

**COMMISSION MEETING MINUTES
TUESDAY, AUGUST 27TH, 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
EXECUTIVE DIRECTOR OF PUBLIC WORKS JIM WRIGHT
EXECUTIVE DIRECTOR OF ELECTRIC CHRIS WEINER
DEPUTY DIRECTOR OF ELECTRIC KEVIN MERSBERG
DIRECTOR OF COMMUNITY DEVELOPMENT AMBER DEAN
DIRECTOR OF FINANCE MARTIN CUMINGS

- A. **CALL TO ORDER** – Mayor Alec Hendryx
- B. **ROLL CALL**
- C. **INVOCATION** – Father James Shibi, Holy Name Catholic Church
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, August 13th, 2024.
 - 2. Authorization to enter an agreement and acceptance of the Southern Star Gas Pipeline Transportation Service Agreement under Rate Schedule FTS for a period commencing November 1st, 2024 through March 31st, 2025.
 - 3. 2024 Appropriation Ordinance No. AO-24-16 \$5,254,035.27

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

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

- 4. 2024 Appropriation Ordinance No. AO-24-16A (Isham's) \$1.99

MOTION: Move to approve item 4 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.

Tommy Wolfrum, 1407 Velma Drive, came to the podium and said he moved here in May from Dallas and is a first time homeowner. He stated that he got a letter on his Property Taxes – prior year appraised was \$49,340.00 and current year is \$52,300.00. Mr. Wolfrum is wanting to understand where this amount comes from when they appraised it. Mayor Hendryx explained that the assessment is done by the County not by the City. He said the County Appraiser goes by market value and many houses have gone up in the last few years. Mayor Hendryx told Mr. Wolfrum that their office is in the County building in Independence, KS.

REGULAR AGENDA ITEMS

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

I. OLD BUSINESS

1. Second Reading of 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.

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

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

J. NEW BUSINESS

1. Resolution R-24-65 a Resolution to authorize an agreement with the Kansas Department of Commerce for a CDBG Commercial Rehabilitation Project.

Director of Community Development Amber Dean came to the podium and said we have been awarded the CDBG Commercial Rehab grant for the York building in the amount of \$142,499.00. She went over the documents associated with the grant including the Grant Agreement with the Kansas Department of Commerce. The Matching Funds and Repayment Agreements between the City and the York's. Other documents included the Environmental Review Form and the Request for Release of Funds. Mrs. Dean said that they completely redoing the front of their building because it is falling out. The next step will be to go through the Bid Process with the Engineers.

MOTION: Move to approve Resolution R-24-65 as presented.

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

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2. Resolution R-24-66 a Resolution to authorize a Change Order No. 1 to the Engineering Services Agreement with Olsson for continued electrical engineering, substation maintenance, testing and support services for the Electric Utility.

Deputy Director of Electric Services Kevin Mersberg said this is to authorize a change order for additional specified electrical engineering and support services for the Electric Utility not to exceed \$60,000.00. The Electric Department has a three-year contract with Olsson. A Request for Proposals was issued on July 19, 2023 and Olsson Engineering, using subcontractor Telex, was selected for these services and approved by the commission on November 14th, 2023. During testing of the 6-year PRC-005 NERC required relays, Telex engineers discovered four bad 69kV and 138kV relays and two bad PLC's at B-Sub South.

MOTION: Move to approve Resolution R-24-66 as presented.

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

3. City Manager's Report

City Manager Ben Brubaker introduced Chris Weiner the new Executive Director of Electric. Mr. Weiner came to the podium and introduced himself. He thanked the Commission and Mr. Brubaker for hiring him and he appreciates the opportunity to be here. Mr. Weiner said his background most recently was working for the City of Monet Missouri but he has experience in Kansas, was born here and has family here. He is looking forward to being here in Coffeyville and working with the Commission, Mr. Brubaker and the rest of the Coffeyville team to move things forward. Mr. Weiner said on the Electric Services side and Fiber side there is a lot of potential and he is excited on where we can take things in the future. Mr. Brubaker introduced Jim Wright the new Executive Director of Public Works. Mr. Wright came to the podium and said he is from Coffeyville and has worked the last 17 years in Public Works for Montgomery County. He is honored that Ben hired him to work with the great team he has put together. Mr. Brubaker said he is excited to have Jim and Chris and they complete the Executive Team. Mr. Brubaker said it is an exciting time for Coffeyville and we have an A plus team here to move it forward. He brought up the fountain at Pfister Park as people have been noticing work out there, noting that we have not started restoration we are just evaluating. This will be part of a CDBG grant application project. Mr. Brubaker said we intend to move forward with it and the cost is extremely reasonable to reinvigorate something from the past.

4. Comments from Commissioners and Staff

Commissioner Deborah Maples said there is a lot if things going on in Coffeyville right now. Domino's Pizza looks like it is about to open, people have been working in the new Beall's and ABC Preschool's new location for 24 hour care is under construction. Vice Mayor Falkner brought up a concern for residents living on the South end about South Buckeye being closed. He inquired about Emergency Services being able to get through, especially if the railroad tracks are blocked. Mr. Brubaker said they have been working with KDOT and the County. 169 is now open so they have access that way. The Police and Fire Departments are very aware of the situation. Vice Mayor Falkner said he has been getting e-mails about tax notices and he is explaining that what they are seeing is a result of what happened last year and the various commissions are responsible for creating the tax bill that will occur next year. He suggested those with complaints should attend the meetings of the other taxing entities and voice their concerns there. Commissioner Edwards said he is wondering if it is

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time to go to the expense of building an overpass or underpass on South Walnut. There was discussion if this would be a State or Federal project. Mr. Brubaker said that he has information that Public Works has gathered for him on all the rail crossings and he is working to set a meeting with our Representative Mr. Peck as he has resources for these projects. Commissioner Edwards thanked the gentlemen who spoke during Public Comments for coming. He noted that the County Appraiser and her team assess the value of property, they don't raise your taxes. Taxes are set by the elected people on commissions and boards of the taxing entities. Discussion continued on tax assessments, property valuation and taxing entities mill levies. Mayor Hendryx said the goal is to get people to move to Coffeyville which will in turn expand the tax base which will spread out the cost.

K. EXECUTIVE SESSION(s)

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

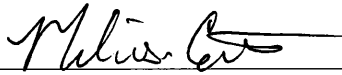
M. ADJOURN

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

Time the meeting was adjourned: 7:11 pm

Date the minutes were approved:

9/10/24



Melissa Carter, City Clerk