

REGULAR COMMISSION MEETING MINUTES
TUESDAY, FEBRUARY 22, 2011
6:30 P.M.

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

Present:

MAYOR ALEC HENDRYX
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
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF
ELECTRIC OPERATIONS SUPERINTENDENT MIKE SHOOK
TREASURER ANGIE NADEN

- A. CALL TO ORDER** – Mayor Alec Hendryx
- B. INVOCATION** – Margie Miller, Crossroads Community of Christ
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. REVIEW OF AGENDA**
- E. CONSENT AGENDA ITEMS**
1. Regular City Commission Meeting Minutes – Tuesday, February 8, 2011
 2. 2011 Appropriation Ordinance No. AO-11-04 – \$4,404,214.96
 3. Approval of Cereal Malt Beverage license for Sirloin Stockade located at 104 W. 11th
- MOTION: Move to approve the consent agenda as presented.
- ACTION: THE MOTION WAS MADE BY COMMISSIONER GONZALES AND SECONDED BY COMMISSIONER GEORGE. ROLL CALL VOTE – ALL AYE.
- REGULAR AGENDA ITEMS**
- F. PUBLIC HEARING(s), SPECIAL PRESENTATION(s), & PROCLAMATION(s).**
- G. COMMENTS FROM THE PUBLIC**
- Yvonne Hull, Chamber Director, provided information on upcoming candidate forums to be held March 5 and March 29.
 - Matt Amberg, Damon Willbern, George Chronister and Charles Weed all spoke about the Veterans Memorial Stadium lease agreement the City has with Coffeyville Community College.

H. OLD BUSINESS

1. Ordinance No. S-11-02 – Second Reading of an Ordinance to renew the annual ad valorem property tax exemption/incentive for Four State Maintenance.

- City Treasurer Angie Naden addressed the Commission stating the employment numbers provided at the previous meeting were incorrect; the average employment in 2010 was at 29 which is five additional from what was included in the agenda packet. They are still below where they had anticipated being based on the original application but not to the extent as originally indicated. Four State owner Tom Tipton provided additional information about their employment levels.

MOTION: Move to approve Ordinance No. S-11-02 for adoption.

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

I. NEW BUSINESS

1. Resolution No. R-11-26 – A Resolution to issue a purchase order to Cooling Tower Depot for repair of No. 3 cooling tower for the Electric Utility.

- Superintendent of Electric Operations Mike Shook addressed the Commission stating the No. 3 cooling tower at the Electric Utility was built and began commercial operation in 1969. The hot water basin area of the cooling tower, which consists of marine grade lumber and plywood, is a safety concern and in need of replacement. Four proposals were received with bids requested on both wood and a fiberglass/polymer replacement. Following evaluation, staff recommended awarding the contract to Cooling Tower Depot for wood replacement in the amount of \$62,946.26.

MOTION: Move to approve Resolution No. R-11-26 for adoption.

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

2. Resolution No. R-11-27 – A Resolution to execute an amendment to TRF Project Loan Agreement.

- City Manager Jeff Morris addressed the Commission stating the Kansas Department of Transportation has set the final provisions for the City's loan agreement and the final loan payment schedule for the City's share of the US 166/CR 5300 intersection improvements and is now seeking an amendment to the loan agreement resulting in a lower interest rate.

MOTION: Move to approve Resolution No. R-11-27 for adoption.

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

3. Discussion on health insurance premiums.
 - City Manager Jeff Morris addressed the Commission stating the City's insurance plan is partially self funded; the City purchases a stop loss policy to protect ourselves for catastrophic claims. The City is affected by the changes mandated in the Federal Health Care bill. In order to maintain our grandfathered status there is a \$100,590 gap after factoring in the City's portion, the employees portion and reserves. If all this gap were put back on the employees, the City would lose their grandfather status. After meeting with the City's Health Committee, an option is being suggested of employees contributing an additional \$25 for single policies, \$50 for family policies and the City contributing an additional \$20,000. This would allow the City to maintain grandfather status. The Commission agreed to this option.

4. Discussion on lease agreement with Coffeyville Community College for Veterans Memorial Stadium.
 - City Manager Jeff Morris stated City staff met recently with CCC regarding renewal of the stadium contract which expires June 30. From an operational standpoint, the contract has worked well, and it was recommended the contract be extended for three years with two year renewals after that. A history of the stadium was also provided. Mayor Hendryx prefers the City not continue to pay the \$25,000 annual expense into the maintenance fund; Commissioner Taylor wants the college to assume all the debt on the stadium. Commissioners were opposed to a three-year contract. Commissioner George was appointed to work with City staff on the renewal agreement with CCC.

5. Discussion on promissory note with Coffeyville Industries for property on Eldridge Street.
 - City Manager Jeff Morris stated Coffeyville Industries has provided a couple different options regarding the building on Eldridge Street which was purchased by Coffeyville Industries and leased to Quartz Mountain Aerospace. Coffeyville Industries has a \$90,000 promissory note due with the City on this building. Commissioner Jones and Mayor Hendryx do not like either of the options presented; Commissioner Taylor prefers to return all the dollars to Coffeyville Industries they have spent on the building and put it up for public auction.

6. Comments from Commissioners and Staff
 - Commissioner Taylor and Mayor Hendryx discussed the second charge Commissioner Taylor filed against the City claiming a violation of the Kansas Open Meetings Act. The County Attorney determined no violation occurred.
 - City Manager Jeff Morris reported housing demolition has begun and the GIS mapping is nearly complete for water and sewer and work will begin to update the electric utility.

J. EXECUTIVE SESSION(s)

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Public Library Minutes & 2010 Report

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4

L. ADJOURN

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: 8:52 P.M.

Date the minutes were approved: 03/08/11

Cindy Price
Cindy Price, City Clerk