

**SPECIAL COMMISSION MEETING MINUTES
WEDNESDAY, APRIL 28, 2015
6:30 P.M.**

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

Present:

MAYOR CHRIS WILLIAMS
COMMISSIONER MARCUS KASTLER
COMMISSIONER JUSTIN MARTIN
COMMISSIONER CRAIG POWELL
COMMISSIONER JIM C. TAYLOR, JR.

City Staff in attendance were:

INTERIM CITY MANAGER JAMES GRIMMETT
CITY CLERK CINDY PRICE
IT DIRECTOR CHRIS FELIX
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
PLANNER/ARCHITECT DENNIS JACOBS
ELECTRIC GENERATION SUPERINTENDENT TONY LAWSON
POLICE CHIEF TONY CELESTE
HUMAN RESOURCES OFFICER MARILYNN EVENSON
ASSISTANT TO CITY MANAGER TRISHA PURDON

- A. CALL TO ORDER** – Mayor Chris Williams
- B. INVOCATION** – Pastor Mark Wilson, First Church of God
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. REVIEW OF AGENDA**
- E. CONSENT AGENDA**
 - 1. Regular City Commission Meeting Minutes – Tuesday, April 14, 2015
 - 2. Special City Commission Meeting Minutes – Thursday, April 23, 2015
 - 3. 2015 Appropriation Ordinance No. AO-15-07 – \$5,044,513.56
MOTION: Move to approve the consent agenda as presented.

ACTION: WILLIAMS SECOND: MARTIN
ALL AYE

REGULAR AGENDA ITEMS

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 agenda. Public participation is welcome and encouraged for all items on the agenda as the topics are discussed. Please be mindful of others who may also wish to speak and limit your time at the podium appropriately.

H. OLD BUSINESS

I. NEW BUSINESS

1. Ordinance No. S-15-04 -- First Reading of an Ordinance to approve a rezoning for Harold Mann from R-1 (single family residential) to C-4 (Service Commercial) at 1102 – 1110 W. 11th.
 - Planner/Architect Dennis Jacobs stated Harold Mann submitted an application to rezone property located at 1102-1110 W. 11th from R-1 to C-4 for the purpose of constructing a retail business facility. He will move his insurance office there and has a commitment for one other space and possible other tenants. The building will be 5,400 square feet and have one entrance off the highway and one off Read. The Planning Commission voted unanimously to recommend approval of the rezoning application.

MOTION: Move to approve Ordinance No. S-15-04 for First Reading.

ACTION: WILLIAMS SECOND: POWELL
 ALL AYE

2. Discussion and action to appoint two people to the Public Library Board.
Applicants: Karen Bobbe, Janie Hearson

MOTION: Move to appoint Karen Bobbe and Janie Hearson to four-year terms on the Public Library Board serving to April 30, 2019.

ACTION: KASTLER SECOND: MARTIN
 ALL AYE

3. Resolution No. R-15-49 -- A Resolution to execute a construction agreement with Complete Construction Service for the Perkins Building Renovation.
 - SFS Architect Steve Wise stated three qualified contractors submitted bids for the Perkins Building restoration. Complete Construction Services was the low bidder at \$214,441. SFS contacted three of their references and recommends proceeding with the bid. The project will be exterior only except for some repair of the wood floor in the south office. The roof will be replaced, exterior brick will be tuck pointed, the east stairs will be stripped and repainted and all the windows on the second floor will be replaced.

MOTION: Move to approve Resolution No. R-15-49 for adoption.

ACTION: WILLIAMS SECOND: MARTIN
 ALL AYE

4. Resolution No. R-15-50 – A Resolution to execute a real estate sales contract for the sale of 806 West First Street.
 - City Clerk Cindy Price stated the property located at 806 W. First Street was purchased and rehabbed using Kansas Housing Resources Corporation funds and has been for sale for many months. Most recently it has been listed with American Homes Realty for \$48,900. An offer has been received for \$35,000 from Benjamin and Amy Johnson. Proceeds from the sale will go back into the KHRC grant fund.

MOTION: Move to approve Resolution No. R-15-50 for adoption.

ACTION: WILLIAMS SECOND: KASTLER
 ALL AYE

5. Resolution No. R-15-51 – A Resolution to execute an agreement with WEG Electric for three transformers for the Electric Utility.
 - Electric Generation Superintendent Tony Lawson stated five bids were received for three auxiliary transformers to be used for the New Generation project. WEG was the low bid at \$229,441.

MOTION: Move to approve Resolution No. R-15-51 for adoption.

ACTION: WILLIAMS SECOND: KASTLER
 ALL AYE

6. Resolution No. R-15-52 – A Resolution to execute a Memorandum of Agreement with Coffeyville Community College and Pratt Community College for the Electrical Power Technology Program.
 - City Manager James Grimmatt stated the City of Coffeyville, Coffeyville Community College and Pratt Community College began offering an Electrical Power Technology Program to train workers in the electric utility field. The program has been successful, and all parties wish to renew the memorandum of agreement. There have been more than 40 graduates since the program began in 2010.

MOTION: Move to approve Resolution No. R-15-52 for adoption.

ACTION: WILLIAMS SECOND: MARTIN
 ALL AYE

7. Discussion on additional Library renovations.
 - Decker Construction was asked to quote on 16 items at the Library which were not included in the original scope of work as requested by the previous commission. The total of the 16 items is \$120,693. Katie Hills, Library Director, reviewed the list and prioritized it as to those which are absolutely needed, those that are needed and those that are needed but can be left off the list. The Commissioners will individually tour the Library before the special meeting on May 2 at which time the list will be discussed.
8. City Manager Report
 - City Manager Grimmatt stated training for commissioners will be on Saturday, May 2, 9 a.m. to 12 noon with John Nalbandian. A special meeting will be Saturday, May 2, 1 p.m. for the purpose of discussing the municipal building project.
9. Comments from Commissioners and Staff
 - City Clerk Cindy Price provided information about the Coffeyville website in response to a question Commissioner Martin asked of the City Manager. The current website had a go live date in May, 2011. Plans are to budget in 2016 for a mobile app and in 2017 for a redesign of the site. Price informed the Commission there was a pending contract on the house at 1321 Hibbard for \$42,000. The realtor requested for appraisal

purposes the price be \$45,000, and the City pay the \$3,000 closing costs. Commissioners approved moving forward with the sale and authorizing the mayor to sign documents.

- Commissioner Martin asked about the new storm sirens being sounded at noon; commissioners concurred they need to be set up to sound at noon.
- Commissioner Powell asked about the inability to hear scanner traffic. Police Chief Tony Celeste stated the department recently switched to a digital repeater system which changed the channel frequency and home scanners are unable to pick up the channel. He stated the goal is for the entire county to be on the same system.
- Commissioner Taylor asked how much was in the City's reserve fund and was told this will be discussed in the special meeting on May 2.

J. EXECUTIVE SESSION(s)

1. Non-elected personnel

MOTION: Move to recess to executive session for the discussion of acquisition of real property to include Michael Koss and to reconvene on or before 10:00 p.m.

ACTION: MOTION: WILLIAMS SECOND: TAYLOR
ALL AYE

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

The Mayor announced there was no action as a result of the executive session.

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Library minutes

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION: WILLIAMS SECOND: MARTIN
ALL AYE

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

Date the minutes were approved: _____

05/12/15

Cindy Price

Cindy Price, City Clerk