

COMMISSION MEETING MINUTES
TUESDAY, AUGUST 13TH, 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:

CITY MANAGER BEN BRUBAKER
CITY CLERK MELISSA CARTER
CITY ATTORNEY PAUL KRITZ
IT TECH JARRAH MARNELL
DEPUTY DIRECTOR OF PUBLIC WORKS THOMAS OSBORN

- A. **CALL TO ORDER** – Mayor Alec Hendryx
- B. **ROLL CALL**
- C. **INVOCATION** – Pastor Judy Mustain, Lifepoint Church
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, July 23rd, 2024.
 - 2. Special Commission Meeting Minutes – Tuesday, July 16th, 2024, Thursday, July 25th, 2024 & Tuesday, July 30th 2024.
 - 3. Resolution R-24-62 a Resolution to authorize the execution of a quitclaim deed to convey a 6' strip of land to CVR Common Assets CVL, LLC.
 - 4. 2024 Appropriation Ordinance No. AO-24-15 \$2,177,426.28

MOTION: Move to approve items 1-4 of the consent agenda as presented.

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

- 5. 2024 Appropriation Ordinance No. AO-24-15A (Isham's) \$5.14

MOTION: Move to approve item 5 of the consent agenda as presented.

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

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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.

REGULAR AGENDA ITEMS

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

1. Swearing in of Coffeyville Police Officers Kanecia Brown and Steve Johnson.

Chief of Police Kwin Bromley introduced CPD Officers Kanecia Brown and Steve Johnson. He went through the process and what it takes to become a Coffeyville Police Officer. Mayor Hendryx gave Officer Brown and Officer Johnson the Law Enforcement Oath and their badges were pinned.

2. Presentation of FBI-LEEDA Trilogy Award to the Coffeyville Police Department.

Michael Robinson, COO FBI-LEEDA, came to the podium and said they are a Law Enforcement Executive Development Association out of Pennsylvania. He congratulated Chief Bromley and the Coffeyville Police Department. Mr. Robinson said it is truly his honor to be here to represent FBI-LEEDA to present the FBI-LEEDA Agency Trilogy Award to the Coffeyville Police Department. This is a distinguished accomplishment as all command staff have completed the Trilogy Leadership Series which means they have taken three flagship courses. CPD is the ninth agency in Kansas to receive this award. Michael Robinson presented Chief Bromley and the command staff of the Coffeyville Police Department.

Commissioner Edwards thanked Officer Michael Burroughs and the Coffeyville Police Department for a spectacular National Night Out again this year.

I. OLD BUSINESS

J. NEW BUSINESS

1. Charter Ordinance No. 30 a Charter Ordinance exempting the City of Coffeyville, Kansas from K.S.A. 12-1222 and providing substitute language and additional provisions for the same subject, relating to the composition and terms of office for the members of the Library Board.

City Clerk Melissa Carter said the Coffeyville Public Library Board of Trustees has requested a change in the composition of their board. They have had difficulty in filling two open positions, which has caused an issue with having a quorum for several of their recent meetings. This proposed Charter Ordinance would revise the number of members from seven to five. Additionally, they have had interested applicants that do not live in the city limits, which under the current board guidelines precludes them from applying. This Charter Ordinance would allow no more than two members to reside outside of the corporate city limits but within the boundaries of Unified School District 445. With these revisions, the Library Board feels they would be successful in maintaining a full board and meeting the quorum for their monthly meetings.

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MOTION: Move to approve First Reading of Charter Ordinance No. 3 as presented.

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

2. Resolution R-24-63 a Resolution to authorize acceptance of the KDOT City Connecting Link Improvement Program (CCLIP) grant for the Lewark & Hwy 166 pavement restoration project.

Deputy Director of Public Works Thomas Osborn said in March the Commission approved the submittal of an application for a CCLIP grant through KDOT for rebuilding the intersection of US 166 and Lewark Street. We have received the grant and need to formally accept it and request the programming. This grant will fix 600 feet around the Lewark intersection, this area was skipped in a previous joint replacement project. This is 90/10 grant with the City's portion being approximately \$128, 758.50 which is subject to change due to material cost. This project will start in the Spring of 2027.

MOTION: Move to approve Resolution R-24-63 as presented.

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

3. Resolution R-24-64 a Resolution to approve the purchase of a used Ford F-550 Diesel Dump Bed truck for the Public Service Department.

Director of Public Works Thomas Osborn said they are wanting to do more and more with street improvements so they are hiring more staff with the goal of having Public Service focus on streets. With this will come more material handling which is what this truck purchase is for. Mr. Osborn stated this truck is a good price, has been looked at by our mechanic and make a good addition to our fleet.

MOTION: Move to approve Resolution R-24-64 as presented.

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

4. Discussion and action regarding the 2025 budget and mill levy.

City Manager Ben Brubaker said we have had budget workshops and now they are needing an idea of what the Commission is wanting the mill levy at in order to move forward on the budget to get some actual numbers in front of them. Mr. Brubaker reminded everyone that this does not mean that the mill will now change as they still have the budget process to go through. The last meeting in December is where the budget will be brought for final approval. Mayor Hendryx noted the new mill levy rate would start January 1st.

Commissioners were given two options as discussed in a previous meeting. Commissioner Vannoster said that this is a drastic reduction and her hesitation is that we are wanting to increase our services. She would like to see how this goes because she has heard that there is some talk about reducing is a drastically next year. Commissioner Vannoster said she does not want to make it difficult for a future Commission to have to come back and possibly have to raise it. She believes we need to remain respectful to the City of Coffeyville as our roads are not well and we need to keep up our services. Commissioner Vannoster doesn't want to see them slap the City in the face. She knows there is a plan and wants to make sure

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we stay on track with our promises to our people. Commissioner Vannoster does not want to see us do a disservice to the community. Commissioner Edwards stated that he respects her hesitation and any time a drastic cut like this is made, it warrants careful consideration. He made the point that this is taxpayer money and the amount that it would cut out of the City budget amounts to roughly a little over 1% of the total dollars. Commissioner Edwards said you can ask people if they could cut 1% of their finances and not miss it and his answer would be absolutely. In his opinion, the people of Coffeyville have been overtaxed for a long time. This could mean hundreds of dollars for the citizens in our community that pay property taxes which in some cases could be the difference to be able to afford groceries and medicine. Commissioner Edwards said that money means more to the people that are paying it than to the City. He said we are blessed to have a diverse range of revenue streams. He feels strongly the 50% cut in the rate is the right thing to do and will make us competitive with other communities our size. Commissioner Edwards said that the City of Coffeyville has enough reserves that we could undertake an incredibly ambitious street program. The cash reserves that have been built up should be spent to better our community in a number of ways. He feels if we stay on this path, the people in our community are going to be amazed at the things that are going to happen. Vice Mayor Falkner noted that just because the mill levy will be cut in half, it does not mean that their taxes will go down by half. They will go down, but not by half. Mayor Hendryx said if the property assessment stays the same, the dollar amount will stay the same. If the assessed valuation goes up, the property tax will go up so cutting our mill levy will reduce that tax but won't cut it in half. Mayor Hendryx looks at it as what we can do to get people to move here and having a slightly lower property tax might attract people here. He said this is the time in history that we have a chance to do this and he wants to take that chance. Mayor Hendryx said he feels like they can do this without hurting the City financially. Commissioner Edwards commented that no government entity has ever taxed its people into prosperity. He said with our population decreasing since the 1960's we are at an inflection point. In the next five years we need to stave off the steady population decline. If we lose more people, the Commission at the time will be faced with cutting the size of the city government, not raising taxes. He said we are acknowledging the mistakes of the past and charting a new course that will hopefully manifest itself in the 2030 Census showing our population decline has stopped or slowed. City Manager Ben Brubaker said that he is confident that as staff we can make up for this, still deliver services, cut taxes and move forward appropriately so growth, development and opportunity exists here. This will be a challenge for staff over the next year as we prepare for the next budget cycle to find where we will make up for it.

MOTION: Move to direct the City Manager and Finance Director to develop a budget that will support a mill levy not to exceed 26 mills.

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

5. City Manager's Report

City Manager Ben Brubaker said we are working on a press release and some marketing tools for the half-cent Transportation Sales Tax. He noted Customer Service hours are changing for the lobby and drive-thru to 8:00 am – 4:30 pm. Mr. Brubaker said that Caney received a \$1 million dollar CDBG grant to help with their water project. Once Caney is hooked up, the City will have eight Rural Water districts we supply water to. We are already a Regional supplier as we are in Labette County, South Coffeyville, Dearing and Nowata

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County. Mr. Brubaker said City Hall has contracted help for the beautification of the grounds and that is getting started. He has met with board members of the Inter-State Fair and Rodeo about the condition of the fairgrounds and think there is going to be some great opportunity out there. Mr. Brubaker would like to increase the attendance at the fair which in turn would bring in more sales tax dollars. He said the fire truck is here. It is an antique truck and have had some businesses and organizations interested in helping to restore it. Mr. Brubaker said is working on the railroad situation and has met with Senator Peck about our crossings. Several are on the list to be completed already. He stated that we are in final stages of the UTV Ordinance and PD is doing a once over and expect to have that at the next meeting. Mr. Brubaker said we need to schedule our last Budget Workshop and will reach out to Commissioners. He mentioned he would like to have a Strategic Session to plan for the next 18 months to 2 years and will reach out to get a date that works for everyone.

6. Comments from Commissioners and Staff

Commissioner Maples thanked everyone who came out to Vaude in the Ville this past Saturday. She said it was excellent and it raised a lot of money for the Midland Theater. Vice Mayor Falkner asked if the City has any program to remove tree limbs from elderly or handicapped resident's yards. Mr. Brubaker said not to his knowledge, he would have to defer that to Public Service, but according to the City Website we do not. Vice Mayor Falkner noted the Montgomery County Chronicle had several pages of delinquent taxes. In regards to the Water Plant, it is 50 years old and he asked if there is any fund in process that will allow us to replace the plant. Mr. Brubaker said that is why we are focused on the regional as the state sees that, the more support we can get. We are looking at the options for the Water Plant including refurbishing it. Commissioner Edwards said that he purchased a book called "13 Ways to Kill Your Community" and the first chapter talks about if you are trying to kill your community, forget about the water. He said the path we are on where water is concerned is exactly the path we need to be on as a community to grow and flourish. Commissioner Edwards said when Caney came to us to help; it was not only the right thing to do for a neighbor, it was the right thing to do for ourselves. Mr. Brubaker said the prequel to all of that which is important is attitude. We will have a self-fulfilling prophecy if all we talk about is how horrible things are. The City can't be the only partner in making things better. Businesses, community members and organizations are all putting foots forward and we need to stay on a positive attitude path of growth and opportunity. Commissioner Edwards said he read through the book in two nights and the overarching theme in the book is attitude. He said this his ninth year as a Commissioner and after every chapter he has had a point of inflection of what he has done in the past and how he has conducted himself. His overall thought after reading the book is that Coffeyville is on a really good path. Commissioner Maples noted that she has had several people tell her in the last few years that they think that Coffeyville is on the right track and things are going to happen here. She thinks the attitude is changing and if the five of them work together and are united with the City with the goal of making Coffeyville better this will reflect into everything they do and will help the City. Mayor Hendryx said the decisions and plans they make, he questions how it affects people wanting to live here and stay here.

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K. EXECUTIVE SESSION(s)

1. Executive Session to discuss personnel matters of non-elected 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 City Manager to reconvene in the Commission Room at 7:50 p.m.

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

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

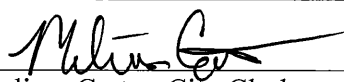
1. Sales Tax Report - July 2024
2. Coffeyville Police Department Crime Statistics – July 2024
3. Hillcrest Golf Course Report – July 2024
4. Coffeyville Recreation Commission Minutes – June 2024
5. CRMC Board of Trustees Minutes – January 2024

M. ADJOURN

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

Time the meeting was adjourned: 7:54 pm
Date the minutes were approved:

8/27/24



Melissa Carter, City Clerk

