REGULAR COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 13, 2015
6:30 P.M.

The Board of Commissioners met in Regular Session at 6:30 p.m. with Mayor Chris Williams and Vice Mayor Justin Martin presiding.

Present:
MAYOR CHRIS WILLIAMS
COMMISSIONER MARCUS KASTLER
COMMISSIONER JUSTIN MARTIN
COMMISSIONER JIM C. TAYLOR, JR
Absent:
COMMISSIONER CRAIG POWELL

City Staff in attendance were:
CITY MANAGER KENDAL FRANCIS
CITY CLERK CINDY PRICE
CITY ATTORNEY PAUL KRITZ
FINANCE DIRECTOR STEPHANIE RICHARDSON
IT TECHNICIAN RAY HEINZ
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF
ELECTRIC UTILITY DEPUTY DIRECTOR MIKE SHOOK
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
ENGINEERING SUPERINTENDENT THOMAS OSBORN
FIRE CHIEF JAMES GRIMMETT
POLICE CHIEF KWIN BROMLEY
ASSISTANT TO CITY MANAGER TRISHA PURDON

A. CALL TO ORDER – Mayor Chris Williams

B. INVOCATION – Pastor Melvin Simpson, First Church of God in Christ

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. REVIEW OF AGENDA

E. CONSENT AGENDA

1. Regular City Commission Meeting Minutes – Tuesday, September 22, 2015
2. 2015 Appropriation Ordinance No. AO-15-18 – $2,166,831.85
4. Ordinance No. G-15-04 – Second Reading of an Ordinance to adopt the 2015 Standard Traffic Ordinance.
5. Ordinance No. G-15-05 – Second Reading of an Ordinance to adopt the 2015 Uniform Public Offense Code.

MOTION: Move to approve the consent agenda as presented.

ACTION: WILLIAMS SECOND: MARTIN
ALL AYE EXCEPT POWELL WHO WAS ABSENT

3. 2015 Appropriation Ordinance No. AO-15-18A – (Taylor Crane) $ 15.00

MOTION: Move to approve Appropriation Ordinance No. AO-15-18A.

ACTION: WILLIAMS SECOND: MARTIN
ALL AYE EXCEPT POWELL WHO WAS ABSENT AND TAYLOR WHO ABSTAINED.

REGULAR AGENDA ITEMS

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

1. Public Hearing – De-annexation of the former Royal Motors property.
   - City Attorney Paul Kritz stated Kevin and Jessica Rucker purchased two separate properties adjacent to one another; when combining the two parcels it was determined two acres along Highway 169 was annexed by the City when it was owned by Royal Motors. The state purchased the property for the highway expansion. De-annexing the property will allow the Ruckers to combine the two properties. Kevin Rucker spoke to the Commission stating he purchased the property in 2014.
   - There were no comments from the public.

2. Ordinance No. S-15-06 – First Reading of an Ordinance to exclude certain property from the city limits of Coffeyville (former Royal Motors property).

MOTION: Move to approve Ordinance No. G-15-06 for First Reading.

ACTION: WILLIAMS SECOND: TAYLOR
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

3. Public Hearing – Vacation of certain right of way and public utility easements for Tessenderlo-Kerley.
   - Engineering Superintendent Thomas Osborn stated the city has three easements inside the Tessenderlo Kerley plant; they have requested the easements be vacated to allow for a plant expansion.
   - There were no comments from the public.

4. Ordinance No. S-15-07 – First Reading of an Ordinance to vacate certain rights of way and public utility easements for Tessenderlo-Kerley.

MOTION: Move to approve Ordinance No. S-15-07 for First Reading.

ACTION: WILLIAMS SECOND: MARTIN
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

5. Public Hearing – Issue $6,200,000 in Industrial Revenue Bonds for Niel Hotel.
   - Sarah Steel representing Gllmore & Bell stated in May, 2014, the Commission approved issuing IRB's for Niel Hotel for the acquisition, construction and opening of a Holiday Inn Express at 8th and Northeast. Since that time, the project has expanded and the cost of construction has increased to $6.2 million. Niel is therefore requesting another public hearing incorporating the increased costs. The city is only a conduit for the bonds and there is no obligation by the city to pay bondholders, and the bonds do not

count toward the City's debt limit. Industrial revenue bonds allow for a tax abatement; the hotel has requested seven years, and the hotel gets a sales tax exemption. Kyle Groves, Director of Operations for the hotel, stated they are planning to break ground by November 15.

- There were no comments from the public.

6. Ordinance No. S-15-08 – First Reading of an Ordinance to issue industrial revenue bonds for Niel Hotel.

MOTION: Move to approve Ordinance No. S-15-08 for First Reading.

ACTION: TAYLOR SECOND: WILLIAMS
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

7. Presentation on pictometry.
   - Christian Stitz representing Pictometry discussed with commissioners the aerial photography project which Montgomery County is undertaking. Pictometry plans to fly the entire county; if the City of Coffeyville participates, they will use a higher resolution for the Coffeyville area. Angie Wright, Montgomery County Appraiser, and Kris Bilby, Montgomery County GIS coordinator, spoke about the benefits to the cities and individuals of having the program, and it would be available to individuals to utilize through a website. The cost to the county is $78,000 over three years; the City's portion would be approximately $9,000.

G. COMMENTS FROM THE PUBLIC

- Martha Bobek, representing the Parks Advisory Board, stated there will be a Pfister park clean up on Sunday, October 18, 2-4 p.m.

H. OLD BUSINESS

I. NEW BUSINESS

1. Resolution No. R-15-120 – A Resolution to amend the bylaws of the Senior Citizen Activity Center to change board membership from six members to five.
   - City Attorney Paul Kritz stated this will change the board membership on the Senior Citizen Activity Center from six to five per the commissioners request.

MOTION: Move to approve Resolution No. R-15-120 for adoption.

ACTION: KASTLER SECOND: MARTIN
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

2. Resolution No. R-15-121 – A Resolution to approve the functional classification of streets in the City of Coffeyville.
   - Engineering Superintendent Thomas Osborn stated in March, 2014, city staff met with representatives of the Kansas Department of Transportation to review and update the functional classification of the city streets to meet the new guidelines for the federal highway system.

MOTION: Move to approve Resolution No. R-15-121 for adoption.

ACTION: MARTIN SECOND: TAYLOR
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

3. Resolution No. R-15-122 – A Resolution to authorize the submission of the 2017 KLINK Project Programming request to the Kansas Department of Transportation.
   - Engineering Superintendent Thomas Osborn stated the City was notified on September 17 the 2017 KLINK project which is a full depth concrete rehabilitation from Overlook west to the city limits and the 2018 geometric improvement which is a reconstruction of the intersection of 11th & Williw were both approved. This paperwork assures the state the City will have the matching funds available.

   MOTION: Move to approve Resolution No. R-15-122 for adoption.

   ACTION: MARTIN SECOND: TAYLOR
   ALL AYE EXCEPT POWELL WHO WAS ABSENT.

4. Resolution No. R-15-123 – A Resolution to authorize the submission of the 2018 Geometric Improvement Project Programming request to the Kansas Department of Transportation.

   MOTION: Move to approve Resolution No. R-15-123 for adoption.

   ACTION: TAYLOR SECOND: MARTIN
   ALL AYE EXCEPT POWELL WHO WAS ABSENT.

5. Ordinance No. G-15-06 – Discussion
   - City Manager Kendal Francis stated this is a draft of the weed ordinance which has been revised to avoid inconsistencies and make it clearer. It will define areas which would be exempted from the 12 inch height such as property within flood zones or storm water drainage areas, abandoned rail spurs and undeveloped commercial or industrial parcels. Commissioner Taylor wants to have more time to review the ordinance or have a work session and wants to drive around and look at some of the properties affected. Williams suggested the ordinance be brought back to the commission at the November 10 meeting.
   - Jim C. Taylor, Sr., stated this is not a grass problem; it is an enforcement problem.
   - Martin Meek, Jr., M & M, stated he is in agreement there are many industries who do not need to mow their entire area.
   - Commissioner Justin Martin requested the wording obnoxious vegetable growth be removed from the ordinance.

6. Resolution No. R-15-124 – A Resolution to execute an amendment to the administrative consulting services agreement with Southeast Kansas Regional Planning Commission.
   - Public Works Director Chuck Shively stated the Department of Commerce is requesting we amend the agreement with the Southeast Kansas Regional Planning Commission to reflect the new way they want to pay for administrative services. SEKRPC is administering CDBG which will replace sidewalks, driveway entrances and curb and gutter.

MOTION: Move to approve Resolution No. R-15-124 for adoption.

ACTION: MARTIN SECOND: KASTLER
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

7. Resolution No. R-15-125 – A Resolution to purchase two 69 kV outdoor breakers for the Electric Utility.
   - Electric Utility Deputy Director Mike Shook stated quotes were requested for two 69 kV breakers for the Electric Utility. One breaker will be used for the new generation facility and one will be used at a substation. Four bids were received with Kriz Davis being the low bidder at $77,593.08.

   MOTION: Move to approve Resolution No. R-15-125 for adoption.

   ACTION: MARTIN SECOND: TAYLOR
   ALL AYE EXCEPT POWELL WHO WAS ABSENT.

8. Resolution No. R-15-126 – A Resolution to execute an agreement with Valmont Industries for substation steel for the Electric Utility.
   - Electric Utility Deputy Director Mike Shook stated four proposals were received for substation steel for the new generation facility. Valmont Industries was the low bidder at $56,876.92.

   MOTION: Move to approve Resolution No. R-15-126 for adoption.

   ACTION: KASTLER SECOND: MARTIN
   ALL AYE EXCEPT POWELL WHO WAS ABSENT.

9. Resolution No. R-15-127 – A Resolution to execute an agreement with Mid America Pump for a fire water pump for the Electric Utility.
   - Electric Utility Deputy Director Mike Shook stated two proposals were received to supply fire water pumps at the new generation facility. Mid-America Pump was the low bidder at $83,745.83.

   MOTION: Move to approve Resolution No. R-15-127 for adoption.

   ACTION: MARTIN SECOND: TAYLOR
   ALL AYE EXCEPT POWELL WHO WAS ABSENT.

10. Resolution No. R-15-128 – A Resolution to purchase two trucks for the Electric Utility.
    - Electric Utility Director Gene Ratzlaff stated bids were requested for a regular cab truck for the electric utility deputy director to replace a 2001 Chevrolet Tahoe and for a crew cab truck used by various staff to replace a 1997 Jeep Cherokee. The low bid was Mid-West Superstore in Hutchinson at $61,745.95. Mayor Williams asked about the local vendor preference if the truck were purchased from Quality Motors. The procurement policy has a 5% local vendor preference; Quality Motors is $600 higher. Taylor was concerned about spending the additional money.

MOTION: Move to approve Resolution No. R-15-128 for adoption to purchase two vehicles from Quality Motors at a cost of $65,431.73.

ACTION: WILLIAMS SECOND: TAYLOR
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

11. Discussion on the five-year street improvement plan.
    - Commissioner Kastler stated he is concerned about the city repairing streets which are not as bad as Eldridge, Atlantic, Pacific, Old Willow and Brown and questioned how the city determines which streets to resurface. Chuck Shively stated the Engineering Department looked at every street and based on the condition of the street, the traffic and the budget, prepared a seven-year plan. Thirty percent of the street sales tax dollars is committed for new construction and 70% for preservation.

12. Discussion on Hillcrest Golf Course.
    - Commissioner Kastler requested an update on what plans the golf course has for the winter season. Shively reported they are planning drainage projects, tree trimming and equipment maintenance.

13. City Manager Report
    - Kendal Francis reported he had appointed Kwin Bromley as Chief of Police; thanked the city crews for their assistance with Dalton Defenders Days; 4th & Ohio would be open to traffic on Saturday; 5th Street has been converted from one way to two way between Patterson and Walnut; he has contacted Watco and is still waiting to hear back regarding their rail improvements.

14. Comments from Commissioners and Staff
    - Finance Director Stephanie Richardson reported the final assessed valuation came in at $48,921,189 which is higher than the $48,426,400 used to prepare the budget. This dropped the total mill levy to 46.930 from 47.410.

J. EXECUTIVE SESSION(s)

1. Confidential data relating to financial affairs or trade secrets of second parties.

MOTION: Move to recess to executive session for the discussion of confidential data relating to financial affairs or trade secrets of second parties to reconvene on or before 10:00 p.m.

ACTION: MARTIN SECOND: WILLIAMS
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

Time the meeting was reconvened: 9:55 p.m.

Mayor Williams announced there was no action as a result of the executive session.

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Sales tax report
2. Award announcement of 2016 Edward J. Byrne Memorial Justice Assistance Grant for communication equipment.

L. ADJOURN

MOTION: Move to adjourn.

ACTION: WILLIAMS SECOND: MARTIN
ALL AYE EXCEPT POWELL WHO WAS ABSENT.

Time the meeting was adjourned: 9:55 p.m.

Date the minutes were approved: _____

_____
Cindy Price, City Clerk