

**SPECIAL COMMISSION MEETING MINUTES**  
**FRIDAY, NOVEMBER 2, 2007**  
**8:30 a.m.**

The Board of Commissioners met in Special Session at 8:30 a.m. with Mayor Virgil O. Horn, Jr., presiding.

Those in attendance were:

COMMISSIONER RICHARD GONZALES  
COMMISSIONER ALEC HENDRYX (via phone)  
COMMISSIONER LOUIE HUMMEL  
COMMISSIONER PAM JONES

City Staff in attendance were:

CITY MANAGER JEFF MORRIS  
CITY CLERK CINDY PRICE  
CITY ATTORNEY PAUL KRITZ  
FINANCE DIRECTOR STEPHANIE RICHARDSON

Call to Order – Mayor Virgil Horn

1. Wal-Mart Development Agreement

■ City Attorney Paul Kritz addressed the Commission stating the Commission has previously approved giving the Mayor the authority to sign the Wal-Mart Development Agreement. There have been no significant changes to the agreement; however, there have been changes to Exhibit B due to the cost increases for the road improvements. The City's share of the infrastructure improvements is 95% and Wal-Mart's share is 5%. Due to the changes, the Wal-Mart attorneys wanted the Commission to approve the final form of the Development Agreement. Commissioner Hendryx asked what would happen if the project was over budget. City Manager Morris stated there are contingency funds included in the cost summary to handle additional costs. He currently has a verbal agreement with the other taxing entities for their share of the increased property taxes being utilized for this project; he and Kritz are working out the written details. Morris stated the worst case scenario would see a 1.5 to 2.7 mill increase for City residents. This would be assuming no other development occurred around the Wal-Mart project. The infrastructure improvements will begin once Wal-Mart begins work on the property; work will begin on obtaining the temporary notes when Wal-Mart requires a building permit.

MOTION: Move to approve the final form of the Development Agreement and Exhibit B as negotiated by the City Manager, City Attorney and Bond Counsel for the City of Coffeyville.

ACTION: THE MOTION WAS MADE BY MAYOR HORN AND SECONDED BY COMMISSIONER GONZALES. ROLL CALL VOTE – ALL AYE.

2. Adjournment

MOTION: Move to adjourn.

ACTION: THE MOTION WAS MADE BY MAYOR HORN AND  
SECONDED BY COMMISSIONER HUMMEL. ROLL CALL  
VOTE – ALL AYE.

TIME THE MEETING WAS ADJOURNED: 8:50 a.m.

Date the minutes were approved \_\_\_\_\_

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Cindy Price, City Clerk