

**REGULAR COMMISSION MEETING MINUTES
TUESDAY, AUGUST 24, 2010
6:30 P.M.**

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

Those in attendance were:

COMMISSIONER DAVID GEORGE
COMMISSIONER RICHARD GONZALES
COMMISSIONER PAM JONES
COMMISSIONER JIM C. TAYLOR, SR.

City Staff in attendance were:

CITY MANAGER JEFF MORRIS
CITY CLERK CINDY PRICE
FINANCE DIRECTOR STEPHANIE RICHARDSON
CITY ATTORNEY PAUL KRITZ
IT MANAGER CHRIS FELIX
CITY TREASURER ANGIE NADEN
HOUSING DIRECTOR GAIL THOMAS

A. **CALL TO ORDER** – Mayor Hendryx

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

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

D. **REVIEW OF AGENDA**

E. **CONSENT AGENDA ITEMS**

1. Regular City Commission Meeting Minutes – Tuesday, August 10, 2010
 2. 2010 Appropriation Ordinance No. AO-10-25 – \$4,734,166.84
 3. 2010 Appropriation Ordinance No. AO-10-26 (flood) – \$ 1,505.83
- MOTION: Move to approve the consent agenda as presented.

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

REGULAR AGENDA ITEMS

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

1. FY 2009 Audit Report

- Neil Phillips from the CPA firm of Jarred, Gilmore & Phillips, reviewed the 2009 City of Coffeyville audit reporting it was a clean audit.

G. **COMMENTS FROM THE PUBLIC**

- Renee Sharp provided an update on Downtown Coffeyville, Inc., activities.
- Dustin Foust, 1403 South Maple, reported the grass in city owned property at 1415 S. Maple is in need of mowing, complained about his neighbor who showers in the backyard, there are people living in a travel trailer at the south end of Maple, and he reported there was a drug raid on the property next to him and police found a potential bomb. He was concerned about not being able to get adequate information to know whether to stay at his location or evacuate.

H. OLD BUSINESS

I. NEW BUSINESS

1. Discussion and action to appoint one person to the Housing Authority Board.

Applicant: Carol Mangan

MOTION: Move to appoint Carol Mangan to an unexpired term on the Housing Authority through January 1, 2014.

ACTION: THE MOTION WAS MADE BY COMMISSIONER TAYLOR AND SECONDED BY COMMISSIONER JONES. ROLL CALL VOTE – ALL AYE EXCEPT COMMISSIONER GEORGE WHO ABSTAINED.

2. Resolution No. R-114 – A Resolution to execute a construction contract with DNA Construction for the Neighborhood Stabilization Property at 110 N. Buckeye.

■ Treasurer Angie Naden addressed the Commission stating the purpose of the Neighborhood Stabilization Grant Program is to purchase foreclosed houses, renovate and resell them. We are currently in the renovation stage with the two houses in the program at 608 N. Maple and 110 N. Buckeye. Six contractors provided bids for the two properties; the Commission needs to determine whether to give the contract to DNA Contracting, the only local bidder, who was the lowest on both properties or to give one to DNA and award the second bid to the next lowest bidder. Following discussion, Commissioners determined they wished to split the projects between two contractors.

MOTION: Move to approve Resolution No. R-10-114 for adoption to award the contract to DNA Contracting for 110 N. Buckeye.

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

3. Resolution No. R-10-115 – A Resolution to execute a construction contract for the Neighborhood Stabilization Property at 608 N. Maple.

MOTION: Move to approve Resolution No. R-10-115 for adoption to award the contract to Nance Construction for 608 N. Maple.

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

4. Resolution No. R-10-116 – A Resolution to amend the Neighborhood Stabilization Program Action Plan.

■ Treasurer Angie Naden addressed the Commission stating now that actual numbers are available for the Neighborhood Stabilization Grant, the action plan needs to be amended to reflect the numbers.

MOTION: Move to approve Resolution No. R-10-116 for adoption.

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

5. Resolution No. R-10-117 – A Resolution to issue a purchase order to American Bankers Insurance for flood insurance for city owned property located in Flood Zone A.

■ Treasurer Angie Naden addressed the Commission stating the renewal for flood insurance coverage is \$53,835 which represents a 2.4% increase over the 2009 premium.

MOTION: Move to approve Resolution No. R-10-117 for adoption.

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

6. Resolution No. R-10-118 – A Resolution to approve a construction contract with Kabe Dozer Service for a sanitary sewer project.

■ City Manager Jeff Morris addressed the Commission stating three bids were received for the construction of a sanitary sewer system in Mansion Estates No. 2, Phase 2 which will create sanitary sewer access to 24 lots. The project will be funded through the SB417 grant. The low bidder was Kabe Dozer Service in a total amount of \$34,120.

MOTION: Move to approve Resolution No. R-10-118 for adoption.

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

7. Resolution No. R-10-119 – A Resolution to issue a purchase order to Peak Uptime for fiber optic cable.

■ IT Manager Chris Felix addressed the Commission stating this fiber optic cable will be run to the Public Service and Water Treatment buildings as the wireless links to our outlying buildings have started to become unreliable due to their location and a lot of tree growth.

MOTION: Move to approve Resolution No. R-10-119 for adoption.

ACTION: THE MOTION WAS MADE BY COMMISSIONER GEORGE AND SECONDED BY COMMISSIONER JONES. ROLL CALL VOTE – ALL AYE EXCEPT COMMISSIONER TAYLOR WHO VOTED NO.

8. Resolution No. R-10-120 – A Resolution to issue a purchase order to Coffeyville Insurance Associates for property insurance coverage for the Electric Utility.

■ Finance Director Stephanie Richardson addressed the Commission stating the renewal quote for property insurance coverage and boiler and machinery insurance coverage on the City's power plant and distribution substations had a 5.76% increase or \$10,488.

Following discussion, Commissioners approved deleting the terrorism coverage. Claims for terrorism require declaration from the President of the United States, must be a certified act of foreign terrorism and damage must be in the amount of at least \$25 million. The deletion of terrorism coverage will decrease the premium by \$11,028 making the total \$181,638.

MOTION: Move to approve Resolution No. R-10-120 for adoption deleting the terrorism coverage.

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

9. Resolution No. R-10-121 – A Resolution to execute a grant agreement with KHRC for a Housing Rehabilitation Grant.

- Housing Authority Director Gail Thomas addressed the Commission stating the City of Coffeyville is applying for a KHRC Housing Rehabilitation Grant in the amount of \$300,000 for the purpose of rehabilitating owner-occupied homes in Coffeyville. The plan is to rehab 12-16 homes. If awarded, this grant will be used together with the \$45,000 in funds the City has applied for through the USDA Rural Development. The City must be willing to provide some amount of match in cash or in kind services. The recommended amount is 25% or \$75,000; staff is recommending a match amount of \$30,000 with that to come from inspections, waiver of permit fees and other services.

MOTION: Move to approve Resolution No. R-10-121 for adoption.

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

10. Comments from Commissioners and Staff

MOTION: Move to purchase video equipment for the purpose of videotaping the Commission meetings for broadcast on Channel 13.

ACTION: THE MOTION WAS MADE BY MAYOR HENDRYX AND SECONDED BY COMMISSIONER TAYLOR. ROLL CALL VOTE – ALL AYE EXCEPT COMMISSIONERS JONES AND GONZALES WHO VOTED NO.

- City Manager Jeff Morris reported on the street work currently underway.
- Commissioner Jones expressed an ongoing problem with cars parked in the yard at 2304 W. 8th and junked cars and a burned house in the 1200 block of West 10th.
- Mayor Hendryx asked for an update on the sales tax to be used for streets and wants to begin developing a plan for the use of the tax including whether it is to be used to purchase equipment to repair streets.
- Commission Taylor reported a recent letter he e-mailed to the City Manager was not meant to be a letter to the editor; he just simply the Journal as well as the Commissioners on the e-mail.

J. EXECUTIVE SESSION(s)

1. Attorney-client privilege

MOTION: Move to adjourn to Executive Session for discussion of items that would be deemed privileged in attorney client relationship to reconvene on or before 9 p.m.

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

TIME THE MEETING WAS RECONVENED: 9 p.m.

2. Resolution No. R-10-122 – A Resolution to ratify the settlement agreement by and between Coffeyville Resources Nitrogen Fertilizers and the City of Coffeyville.

MOTION: Move to approve Resolution No. R-10-122 for adoption.

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

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Fire Department Report
2. Board of Zoning Appeals Minutes
3. Public Library Board Minutes

K. ADJOURNMENT

MOTION: Move to adjourn.

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

Time the meeting was adjourned: 9:20 p.m.

Date the minutes were approved: 09/15/10

Cindy Price
Cindy Price, City Clerk