REGULAR COMMISSION MEETING MINUTES
TUESDAY, AUGUST 26, 2014
6:30 P.M.

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

Present:
MAYOR JIM FALKNER
COMMISSIONER DON EDWARDS
COMMISSIONER MARCUS KASTLER
COMMISSIONER JUSTIN MARTIN
COMMISSIONER CHRIS WILLIAMS

City Staff in attendance were:
CITY MANAGER GARY BRADLEY
CITY CLERK CINDY PRICE
CITY ATTORNEY PAUL KRITZ
IT DIRECTOR CHRIS FELIX
FIRE CHIEF JAMES GRIMMETT
POLICE CHIEF TONY CELESTE
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF

A. CALL TO ORDER – Mayor Jim Falkner

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 12, 2014
2. Special City Commission Meeting Minutes – Tuesday, August 19, 2014
3. 2014 Appropriation Ordinance No. AO-14-15 – $5,731,170.00
4. Ordinance No. S-14-05 – Second Reading of an Ordinance to levy a one-half cent city-wide retailer's sales tax.

MOTION: Move to approve the consent agenda as presented.

ACTION: MOTION: EDWARDS SECOND: KASTLER
ALL AYE

<u>REGULAR AGENDA ITEMS</u>

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

G. COMMENTS FROM THE PUBLIC

The public is free to comment on items not listed on the agenda. Public participation is welcome and encouraged for all items on the agenda as the topics are discussed.

- Steve Westervelt, 501 Forrest, expressed concern about the amount of trash blowing onto his property during the Fair from the campground and requested red cedar trees be planted along the fence. The City will put up signs and monitor the campground.

- Tosha Williams, 2303 W. 2nd, stated she was pleased with the presence of the Police Department before and after school at Community Elementary. She also questioned when something will be done with the Brown Furniture building downtown. Staff has already begun a blight case on the property.
- Jim Taylor, Jr., 608 Willow, asked for specifics on the special meeting set for September 2, at 6:30 p.m. to discuss the municipal building project. The City Hall and Fire Department will be open at 5:30 p.m. for the public to tour.

H. OLD BUSINESS

EXECUTIVE SESSION

1. Acquisition of real property.

MOTION: Move to recess to Executive Session for the discussion of acquisition of real property to reconvene on or before 7 p.m.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 7 p.m.

I. NEW BUSINESS

1. Discussion and action to appoint one person to the Planning Commission to fill an unexpired term to January 1, 2017.

   Applicants: Randal Hills, Steven Westervelt

   - Both applicants addressed the Commission. Commissioners expressed concern over the length of time an outside the city limits position has been open and requested Attorney Kritz prepare an amendment to the ordinance establishing the Planning Commission to change one of the two outside city limits positions in order to appoint both applicants.

   MOTION: Move to appoint Randal Hills to fill an unexpired term on the Planning Commission to January 1, 2017, and to amend the ordinance establishing the Planning Commission by changing one of the two outside the city limit positions to inside the city limits.

   ACTION: MOTION: EDWARDS SECOND: WILLIAMS
   ALL AYE

2. Discussion and action to appoint one person to the Recreation Commission to fill an unexpired term to March 10, 2016.

   Applicants: Lisa Collins, Nelson Riley, Jason Zimmerman

   - All applicants addressed the Commission and all three were nominated to fill the position. In the first round of voting Edwards and Martin voted for Collings; Williams voted for Zimmerman and Kastler voted for Riley. In the second round of voting, Edwards, Kastler and Martin voted for Collins and Williams and Falkner voted for Zimmerman.

3. Discussion and action to appoint one person to the Senior Citizens Activity Center Advisory Board to fill an unexpired term serving to June 1, 2016.
   Applicant: Kenneth Emery
   - Emery addressed the Commission.

   MOTION: Move to appoint Kenneth Emery to an unexpired term on the Senior Citizens Activity Center Board serving to June 1, 2016.

   ACTION: MOTION: FALKNER SECOND: EDWARDS
   ALL AYE

4. Resolution No. R-14-59 – A Resolution to accept the donation of three properties located at 1405 Maple, 109 Eldridge and 120 Paul.
   - City Manager Gary Bradley stated the city has at certain times accepted real property through donation. Such donations should only be accepted when the transfer of ownership from the private sector to the public sector provides or has the potential to provide a benefit to the City outweighing the potential costs of maintenance and the loss of tax revenue in the foreseeable future. Minta Sprague has three properties to donate at 1405 Maple, 109 Eldridge and 120 Paul as part of the City's efforts to redevelop and revitalize the southern neighborhoods of Coffeyville. There are structures on the Maple and Eldridge Street properties, the Paul property is vacant. The taxes are all current on the properties.

   MOTION: Move to approve Resolution No. R-14-59 for adoption.

   ACTION: MOTION: WILLIAMS SECOND: KASTLER
   ALL AYE EXCEPT MARTIN WHO VOTED NO.

5. Ordinance No. G-14-05 – First Reading of an Ordinance to amend the stormwater fees.
   - Public Works Director Chuck Shively reviewed the existing stormwater fees stating when stormwater was established it was not intended to fund large capital improvement projects. In May the Commissioners adopted the 2015-1029 Capital Improvement Plan which included a list of proposed stormwater system improvement projects. During the budget session, staff was directed to prepare an ordinance increasing the fee to $7 for residential from the existing $3.50 and to $15 for non-residential properties from the existing $10. Mayor Falkner questioned the doubling of the fee for residential accounts as it had just been two years since the fee was increased.

   MOTION: Move to approve Ordinance No. G-14-05 for First Reading.

   ACTION: MOTION: WILLIAMS SECOND: MARTIN
   ALL AYE

6. Resolution No. R-14-60 – A Resolution to execute a contract with Muller Construction for the demolition of 16 structures.
   - Code Enforcement Officer Tammy Dixon stated bids were opened for the demolition of 33 structures. Bid packet number one included 16 structures which did not have asbestos. Bid packet number two included 17 structures which contained asbestos.

Muller Construction was the low bidder for packet number one (which will include 15 structures as one has been removed) at a cost of $41,650; and G & G Dozer was the low bidder for packet number two at $83,900. City Manager Gary Bradley stated a proposal would soon go out for a collection agency to work to collect demolition and nuisance fees from property owners.

MOTION: Move to approve Resolution No. R-14-60 for adoption.

ACTION: MOTION: EDWARDS SECOND: FALKNER
ALL AYE

7. Resolution No. R-14-61 – A Resolution to execute a contract with G & G Dozer for the demolition of 17 structures.

MOTION: Move to approve Resolution No. R-14-61 for adoption.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

8. Discussion on filling vacant commission positions.
   - No consensus was reached on changing the current way commission vacancies are filled. Commissioner Kastler expressed concern over an appointed person being able to become mayor.

9. Presentation on fiber to the home project.
   - IT Manager Chris Felix updated the commission on the fiber to the home project and showed different types of equipment which could be used.

10. Comments from Commissioners and Staff
    - City Clerk Cindy Price stated there has been a lot of interest in the two Neighborhood Stabilization Program houses, however, no contracts are pending. An open house will be planned. Commissioner Kastler wants a plan on the marketing of all the houses owned by the City.
    - Commissioner Williams expressed concern about trees growing up in the Sycamore Creek area.
    - City Manager Gary Bradley reported the downtown traffic study would be presented at the next Commission meeting, RFQ's are out for the owner's engineer for New Generation and an RFQ will soon go out for a public defender.
    - Commissioner Kastler asked for an update on touring City facilities as well as local businesses.

J. EXECUTIVE SESSION(s)

MOTION: Move to recess to Executive Session for the discussion of confidential data relating to trade secrets or financial affairs of third parties and for non-elected personnel to reconvene on or before 9:45 p.m.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 9:40 p.m.

MOTION: Move to recess to Executive Session for the discussion of non-elected personnel to reconvene on or before 10 p.m.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 10 p.m.

There was no action taken as a result of the executive sessions.

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Recreation Commission Report

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION: FALKNER SECOND: EDWARDS
ALL AYE

Time the meeting was adjourned: 10:00 p.m.

Date the minutes were approved: _____

_____
Cindy Price, City Clerk