

**COMMISSION MEETING MINUTES
TUESDAY, MARCH 26TH, 2024 6:30 P.M.**

The Board of Commissioners met in Regular Session at 6:30 p.m. in the Commission Room. The meeting was called to order by Mayor Hendryx.

Present:

COMMISSIONER DON EDWARDS
COMMISSIONER JIM FALKNER
COMMISSIONER ALEC HENDRYX
COMMISSIONER DEBORAH MAPLES
COMMISSIONER ANN MARIE VANNOSTER

City Staff in attendance:

INTERIM CITY MANAGER TIM WILSON
CITY CLERK MELISSA CARTER
CITY ATTORNEY PAUL KRITZ
DIRECTOR OF IT CHRIS FELIX
DIRECTOR OF PUBLIC WORKS THOMAS OSBORN
DIRECTOR OF HOUSING CHARLA BROWN
CODE ENFORCEMENT OFFICER ANGIE STEVENS

- A. CALL TO ORDER** – Mayor Alec Hendryx
- B. ROLL CALL**
- C. INVOCATION** – Pastor Doug Mund, Grace Fellowship Church
- D. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. REVIEW OF AGENDA**
- F. CONSENT AGENDA**

- 1. City Commission Meeting Minutes – Tuesday, March 12th, 2024.
- 2. 2024 Appropriation Ordinance No. AO-24-06 \$4,781,080.32

MOTION: Move to approve items 1 & 2 of the consent agenda as presented.

ACTION: MOTION: VANNOSTER SECOND: MAPLES
ROLL CALL: ALL AYE

- 3. 2024 Appropriation Ordinance No. AO-24-06A (Isham's) \$110.72

MOTION: Move to approve item 3 of the consent agenda as presented.

ACTION: MOTION: HENDRYX SECOND: EDWARDS
ROLL CALL: MAPLES – AYE, EDWARDS - AYE,
VANNOSTER – ABSTAIN, FALKNER– AYE, HENDRYX - AYE

**COMMISSION MEETING MINUTES
TUESDAY, MARCH 26TH, 2024**

2

G. COMMENTS

1. Comments from Public

Any citizen desiring to address the Commission shall be recognized, advance to the podium, state his/her name and address for the record. Comments shall be limited to 3 minutes unless extended by a vote of the majority of the Commission. The Commission does not hear matters involving litigation or City Personnel. The Commission does not take action on subjects not on the agenda unless unusual or hardship conditions exist. Citizens may address the Commission on agenda items as they are brought to the floor.

Candi Westbrook, President of the Coffeyville Area Chamber of Commerce, said the NASA exhibit is open and been received very well. It is at the Air Museum Wednesday through Sunday from 1:00 pm to 4:00 pm. The Chamber is hosting their first Women in Business Conference, if anyone is interested they can call the Chamber. Vice Mayor Falkner congratulated the Chamber for the great community guide that they recently put out.

REGULAR AGENDA ITEMS

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

1. Proclamation to declare April 2024 Child Abuse Prevention Month in Coffeyville, Kansas.

Jordan Lemos with Kansas Children's Service League came to the podium to spread the word about child abuse prevention to the community. Mayor Hendryx read the proclamation declaring April 2024 Child Abuse Prevention month in Coffeyville.

2. Presentation of Community Rating Systems plaque for participation in the FEMA National Flood Insurance Program.

Tara Lanzrath with the Kansas Department of Ag and Chris Parsons with FEMA were in attendance to present a plaque to Mayor Hendryx. The City of Coffeyville improved their Community Rating from class 9 to class 8 in the FEMA National Flood Insurance Program. This will give residents with flood insurance a 10% discount.

I. OLD BUSINESS

J. NEW BUSINESS

1. Resolution R-24-17 a Resolution to authorize a Demolition Contract with Muller Construction for the demolition of 11 structures.

Code Enforcement officer Angie Stevens requested the approval of the demolition contract for blighted structures in Coffeyville. She stated that on March 14th the City received 5 bids with Muller Construction winning with a bid of \$88,255. These structures are blight and have sustained unrepairable damages. The bid packet contained 11 addresses and asbestos inspections have been completed and all utilities have been disconnected. Any trees that may hinder the demolition and outer buildings that may be on the property were included. Vice Mayor Falkner asked how many remain. Mrs. Stevens replied that she has 128 on the list however, they can be brought up to code at any time. Discussion continued on how structures got to the point of blight and what can be done. Interim City Manager Tim Wilson said of the 100 plus structures, 56 are red tagged. There are 20 budgeted for the year but we need to do 50. The legal process is 60 -90 days and he will be coming to the Commission for a budget adjustment to do 40-50. Mr. Wilson said that at the next meeting he will be talking about how we are going to replace those with new housing in \$140,000 - \$200,000 range. Discussion continued on the blight situation, need for housing and the Land Bank that will be established on April 2nd. Mayor Hendryx asked how we can be proactive on houses that need repaired before they get to the blight stage. Director of Public Works Thomas Osborn

**COMMISSION MEETING MINUTES
TUESDAY, MARCH 26TH, 2024**

3

came to the podium and said we used to go straight to the blight process but they now have a structural nuisance process. Discussion continued about the blight process. Mr. Wilson stated we need to do 40–50 a year to stay ahead of the game. Discussion continued on the demolition process, asbestos removal and the cost.

MOTION: Move to approve Resolution R-24-17 as presented.

ACTION: MOTION: VANNOSTER SECOND: FALKNER
ROLL CALL: ALL AYE

2. Resolution R-24-18 a Resolution to express support for the Court of Valor Project at Restlawn Cemetery in the City of Coffeyville, KS.
- Interim City Manager Tim Wilson said that John Hufferd has formed a committee to move the Court of Valor. Stephen Caldwell built the one that is there now several decades ago and the plaques are discoloring and there is not room for any more names. It will be moved to the Southeast corner. John Hufferd, chairman and Pete Olsen, co-chair came to the podium and said they have put together a great committee. They have been working with the VFW and American Legion and talking to Wilbert Memorials about the project. It will be a granite monument that will hold the 723 names that are currently there plus an extra 1,300 names. They are currently trying to get veterans in Montgomery County to get with them for their names to be included when it is built. The cost will be \$99,500 and that includes the names that are provided when it is built. Names added later will be an additional charge. It will be a beautiful monument that will be lit up at night. Pete Olsen said that they are also talking about putting names of fallen first responders on the monument. They have a massive fundraising effort going and here to get the Commissions blessing for the project. They have to raise \$100,000 and then it will take about 6 -7 months to be built. They are looking for all they help they can get with donations and grants. They will store the existing plaques at the VFW. They will make a parking lot where the current memorial is and there will be a walkway leading to the new memorial. Discussion continued on what will happen to the current memorial and what it was in the past. A thousand postcards went out and donations can be made through the Coffeyville Area Community Foundation. Mayor Hendryx thanked them for doing this and read Resolution R-24-18 in support.

MOTION: Move to approve Resolution R-24-18 as presented.

ACTION: MOTION: VANNOSTER SECOND: MAPLES
ROLL CALL: ALL AYE

**COMMISSION MEETING MINUTES
TUESDAY, MARCH 26TH, 2024**

4

3. Discussion and action to approve Cereal Malt Beverage Licenses for Kings Mart #21 and Kings Mart #22.

City Clerk Melissa Carter said that both Kings Mart locations – 705 W. 11th and 1610 W. 8th have applied for Cereal Malt Beverage Licenses. Both locations were previously approved for 2024 CMB licenses but the businesses have changed ownership. She confirmed with the Coffeyville Fire Department that re-inspection of the properties is not necessary as those inspections are valid for one year and nothing inside the stores have changed. The background checks are complete. Although the locations and names of the businesses have not changed, new CMB licenses need to be issued due to new ownership.

MOTION: Move to approve Cereal Malt Beverage Licenses for Kings Mart #21 and Kings Mart #22.

ACTION: MOTION: EDWARDS SECOND: FALKNER
ROLL CALL: ALL AYE

4. City Manager's Report

Interim City Manager Tim Wilson said our Paint the Town Program was authorizing \$300 to go buy paint but it was a complicated application process. They now have a one page application and the upped the dollar amount to \$1,000. We had five applications last week and the budget for that program is \$25,000. Director of Housing Charla Brown came to the podium and said residents just need to come in, bring their driver's license and they will verify that they own their home within the city limits of Coffeyville and they will walk out with a voucher to go to Sherwin Williams. Residents have 60 days to complete the painting. Before and after pictures will be put on the City website. There are no income limits for this program. Mr. Wilson said that we will roll out our new housing plan at the next meeting. They will be using the ½ cent sales tax and that will generate enough income to build two houses a year and we will break ground in the next 60 days. The City will be the general contractor and sub out. He thinks we can build houses substantially cheaper and keep them in the \$140,000 - \$200,000 range. This will help replace some of the housing we are going to eliminate through demolition. The goal is to double it every year. We will get reimbursed when the houses sell and those details are getting worked out. Mayor Hendryx asked about what areas are in the 10 year tax abatement for building a new house. Thomas Osborn said the largest area is from Buckeye east. Mayor Hendryx asked when this program expires and Mr. Osborn stated that we renewed in 2021 and amended it last year to add more area. Mr. Wilson said that Melissa Johnson with MCAC is setting up a zoom call with Jay Mitchell the owner of the Brown building, and Provalus. Mr. Mitchell has indicated that he is ready to start remodeling with or without a tenant. Mr. Wilson spent a couple days in Topeka in meetings with appropriations and taxation legislators. He met with Lieutenant Governor David Toland who is from Iola and is a great contact for Coffeyville. They started the first part of the City Manager search, unfortunately the process will take a few months. They have some good candidates and are getting them narrowed down.

5. Comments from Commissioners and Staff

Vice Mayor Falkner announced the Salvation Army Community Service Volunteers Festival of Salads on April 9th at the First Baptist Church from 11:00 am – 1:00 pm. Tickets are \$7 and proceeds will go back into the community. He gave a shout out to Kim Jones at the high school for coordinating the yard signs and commemorative plaques for the seniors. He thanked all of the businesses that have contributed funds for it. Commissioner Maples said

**COMMISSION MEETING MINUTES
TUESDAY, MARCH 26TH, 2024**

5

the Farm and Home Show was a success. Commissioner Vannoster said the open house at the Midland Theater was phenomenal and it's been a long time coming.

K. EXECUTIVE SESSION(s)

1. Executive Session to discuss personnel matters of nonelected personnel.

MOTION: Move to recess to Executive Session for the purpose of discussing personnel matters of non-elected personnel as permitted by the non-elected personnel matter exception to the Open Meetings Act, as set forth in K.S.A. 75-4319(b)(1), to include the City Attorney and Interim City Manager to reconvene in the Commission Room at 7:40 p.m.

ACTION: MOTION: EDWARDS SECOND: MAPLES
ROLL CALL: ALL AYE

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Sales Tax Report – February 2024
2. Building Permit Report – February 2024

M. ADJOURN

MOTION: EDWARDS SECOND: HENDRYX
ROLL CALL: ALL AYE

Time the meeting was adjourned: 7:41 pm

Date the minutes were approved:

04/09/24

Melissa Carter

Melissa Carter, City Clerk

