

**REGULAR COMMISSION MEETING MINUTES**  
**TUESDAY, NOVEMBER 27, 2007**  
**6:30 P.M.**

The Board of Commissioners met in Regular Session at 6:30 p.m. with Mayor Virgil O. Horn, Jr., presiding.

Those in attendance were:

COMMISSIONER RICHARD GONZALES  
COMMISSIONER ALEC HENDRYX  
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  
PUBLIC WORKS DIRECTOR CHUCK SHIVELY  
ENGINEERING SUPERINTENDENT SCOTT MASSMAN  
CITY INSPECTOR JIM HAYES  
FIRE CHIEF GREG ALLEN  
DISASTER RECOVERY COORDINATOR JIM BRADSHAW  
IT MANAGER CHRIS FELIX

**A. CALL TO ORDER** – Mayor Horn

**B. INVOCATION** – Rev. Gerald Morris, Grace Fellowship Church

**C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**

**D. MINUTES**

1. Regular City Commission Meeting Minutes – Tuesday, November 13, 2007  
ACTION: Approved as presented

**E. APPROPRIATION ORDINANCE(s).**

1. 2007 Appropriation Ordinance No. AO-07-41 – \$3,316,956.01  
MOTION: Move to approve Appropriation Ordinance No. AO-07-41 in the total amount of \$3,316,956.01 for adoption.  
  
ACTION: THE MOTION WAS MADE BY COMMISSIONER HUMMEL AND SECONDED BY COMMISSIONER HENDRYX. ROLL CALL VOTE - ALL AYE.
2. 2007 Appropriation Ordinance No. AO-07-42 (Hummel) – \$ 1,900.12  
MOTION: Move to approve Appropriation Ordinance No. AO-07-42 in the total amount of \$1,900.12 for adoption.  
  
ACTION: THE MOTION WAS MADE BY COMMISSIONER GONZALES AND SECONDED BY COMMISSIONER HENDRYX. ROLL CALL VOTE - ALL AYE EXCEPT COMMISSIONER HUMMEL WHO ABSTAINED.

3. 2007 Appropriation Ordinance No. AO-07-43 (Flood) - \$ 2,273.37  
MOTION: Move to approve Appropriation Ordinance No. AO-07-43 in the total amount of \$2,273.37 for adoption.

ACTION: THE MOTION WAS MADE BY COMMISSIONER GONZALES AND SECONDED BY COMMISSIONER HENDRYX. ROLL CALL VOTE - ALL AYE.

4. 2007 Appropriation Ordinance No. AO-07-44 (Flood Hummel) \$ 56.80  
MOTION: Move to approve Appropriation Ordinance No. AO-07-44 in the total amount of \$56.80 for adoption.

ACTION: THE MOTION WAS MADE BY COMMISSIONER HENDRYX AND SECONDED BY COMMISSIONER JONES. ROLL CALL VOTE - ALL AYE EXCEPT COMMISSIONER HUMMEL WHO ABSTAINED.

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

1. Coffeyville Area Chamber of Commerce Semi-Annual Presentation  
■ Coffeyville Area Chamber of Commerce Executive Director, Lisa Kuehn, reviewed the past six months of the Chamber indicating Chamber membership is up, however, due to the flood, they are looking at a significant decrease in revenue.
2. Resolution No. R-07-140 – A Resolution to execute a FY2008 Professional Services Agreement with the Coffeyville Area Chamber of Commerce.

MOTION: Move to approve Resolution No. R-07-140 for adoption.

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

**G. OTHER BUSINESS**

1. Comments from Public

**H. OLD BUSINESS**

1. Ordinance No. G-07-16 – Second Reading of an Ordinance to amend certain provisions of the Model Zoning Ordinance pertaining to residential design—manufactured homes.

MOTION: Move That Ordinance No. G-07-16 be passed to Second Reading and approved for adoption.

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

**I. NEW BUSINESS**

1. Resolution No. R-07-141 – A Resolution to approve a grant amendment and final contract documents to Ninemire Fence Construction for the FAA deer fence project.

- Engineering Superintendent Scott Massman addressed the Commission stating the City of Coffeyville entered into a grant application agreement with the Federal Aviation Administration for the installation of an airport perimeter deer fence under project No. AIP 3-20-0011-10. All work has been completed, and the project is ready to be closed out. There were cost overruns for tree and brush clearing as well as with realignment of the fence to avoid existing debris and ravines making the total cost of the finished project \$518,133.15. The City's portion of this is 5% or \$25,906.66.

**MOTION:** Move to approve Resolution No. R-07-141 for adoption.

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

2. Resolution No. R-07-142 – A Resolution to execute an agreement with Texas Communications to provide customer service and technical support for the Coffeyville Wireless Internet Utility.

- IT Manager Chris Felix addressed the Commission stating one of the projects PAR Electric was contracted for was to find a company who could provide a high level of technical support to both the City and the customers. Texas Communications was recommended; they have evaluated our wireless system and provided recommendations for equipment upgrades. In September, a technician from Texas Communications worked with our staff to install necessary equipment, segment the access points and basically rework the network to improve the system. After this was successfully completed, staff requested a quote from Texas Communications to provide technical support to customers. They quoted a price of \$1,730 per month based on 300 customers with an additional \$3 per customer over 300. This is approximately \$300 less per month than we are currently paying with our current provider. Texas Communication's technical support is at a higher level and should result in less trouble tickets to the City and less downtime for customers.

**MOTION:** Move to approve Resolution No. R-07-142 for adoption.

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

3. Ordinance No. G-07-17 – First Reading of an Ordinance to amend building permit fees.

- City Manager Jeff Morris addressed the Commission stating when current building codes were adopted the building permit fees were increased. It has since been determined the fees were higher than other areas. As Coffeyville continues to encourage building rehabilitation and new construction and offers incentives such as the Neighborhood Revitalization plan, staff recommends the fees be reduced back to the previous level as incorporated in the 1991 building code. No refunds will be offered for fees already paid at the higher level.

**MOTION:** Move Ordinance No. G-07-17 be approved for First Reading.

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

4. Resolution No. R-07-143 – A Resolution to execute a service agreement for loss compensation service with Southwest Power Pool.

■ City Manager Jeff Morris addressed the Commission stating as a transmission service customer of Southwest Power Pool the City is required to make a yearly loss compensation election to either purchase or self-provide losses for transactions through and out of the transmission system. Following the approval of the GRDA electric contract, the City elected to self-provide losses to SPP for the remainder of 2007. This is the recommendation for 2008 as well.

**MOTION: Move to approve Resolution No. R-07-143 for adoption.**

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

5. Resolution No. R-07-144 – A Resolution to execute a construction contract with Muller Construction for demolition of ten city owned flood damaged structures.

■ Public Works Director Chuck Shively addressed the Commission stating bids were solicited for ten city-owned properties damaged by the flood. Coffeyville Resources has agreed to demolish and remove two of the structures, Floral Hall and the caretaker's house; in lieu of cleaning them. Following the removal of the two homes, Muller Construction would be the low bidder for the remaining eight structures. A price for the removal and disposal of the Floral Hall roof as well as a railroad tie structure was requested; Muller's proposed cost for these was \$750 for a total price for demolition and disposal of ten structures \$14,965. Removal of the structures in the park is an important step toward beginning the rebuilding of the park. The demolitions will be paid from the insurance proceeds and the state and federal funds received for each structure.

**MOTION: Move to approve Resolution No. R-07-144 for adoption.**

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

6. Resolution No. R-07-145 – A Resolution to execute a contract with ACG Development for sale of real property located at 11<sup>th</sup> and Walnut.

■ City Manager Jeff Morris addressed the Commission stating staff began working with a developer two to three years ago to determine a suitable site for a proposed Walgreen's store. The developer is now making land purchase offers to property owners at the preferred site at 11<sup>th</sup> & Walnut. The city has been offered \$10,000 for a lot owned at this intersection. The offer is contingent upon the other sellers conveying their property and the buyer has a 120 day due diligence period during which the purchase offer can be withdrawn.

**MOTION: Move to approve Resolution No. R-07-145 for adoption.**

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

7. Action to set a Public Hearing for Thursday, December 20, 2007, to amend the FY2007 Municipal Budget.

**MOTION:** Move to set a Public Hearing for Thursday, December 20, 2007, to amend the FY2007 Municipal budget.

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

8. Comments from Commissioners or Staff

- 11<sup>th</sup> Street Pavement Patching Project – Chuck Shively provided a progress report on the pavement patching project and reviewed additional costs as a result of the highway being in worse shape than originally anticipated.
- Walter Johnson Park repairs/improvements – Jim Bradshaw reviewed a list of proposed projects in the Walter Johnson Park area as a result of the flood and subsequent cleanup.

**J. EXECUTIVE SESSION(s)**

**MOTION:** Move to adjourn to Executive Session for discussion of non-elected personnel to reconvene on or before 8:30 p.m.

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

Mayor Horn stated no action would result from the Executive Session.

TIME THE MEETING WAS RECONVENED: 8:30 p.m.

**K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES**

1. Coffeyville Public Library – October Meeting Minutes
2. Community State Bank Holiday Open House Invitation
3. MCAC – September Meeting Minutes

**L. ADJOURNMENT**

**MOTION:** Move to adjourn.

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

TIME THE MEETING WAS RECONVENED: 9:45 p.m.

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