REGULAR COMMISSION MEETING MINUTES
TUESDAY, SEPTEMBER 10, 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 MARCUS KASTLER
COMMISSIONER CHRIS WILLIAMS

City Staff in attendance were:

CITY MANAGER GARY BRADLEY
CITY CLERK CINDY PRICE
CITY ATTORNEY PAUL KRITZ
FINANCE DIRECTOR STEPHANIE RICHARDSON
IT DIRECTOR CHRIS FELIX
FIRE CHIEF JAMES GRIMMETT
CODE ENFORCEMENT OFFICER TAMMY DIXON
POLICE CHIEF TONY CELESTE
POLICE CAPTAIN DENNIS ANDRES
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF
ELECTRIC UTILITY DEPUTY DIRECTOR MIKE SHOOK
INTERCONNECTED OPERATIONS MANAGER STEVE MCGIE
ELECTRIC GENERATION SUPERINTENDENT TONY LAWSON

A. CALL TO ORDER – Mayor David George

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, August 27, 2013
2. 2013 Appropriation Ordinance No. AO-13-16 – $799,734.87
3. Ordinance No. G-13-08 - Second Reading of an Ordinance to incorporate certain Federal Motor Carrier Safety Regulations in the City of Coffeyville.
4. Approve a request to hold Dalton Defenders Days October 3-6, 2013.

MOTION: Move to approve the consent agenda as presented.

ACTION: MOTION: EDWARDS SECOND: FALKNER
ALL AYE

<u>REGULAR AGENDA ITEMS</u>

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

1. Presentation by Guernsey on generation resources feasibility analysis.
   - Bernie Cevera, Senior Consultant with Guernsey Engineering, presented a report to Commissioners on a generation resources feasibility analysis which was performed by Guernsey Engineering. The study was authorized in 2012 to determine if repowering the existing 38 MW unit with an 80 MW combustion turbine in a combined cycle configuration is economically feasible for the City. The initial analysis indicates a combined cycle configuration may not be economically feasible, however, fast start natural gas fueled reciprocating engines may be more cost effective. Commissioners will be provided with a detailed copy of the analysis for discussion at future meetings.

G. COMMENTS FROM THE PUBLIC

- Alice Maggard, 5524 CR 1600, requested an apology from Mayor George following a phone conversation they had regarding the condition of the cemetery. Maggard was requested to have a private conversation with George.
- Shelley Paasch, Downtown Coffeyville, provided an update on DCI activities.

H. OLD BUSINESS

I. NEW BUSINESS

1. Resolution No. R-13-74 – A Resolution to purchase property insurance for the Power Plant.
   No action on this item

2. Resolution No. R-13-75 – A Resolution to authorize the preparation and execution of documents necessary to purchase property at 217 West Eighth Street.
   - City Manager Gary Bradley stated Jim White approached the City about purchasing a vacant lot located at 217 West Eighth Street. It was agreed to purchase the lot for $2,730; the City has no immediate plans for the lot.

   MOTION: Move to approve Resolution No. R-13-75 for adoption.

   ACTION: MOTION: EDWARDS SECOND: KASTLER
   ALL AYE

3. Resolution No. R-13-76 – A Resolution to authorize the preparation and execution of documents necessary to convey real property to Apache Industries.
   - City Manager Gary Bradley stated a request for proposals was issued for industrial property on Eldridge jointly owned with Coffeyville Industries. There were two proposals received with Rodger Shufeldt, Apache Industries, submitting a bid of $100,000. Apache Industries manufactures pipe bursting equipment and sewage transfer basins for the plumbing market. Shufeldt anticipates hiring 2-3 to start up the business and have between 8 and 12 at the end of ten years.

   MOTION: Move to approve Resolution No. R-13-76 for adoption.

   ACTION: MOTION: GEORGE SECOND: WILLIAMS
   ALL AYE

4. Resolution No. R-13-77 – A Resolution to authorize the construction of improvements and to issue general obligation bonds to finance the costs of improvements to public buildings.

- Finance Director Stephanie Richardson addressed the Commission stating voters approved a ½ cent sales tax in November, 2012, to fund improvements to five municipal buildings. The City retained the services of SFS Architects to provide preliminary design, cost estimates and recommendations regarding the phasing of construction and maintenance of operations during the construction period along with a comparison of "pay as you go financing" versus the issuance of bonds. It was determined to be more cost effective to issue bonds. The City is working with Springsted who is the City's independent Financial Advisor and Gilmore & Bell who is the bond counsel. The resolution authorizes the construction and the sale of the bonds.

  MOTION: Move to approve Resolution No. R-13-77 for adoption.

  ACTION: MOTION: EDWARDS SECOND: FALKNER
  ALL AYE

5. Resolution No. R-13-78 – A Resolution to issue a work order to Siemens Industry for repair of the traveling water screen at the Water Treatment Plant.
   - Deputy Public Works Director Jim Bradshaw stated the traveling water screen at the Water Treatment Plant began experiencing problems late last year. Staff did troubleshooting with no success; Siemens provided an underwater inspection and determined the unit needs to be rebuilt. They are the original supplier for the equipment when it was installed in 1966.

     MOTION: Move to approve Resolution No. R-13-78 for adoption.

     ACTION: MOTION: FALKNER SECOND: KASTLER
     ALL AYE

6. Comments from Commissioners and Staff
   - Fire Chief James Grimmett provided Commissioners with a map showing the location of all storm sirens in the City of Coffeyville and stated the cost for additional sirens would be $18,000 to $25,000 per siren. Following discussion, Grimmett will research companies who can analyze our current storm sirens including the possibility of moving some sirens to provide better coverage.
   - Police Chief Tony Celeste reported the City is in the process of becoming certified in order to use the Integrated Public Alert Warning System through FEMA which will push alerts and emergency notices out to all cell phones who are receiving service from towers in this vicinity.
   - Deputy Electric Utility Director Mike Shook stated the repairs should be completed this week on the boiler. The insurance company is still investigating the cause of the explosion; it will be at least a month before the unit is turned back over to the City.
   - Finance Director Stephanie Richardson reported on a refunding feasibility analysis completed by Springsted on the 2004-B General Obligation Electric Utility System Refunding Bonds. The bonds became callable beginning June 1, 2013. Springsted provided two alternative approaches to the bonds with the first keeping the final maturity date the same which would result in approximately $71,000 in annual cash flow savings. The second would be to keep the debt service the same as it is now and retire the bonds early resulting in a cash flow savings of $624,000. Following discussion, Commissioners chose to accelerate the debt service payments.

- City Manager Gary Bradley reported Habitat for Humanity is interested in obtaining the City-owned lot at 710 West Eighth to build their next house. Commissioners agreed to donate this property.
- Mayor George reported on the Housing Conference he and the City Manager recently attended. Commissioners agreed a housing analysis should be completed; requests for qualifications will be sent out.

J. EXECUTIVE SESSION(s)

1. Acquisition of real estate

MOTION: Move to adjourn to Executive Session for discussion of acquisition of real estate to reconvene on or before 8:35 p.m.

ACTION: MOTION: EDWARDS SECOND: FALKNER
ALL AYE

Time the meeting was reconvened: 8:35 p.m.

Mayor George stated there was no action as a result of Executive Session.

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. KDHE Report on the Wastewater Treatment Plant

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION: GEORGE SECOND: EDWARDS
ALL AYE

Time the meeting was adjourned: 8:35 p.m.

Date the minutes were approved _____

_____
Cindy Price, City Clerk