

**COMMISSION MEETING MINUTES
TUESDAY, APRIL 9TH, 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
HOUSING GROUP COORDINATOR CYNTHIA DECKER
DIRECTOR OF PUBLIC WORKS BOBBY JOE PAASCH
DIRECTOR OF FINANCE MARTIN CUMINGS
DIRECTOR OF WATER SERVICES STEVE SMITH

- A. **CALL TO ORDER** – Mayor Alec Hendryx
- B. **ROLL CALL**
- C. **INVOCATION** – Pastor Dick Smith, First Baptist Church
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, March 26th, 2024.
 - 2. Resolution R-24-19 a Resolution to authorize the Mayor to execute a mortgage release in favor of Baroness Properties, LLC.
 - 3. 2024 Appropriation Ordinance No. AO-24-07 \$944,134.30

MOTION: Move to approve items 1 -3 of the consent agenda as presented.

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

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.

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REGULAR AGENDA ITEMS

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

I. OLD BUSINESS

J. NEW BUSINESS

1. Resolution R-24-20 a Resolution to authorize the purchase of a mini-excavator for the Water Services Department.

Director of Water Services Steve Smith stated the mini-excavator will be used for the purpose of repairing water mains, installing water taps and mains as well as other projects. The Water Department staff has historically repaired and installed most water taps & mains used throughout the community and purchasing the mini-excavator will allow them to complete projects at a more efficient rate. The City sought quotes from 5 makers/suppliers of mini-excavators with Foley Equipment's Caterpillar 305-07LC model meeting all specs and being the least expensive. Mr. Smith said the Water Department currently has to borrow an excavator from other departments when they need one. This is in the budget and has been budgeted for the last 3 years. It will come from the Capital Fund. This will allow the Water Department to do more jobs without having to contract out the labor because they do not have the equipment. It has 3-year warranty. Mr. Smith said they will be purchasing a trailer for the mini-excavator.

MOTION: Move to approve Resolution R-24-20 as presented.

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

2. Resolution R-24-21 a Resolution to authorize the execution of a Real Estate Purchase Agreement between the City of Coffeyville and MTI Greenhouse Solutions LLC.

Director of Building Inspections/Planning and Zoning Services Matt Conger stated that the first building in the newly adopted Land Bank to have interest is the old fire station at 701 S. Union. There were 2 applicants that were taken before the last Planning Commission Meeting where MTI's proposal was recommended to be awarded. The plan is to remodel the building for office space and 2nd floor living. Steve Morrison with MTI came to the podium and gave his background, history of MTI and reasons why desires to have this business in Coffeyville.

MOTION: Move to approve Resolution R-24-21 as presented.

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

3. Resolution R-24-22 a Resolution to express support for an application submission from MBL Development to Kansas Housing Resources Corporation for Meadowlark Senior Villas.

Director of Housing Charla Brown came to the podium and introduced Cynthia Decker, the new Housing Coordinator. She then gave a presentation showing slides of Meadowlark Senior Villas. They are close to completing the development in Parsons and there are 27 in Missouri and 2 in Iowa. They are a member of the Kansas Housing Association and typically once they are built, within 48 hours they reach maximum occupancy and will have a waiting list. They are here tonight to ask for their blessing and \$80,000 which part would be out of

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the ½ cent sales tax which is 1,500 per door at 38 doors would be \$57,000 which is the incentive promised so far. There is an in-kind contribution for the grant for the low-income housing taxing grant. Ms. Brown broke down where the remaining funds will come from. The application is due in May and will be awarded in July, after that it would be about 3 months out to start. There will be 38 mixed and market rate units that are all two bedroom, one-bath, front and private patio areas and covered carports. They have a furnished community building and will have weekly on-site visits with a dentist, doctor and beautician/barber. They will have a computer area, exercise room, kitchen area, sun porch and meeting room. It will be on 5 acres at Edgewood and Grandview. Discussion continued on the necessity for senior housing and the proposed location.

MOTION: Move to approve Resolution R-24-22 as presented.

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

4. Discussion and action to make an appointment to the Planning Commission.
City Clerk Melissa Carter said there are two openings on the Planning Commission for residents that live outside but within 3 miles of the city limits. One application was received from Max Williams. Max Williams came to the podium and stated why he would like to serve on the Planning Commission again.

MOTION: Move to appoint Max Williams to the Planning Commission for a term expiring January 1st, 2026.

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

5. Discussion on street projects.
Director of Public Works Thomas Osborn and Director of Public Service Bobby Joe Paasch came to the podium and gave a slide show presentation going over the history of Coffeyville streets and the proposed plan for the future of our streets. Coffeyville has 101 miles of non-highway and 7 miles of highway for a total of 108 miles of street. Topics discussed were the types of street repairs that are done and the pros and cons of each including, reconstructions with concrete compared to asphalt, mill & overlays, MAQS, microsurfacing, chip seal and rejuvenator. Cost of street projects and repairs were discussed including comparisons, yearly budget, transportation sales taxes and grants as funding sources. Also discussed were the streets that need replacements and repairs and the importance of street maintenance. A 10 year plan is in the works to address the street concerns and projects.
6. City Manager's Report
Interim City Manager Tim Wilson gave an update on hiring since the residency requirement changed in January. We have had 30 applicants from Oklahoma, hired 4 and have 4 more in testing. Mr. Wilson introduced Martin Cumings who is the new Finance Director. Mr. Cumings came to the podium, introduced himself, and gave his background. Mr. Wilson said we are still using Baker Tilley through the budget period and budget conversations have started. Mr. Wilson said we have 9 grants submitted for a value of about 6 or 7 million and have a total of about 25 going for a grand total of about 20 million. Demolitions are moving forward and they have met with local contractors.

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7. Comments from Commissioners and Staff

Commissioner Edwards brought up Edgewood Street that runs up to the backside of the bowling alley as he has had residents ask him if the city can cut off that access because people are speeding through there from the bar and back down to Edgewood. Mr. Wilson said that is a reasonable request and would look into it.

K. EXECUTIVE SESSION(s)

1. Executive Session for preliminary discussion of the acquisition of real property.

MOTION: Move to recess to Executive Session for the purpose of a preliminary discussion of the acquisition of real property as permitted by the acquisition of real property exception to the Open Meetings Act, as set forth in K.S.A. 75-4319(b)(5), to include the Interim City Manager, City Attorney, Director of Building Inspections, Director of Housing and Director of Public Works to reconvene in the Commission Room at 8:30 p.m.

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

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

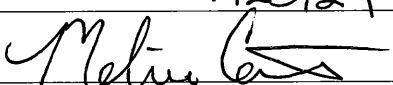
1. Sales Tax Report – March 2024
2. Hillcrest Golf Course Report – March 2024
3. Coffeyville Police Department Crime Stats – March 2024

M. ADJOURN

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

Time the meeting was adjourned: 8:26 pm

Date the minutes were approved:

4/23/24


Melissa Carter, City Clerk