

**REGULAR COMMISSION MEETING MINUTES
TUESDAY, JANUARY 14, 2014
6:30 P.M.**

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

Present:

MAYOR DAVID GEORGE
COMMISSIONER DON EDWARDS
COMMISSIONER JIM FALKNER
COMMISSIONER MARCUS KASTLER
COMMISSIONER CHRIS WILLIAMS

City Staff in attendance were:

CITY MANAGER GARY BRADLEY
CITY CLERK CINDY PRICE
FINANCE DIRECTOR STEPHANIE RICHARDSON
CITY ATTORNEY PAUL KRITZ
IT DIRECTOR CHRIS FELIX
FIRE CHIEF JAMES GRIMMETT
POLICE CHIEF TONY CELESTE
ELECTRIC UTILITY DIRECTOR GENE RATZLAFF
ELECTRIC UTILITY DEPUTY DIRECTOR MIKE SHOOK
PUBLIC WORKS DIRECTOR CHUCK SHIVELY
PUBLIC WORKS DEPUTY DIRECTOR JIM BRADSHAW
PLANNER/ARCHITECT DENNIS JACOBS
SUPERINTENDENT OF ENGINEERING SCOTT MASSMAN

- A. CALL TO ORDER** – Mayor David George
- B. INVOCATION** – Pastor Richard Peckman, St. Paul’s Lutheran Church
- C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. REVIEW OF AGENDA**
- E. CONSENT AGENDA ITEMS**
1. Regular City Commission Meeting Minutes – Thursday, December 19, 2013
 2. 2013 Appropriation Ordinance No. AO-13-24 – \$1,200,600.11
- MOTION: Move to approve the consent agenda as presented.
- ACTION: MOTION: EDWARDS SECOND: FALKNER
ALL AYE

REGULAR AGENDA ITEMS

- F. PUBLIC HEARING(s), SPECIAL PRESENTATION(s), & PROCLAMATION(s).**
1. Public Hearing – Proposed Rails to Trails Bike/Walking Trail
 - Mike Shook, Leadership Coffeyville Class of 2012, is working with the City, Sherwin Williams, Terracon, Coffeyville Area Community Foundation, Coffeyville Community Enhancement Foundation and the Coffeyville Recreation Commission on developing a series of bike trails to connect the community parks. The project would be completed in phases with the Phase 1 trail beginning at Fourth Street, east of the Sherwin Williams

Plant, along an abandoned rail line, running north until the rail line splits. Currently the City of Coffeyville owns a portion of the property. The area has contaminated soil and would require remediation to be completed which could include capping the area with an all-weather surface such as concrete or asphalt. Two sources of grant funding have been identified through the Environmental Protection Agency including a Brownfields Assessment and a Brownfield Cleanup Grant. Additional grants are being sought. A public hearing is required to be held as part of the grant process.

- Mayor George opened the public hearing.
- Sid Haffener, 117 Oakhills Drive, stated he owned property adjacent to the proposed trail and inquired if property owners would be notified of the project.
- Mayor George closed the public hearing.

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.

- Clarence Morris, 116 West Third, stated he has been working on his property, however, he has received a demolition order from the court and requested additional time to get the work done. He was advised to contact an attorney.
- Yvonne Hull, Coffeyville Area Chamber of Commerce, thanked the Commission and City staff for their support of the Chamber and introduced Stacia Meek who has been hired as the Chamber's Executive Director.
- Tom Kaleko, Springsted, presented the City with a plaque in recognition of their recent bond rating upgrade to A+.

H. OLD BUSINESS

I. NEW BUSINESS

1. Ordinance No. S-14-01 – First Reading of an Ordinance to rezone property located at 1411 West Fourth Street.
 - Planner/Architect Dennis Jacobs stated an application has been received from Sid Haffener to rezone property located at 1411 West Fourth Street from C-1, local business district, to R-4, multiple family residential for the purpose of converting the building into senior apartments. The Planning Commission voted 3-1 to recommend disapproval of the rezoning application, however, staff does not concur with the recommendation. Sid Haffener stated there are currently two commercial tenants in the building; they plan to stay. His ultimate goal is to convert the building into 20 studio apartments.

MOTION: Move to approve Ordinance No. S-14-01 for First Reading.

ACTION: MOTION: EDWARDS SECOND: KASTLER
 ALL AYE

2. Ordinance No. S-14-02 – First Reading of an Ordinance to rezone property located at 2205 West Eighth Street.
 - Planner/Architect Dennis Jacobs stated an application has been received from Sid Haffener to rezone property located at 2205 West Eighth Street from R, single family

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7. Comments from Commissioners and Staff

- Fire Chief James Grimmet introduced firefighters Mike O'Conner and Josh Mecom who showed the new bunker gear recently obtained through grant funds for all the Fire Department.
- Police Chief Tony Celeste reported Coffee With a Cop will be held on January 24, 7 a.m. go 10 a.m. at Utopia. He also reported the bases for the flashing school zone signs are currently being installed.
- Commissioner Falkner expressed concern about residents leaving polycarts at the curb; staff will work on an awareness campaign. He also expressed frustration at the railroad crossing on East First Street not being adequately repaired.
- Mayor George stated he is ready to proceed with finalizing the zoning codification and requested a strategic planning work session be held.

J. EXECUTIVE SESSION(s)

1. Non-elected personnel

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

ACTION: MOTION: GEORGE SECOND: EDWARDS
ALL AYE

Time the meeting was reconvened: 8:30 p.m.

MOTION: Move to adjourn to Executive Session for discussion of non-elected personnel to reconvene on or before 9:00 p.m.

ACTION: MOTION: EDWARDS SECOND: FALKNER
ALL AYE

K. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Sales tax report
2. Property tax report

L. ADJOURN

MOTION: Move to adjourn.

ACTION: MOTION: GEORGE SECOND: EDWARDS
ALL AYE

Time the meeting was adjourned: 9:05 p.m.

Date the minutes were approved: _____

Cindy Price, City Clerk

01/28/14
Cindy Price