_\_\_\_

**Quote #1**

Company	
Contact	
Phone Number	
Email Address	
Price Quote	

**Quote #2**

Company	
Contact	
Phone Number	
Email Address	
Price Quote	

**Quote #3**

Company	
Contact	
Phone Number	
Email Address	
Price Quote	