REGULAR COMMISSION MEETING MINUTES
TUESDAY, JANUARY 8, 2013
6:30 P.M.

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

Present:
MAYOR DAVID GEORGE
COMMISSIONER DON EDWARDS
COMMISSIONER JIM FALKNER
COMMISSIONER VIRGIL O. HORN, JR.
COMMISSIONER PAM JONES

City Staff in attendance were:
CITY MANAGER GARY BRADLEY
CITY CLERK CINDY PRICE
FINANCE DIRECTOR STEPHANIE RICHARDSON
CITY ATTORNEY PAUL KRITZ
IT DIRECTOR CHRIS FELIX
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
FIRE CHIEF JAMES GRIMMETT
POLICE CHIEF TONY CELESTE
ELECTRIC UTILITY DEPUTY DIRECTOR MIKE SHOOK
TREASURER ANGIE NADEN
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW

A. CALL TO ORDER – Mayor David George

B. INVOCATION – Pastor Richard Peckman, St. Paul's Lutheran Church

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. REVIEW OF AGENDA

E. CONSENT AGENDA ITEMS

1. Regular City Commission Meeting Minutes – Thursday, December 20, 2012
2. 2012 Appropriation Ordinance No. AO-12-24 – $582,257.91

MOTION: Move to approve the consent agenda as presented.

ACTION: MOTION MADE BY JONES AND SECONDED BY FALKNER. ROLL CALL VOTE – ALL AYE.

<u>REGULAR AGENDA ITEMS</u>

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

1. Discussion on air monitoring with Kansas Department of Health & Environment and Coffeyville Resources.
   - Fire Chief James Grimmett introduced Tom Gross from Kansas Department of Health & Environment who discussed air monitoring around the refinery. Gross reviewed the standards established by the Clean Air Act and stated KDHE has previously had two air monitoring systems set up in Coffeyville. As there were no violations of the standards after a number of years of reporting and due to budget cuts, the systems were removed. The companies are now expected to self-report. Chris Swanberg, VP of Environmental

for CVR, stated the refinery does and always has followed self-reporting procedures as prescribed by law and stated their emissions are significantly lower due to all the upgrades they have made at the refinery. Commissioner Horn stated he is still concerned about the residents who live in the vicinity of the refinery.

G. COMMENTS FROM THE PUBLIC

- Richard Peckman, 510 West Ninth Street, invited Commissioners to the Genesis Annual meeting on January 21 at the First Church of the Nazarene.

H. OLD BUSINESS

1. Ordinance No. S-13-01 – Second Reading of an Ordinance to rezone property located at 1512 West Second Street.

MOTION: Move to table action to rezone property located at 1512 West Second Street for further discussion.

ACTION: MOTION MADE BY JONES AND SECONDED BY EDWARDS. ROLL CALL VOTE – ALL AYE

I. NEW BUSINESS

1. Discussion and action to appoint members to an Economic Development Task Force.

MOTION: Move to appoint Ann Marie Vannoster, David George, Yvonne Hull, Dickie Rolls, Blake Vargas, Robert Stiles, Derrick Morris, Mike Ewy, Doug Mund and Ryan Thompson to the Economic Development Task Force as recommended by City Manager Gary Bradley.

ACTION: MOTION MADE BY EDWARDS AND SECONDED BY GEORGE. ROLL CALL VOTE – ALL AYE

2. Discussion and action to appoint members to a Community Development Task Force.

MOTION: Move to appoint Jim Falkner, Shelley Paasch, Craig Correll, Lori Rexwinkle, Kresten Jensen, Renae Sharp and Melvin Simpson to the Community Development Task Force as recommended by City Manager Gary Bradley.

ACTION: MOTION MADE BY HORN AND SECONDED BY EDWARDS. ROLL CALL VOTE – ALL AYE EXCEPT GEORGE WHO VOTED NO.

3. Resolution No. R-13-01 – A Resolution to execute a contract with Gary and Heather Bradley for property located at 606 West Fourth Street.
   - City Attorney Paul Kritz stated in December, 2011, the City purchased the property located at 606 West Fourth Street through the Kansas Housing Resources Corporation grant. The purpose of the grant is to purchase houses in need of rehabilitation, rehab the properties and put them back on the market. Renovation of the property has been completed. Commissioners agreed at the previous meeting to sell the property to Gary

and Heather Bradley for the appraised value or the total cost of what the City had in it, whichever is lower. The property was appraised by Dean Clarksen, certified appraiser, for $45,000.

MOTION: Move to approve Resolution No. R-13-01 for adoption.

ACTION: MOTION MADE BY JONES AND SECONDED BY GEORGE. ROLL CALL VOTE – ALL AYE

4a. Executive Session – Attorney-Client Privilege

MOTION: Move to adjourn to Executive Session for the discussion of items that would be deemed privileged in Attorney-Client relationship to reconvene on or before 8:10 p.m.

ACTION: MOTION MADE BY GEORGE AND SECONDED BY EDWARDS. ROLL CALL VOTE – ALL AYE.

Time the meeting was reconvened: 8:08 p.m.

4. Ordinance No. S-13-02 – An ordinance authorizing the declaration of an emergency to provide for the acquisition of an interest in certain real property situated in the City of Coffeyville.
   - City Attorney Paul Kritz stated in connection with the Cline Road improvement project, the City needs to acquire two narrow strips of right-of-way along both sides of Cline Road, just north of the 8th and Cline intersection. Contact has been made with the two affected property owners and negotiations to acquire the right-of-way through negotiated settlements are ongoing. In the event the negotiations cannot be finalized, authorization is needed to proceed with acquisition by condemnation (eminent domain).

MOTION: Move to approve Ordinance No. S-13-02 for adoption on an emergency basis.

ACTION: MOTION MADE BY HORN AND SECONDED BY JONES. ROLL CALL VOTE – ALL AYE.

5. Discussion on City of Coffeyville waste collection services.
   - City Treasurer Angie Naden stated the current trash collection service has been in place with Waste Connections since April 1, 2010, and expires on March 31, 2013. Requests for bids were sent to two companies, Waste Connections and Republic, and placed on the website. Prior to sending out bid request documents, staff met to discuss the various options to quote taking into consideration comments from Commission about the deterioration the large trash trucks are doing to streets and the desire to go back to alley pick up where possible. Quotes were received for smaller 36,000 lb gross vehicle weight, however, this would require a significant increase in cost to citizens and is not recommended for discussion. In reviewing the quotes for the various options, staff prefers staying with the current vendor at the current level of service and the current rates. The bid from Waste Connection was lower than what we currently pay; keeping the customer charge the same would increase the funds available for nuisance abatement.

The low bid for City trash service was from Republic; staff recommends accepting it.

Bids were also received for curb side recycling services. The quoted price for mandatory service was $6.20 per month from Waste Connections and $6.60 per month from Republic. A survey was conducted on the City's website. There were 422 responses; the support for recycling was over 90%, however, it was low if the cost would be more than $6 per month. The City will continue to research other ways to provide recycling for residents. There will be further discussion on trash service at next meeting.

6. Comments from Commissioners and Staff
   - Commissioner Edwards asked if a comprehensive street plan is in the works. Bradley stated it should be ready by June.
   - Commissioner Jones requested a special meeting to discuss zoning regulations in light of the zoning request at 1512 West Second and the shop building being erected in the 2200 block of Fourth Street. Edwards suggested in lieu of a special meeting, commissioners concerns about current zoning codes be emailed to the City Manager.
   - Commissioner Falkner asked for a cost estimate on painting a crosswalk and installing concrete pads at the end of the Sycamore Creek Bridge on Fourth Street due to children crossing the street in the middle of the block.

J. EXECUTIVE SESSION(s)

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Sales tax report
2. Property tax report
3. Police Department report

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION MADE BY GEORGE AND SECONDED BY HORN. ROLL CALL VOTE – ALL AYE.

Time the meeting was adjourned: 8:58 p.m.

Date the minutes were approved: _____

_____
Cindy Price, City Clerk