REGULAR COMMISSION MEETING MINUTES
TUESDAY, MAY 27, 2014
6:30 P.M.

The Board of Commissioners met in Regular Session at 6:30 p.m. with Mayor Jim Falkner presiding.

Present:
MAYOR JIM FALKNER
COMMISSIONER DON EDWARDS
COMMISSIONER DAVID GEORGE
COMMISSIONER MARCUS KASTLER
COMMISSIONER CHRIS WILLIAMS

City Staff in attendance were:
CITY MANAGER GARY BRADLEY
CITY CLERK CINDY PRICE
CITY ATTORNEY PAUL KRITZ
IT DIRECTOR CHRIS FELIX
FIRE CHIEF JAMES GRIMMETT
POLICE CHIEF TONY CELESTE
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
ENGINEERING SUPERINTENDENT SCOTT MASSMAN
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF
ELECTRIC UTILITY DEPUTY DIRECTOR MIKE SHOOK
ENGINEERING TECH THOMAS OSBORN
ASSISTANT TO THE CITY MANAGER TRISH PURDON

A. CALL TO ORDER – Mayor Jim Falkner

B. INVOCATION – Pastor Mark Wilson, First Church of God

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. REVIEW OF AGENDA

E. CONSENT AGENDA ITEMS

1. Regular City Commission Meeting Minutes – Tuesday, May 13, 2014
2. 2014 Appropriation Ordinance No. AO-14-09 – $5,160,437.63

MOTION: Move to approve the consent agenda as presented.

ACTION: MOTION: GEORGE SECOND: WILLIAMS
ALL AYE

<u>REGULAR AGENDA ITEMS</u>

F. PUBLIC HEARING(s), SPECIAL PRESENTATION(s), & PROCLAMATION(s).

1. Presentation by Safehouse.
   - Rebecca Brubaker, Safehouse, provided an overview of Safehouse stating they have been in existence since 1979 and cover seven counties in southeast Kansas. They serve approximately 800 clients per year.

2. Presentation on municipal building improvements from SFS Architecture.
   - Kerry Newman and Steve Wise provided an update on the municipal building projects. The Youth Activities Center is approximately 40 to 50% complete; final completion should be in mid to late October. The Library is 30-40% complete with an anticipated completion date of July. The City Hall, Fire Department and Perkins Building will be bid in June, and the bids will be presented to Commissioners July 8 or 22 for approval. The project, planned for completion in October or November of 2015, is currently $420,278 under budget.

3. Public Hearing – Niel Hotel Industrial Revenue Bonds.
   - City Manager Gary Bradley stated Niel Hotel, Inc., plans to use $4,500,000 in Industrial Revenue Bonds (IRB's) to finance the Holiday Inn Express to be built at 8th and Northeast Streets. The IRB's will be issued by the City, however, the hotel is responsible for financing the bonds. A cost benefit analysis has been completed.

   - Mayor Falkner opened the hearing for public comments.

   - Sarah Steele, Gilmore & Bell, stated the IRB's will provide a seven-year property tax abatement for the owners and make them eligible for exemption from sales tax for materials.

   - Jeff Stewart, President of Community National Bank, stated they will be purchasing the bonds.

   - Kyle Groves and Randy Penick, Liberty Hotel Group representing Niel Hotel, stated the Holiday Inn Express will be three story, 75 rooms, indoor pool, fitness center, a meeting room to hold 40 or 50 people. The property includes a footprint for a restaurant, however, it will not be part of the hotel. Construction will begin in the fall and is expected to take between 90-120 days.

   - Mayor Falkner closed the public hearing.

4. Resolution No. R-14-38 – A Resolution to issue taxable industrial revenue bonds for a commercial hotel facility.

   MOTION: Move to approve Resolution No. R-14-38 for adoption.

   ACTION: MOTION: GEORGE SECOND: EDWARDS
   ALL AYE

G. COMMENTS FROM THE PUBLIC

The public is free to comment on items not listed on the agenda. Public participation is welcome and encouraged for all items on the agenda as the topics are discussed.

- Mary Wilson, 207 W. New, stated the Farmer's Market has begun at Walter Johnson Park.

H. OLD BUSINESS

1. Resolution No. R-14-36 – A Resolution to execute a real estate purchase agreement with Community State Bank for the purchase of 619 S. Walnut.

- City Manager Gary Bradley stated he and Chief Grimmett have been in touch with the Kansas Department of Health & Environment regarding the fuel tanks on the property. The cost of tank removal is $5,000 to $10,000; KDHE provides a 90/10 grant match to municipalities making the cost to remove $500 to $1,000. The remediation cost is $500 per tank; the grant will pay for the concrete to be replaced. He indicated there is no chance the City would not be awarded the grant.

MOTION: Move to approve Resolution No. R-14-36 for adoption contingent upon reimbursement from the property owner for the City's share of the deductible.

ACTION: MOTION: EDWARDS SECOND: KASTLER
ALL AYE

I. NEW BUSINESS

1. Discussion and action to appoint one person to the Senior Citizens Activity Center Board.
   Applicants: Earlene Shafer, Beverly Winston

- Commissioners noted both applicants would be good board members and requested City Attorney Paul Kritz bring a revised ordinance to increase the number of members on the board so both could be appointed.

MOTION: Move to appoint Earlene Shafer and Beverly Winston to a three-year term on the Senior Citizens Activity Center Board serving to June 1, 2017, contingent upon adoption of an ordinance increasing the number of board members from 5 to 6.

ACTION: MOTION: EDWARDS SECOND: GEORGE
ALL AYE

2. Discussion and action to appoint one person to the Montgomery County Juvenile Corrections Board.
   Applicant: Travis Stalford

MOTION: Move to appoint Travis Stalford to a two-year term on the Montgomery County Juvenile Corrections Board serving to June 30, 2016.

ACTION: MOTION: GEORGE SECOND: KASTLER
ALL AYE

3. Resolution No. R-14-39 – A Resolution to purchase a one-ton truck for the Electric Utility.

- Deputy Electric Utility Director Mike Shook stated two bids were received for a one-ton flatbed with dumping bed; staff is recommending the truck be purchased from Shawnee Mission Ford for $34,280.74.

MOTION: Move to approve Resolution No. R-14-39 for adoption.

ACTION: MOTION: KASTLER SECOND: EDWARDS
ALL AYE

4. Resolution No. R-14-40 – A Resolution to execute an Engineering Services Continuation Agreement with Allgeier, Martin & Associates.
   - Engineering Superintendent Scott Massman recommended the general civil engineering services agreement with Allgeier, Martin & Associates be modified to include the 2014 rate schedule.

   MOTION: Move to approve Resolution No. R-14-40 for adoption.

   ACTION: MOTION: FALKNER SECOND: WILLIAMS
   ALL AYE; EXCEPT EDWARDS WHO VOTED NO.

5. Resolution No. R-14-41 – A Resolution to execute a 2014 Federal Aid Statewide Bridge Inspection Master Agreement with the Kansas Department of Transportation.
   - Engineering Superintendent Scott Massman stated the Kansas Department of Transportation has established new bridge inspection standards for the City of Coffeyville for the safety of the traveling public. The City currently has four bridges which are now inspected annually. The bridges are located on West 8th Street, First and Overlook, West 1st Street and West 4th Street.

   MOTION: Move to approve Resolution No. R-14-41 for adoption.

   ACTION: MOTION: GEORGE SECOND: KASTLER
   ALL AYE

6. Resolution No. R-14-42 – A Resolution to approve the 2015-2019 Capital Improvement Plan.
   - Public Works Director Chuck Shively reviewed the 2015-2019 Capital Improvement Plan.

   MOTION: Move to approve Resolution No. R-14-42 for adoption.

   ACTION: MOTION: EDWARDS SECOND: GEORGE
   ALL AYE

7. Discussion on volleyball court at Aquatic Center.
   - Commissioner Kastler stated while the volleyball court may not be feasible at the Aquatic Center, he is interested in having one installed at the park.

8. Comments from Commissioners and Staff
   - Finance Director Stephanie Richardson reported the Customer Service Office will be closed May 29 and 30 to move to the temporary location at 1401 West 8th Street.
   - Fire Chief James Grimmett reported there were a record 644 vehicles participating in Clean Up Day. Discussion was held on the need to curb non residents from bringing their stuff and also the need for more volunteers.
   - City Manager Bradley stated the Capital Improvement Plan included a five-year street program which is currently being financed from sales tax. One of the half-cent sales taxes is expiring in March of 2015, and he is recommending it be placed on the ballot in August. Commissioners concurred; a resolution with the ballot question will be presented to Commissioners in June.

- Commissioners Edwards requested a map showing all of the uncontrolled intersections; he wants to get to the point where there are no such intersections.

J. EXECUTIVE SESSION(s)

MOTION: Move to recess to executive session for discussion of non-elected personnel to reconvene on or before 9:05 p.m.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 9:05 p.m.
No action was taken as a result of the Executive Session.

MOTION: Move to recess to executive session for discussion of non-elected personnel to reconvene on or before 9:30 p.m.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 9:25 p.m.
No action was taken as a result of the Executive Session.

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Sales tax report
2. Library minutes

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION: EDWARDS SECOND: GEORGE
ALL AYE

Time the meeting was adjourned: 9:25 p.m.

Date the minutes were approved: _____

_____
Cindy Price, City Clerk