

COMMISSION MEETING MINUTES

TUESDAY, SEPTEMBER 24TH, 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
DIRECTOR COMMUNITY DEVELOPMENT AMBER DEAN
SENIOR IT TECH RAY HEINZ
DIRECTOR OF PUBLIC WORKS JIM WRIGHT
DIRECTOR OF FINANCE MARTIN CUMINGS
CODE ENFORCEMENT OFFICER ANGIE STEVENS
DEPUTY DIRECTOR OF PUBLIC WORKS THOMAS OSBOURN

- 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, September 10, 2024.
 - 2. Action to set a Public Hearing to consider submission of a CDBG Community Facilities and Services grant application to the Kansas Department of Commerce for October 8, 2024, at 6:30 pm.
 - 3. Action to approve FY 2025 City Funding Requests.
 - 4. 2024 Appropriation Ordinance No. AO-24-18 \$5,007,576.77

MOTION: Move to approve items 1 - 4 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.

Linda Follet- Coffeyville KS: Linda spoke about the new MOGO program. She thanked the City of Coffeyville for their contributions and the hours and details of MOGO's. She left Flyers for City Hall

Jennifer Fagan-Rogers AR: Jennifer was present on behalf of Republic Service. She spoke about Republic Service's reputation and relationship with the Citizens of Coffeyville and how she hoped that the City would reconsider and award the bid to them.

REGULAR AGENDA ITEMS

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

1. Public Hearing for the FY2025 Revenue Neutral Rate

Mayor Hendryx opened the public hearing.

Martin Cumings stated that he wanted to make sure that everyone understood that while the city ultimately opted to contemplate exceeding the revenue neutral rate, as we stated earlier in the year, we have ultimately decided to go a very different direction. So rather than exceeding the revenue neutral rate, we will be going well below it at approximately 26 mills.

Russell Earnest—205 North Ohio Street, Coffeyville, KS: Russell wanted to ask a very important question: With the mills lowered this year, should the citizens expect a roller coaster over the next few years? Because that will be incredibly hard for households on a budget. Russel also gave kudos to Ben Brubaker and Jarrod Powers for their hard work for the air museum.

Commissioner Maples advised that the mill levy decision was not made lightly; we had a lot of discussion amongst ourselves and staff because we do not want the roller coaster ride either.

Mayor Hendryx stated that we have many people who do not live here but are working here. We are hoping this will attract those people and others to move here to help with that tax base.

Ben Brubaker, City Manager, thanks Mr. Ernest for the compliments. He stated that, to be on the record, what is different from most other cities is that we have electric utilities. That is going to support the mill levy cut and prevent the roller coaster ride.

Mayor Hendryx closed the public hearing

2. Public Hearing for the FY2025 Budget Approval

Mayor Hendryx opened the public hearing.

Martin Cumings cleared up the discrepancy between the submitted budget report and the staff report. We have Jessica Oliphant from Baker Tilly available for comments.

Mayor Hendryx closed the public hearing.

3. Resolution R-24-72, a Resolution to approve and authorize the certification of the FY 2025 City of Coffeyville municipal budget with total expenditures of \$110,187,405.00 and authorizing \$1,681,529.00 to be the amount of ad valorem tax to be levied with an estimated mill levy of 26 mills.

Martin Cumings updated the commission on the resolution's discrepancy and the actual number they would need to approve.

Ben Brubaker, City Manager, and Marty are new to this process. These budget processes are long and very detailed. A lot of work goes into them. Marty isn't in trouble for the error.

Commission Edwards advised that we have all new staff and that they have worked hard to put this budget together. He wants to recognize them for all the extra hours they have put in. They have answered so many questions, and this budget has been back-and-forth. The decision to cut the mills was doable without harming the city government. He gave kudos to the entire commission.

Mayor Hendryx thanked the commission, the City Staff, and Tim Wilson, who pulled the levers to make this happen.

MOTION: Move to approve Resolution R-24-72 as presented.

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

4. A Public Hearing to consider an application for a loan from the Kansas Public Water Supply Loan Fund for lead service line replacement for the Water Utility, and related Resolution and documents.

Steve Smith presented information on the KPWSLF application. Steve advised that the federal government has increased its concern with lead service lines that serve out water. This began in Flint, Michigan, and has progressed throughout the United States. They have a new Lead and Copper rule that is expected to take effect this year. With that, we were required to conduct the lead line inventory with our community. That is due by 10/15/24. We just received word that after completing this survey, we will send another round of letters with harsher requirements. The City decided to submit an SRF application to replace lead service lines proactively. That application is for a \$7,000,000 loan with a \$3,542,000 grant forgiveness. Our Engineers are projecting that the replacement of 15% of our lines will be replaced.

Amber Dean advised that this is not mandated yet. The city decided to be proactive and submit an application to get ahead of the gain. We expect this to hit, and at that time, everyone will be trying to get funding. We are hoping this will also give the city a leg up in future funding.

Mayor Hendryx saw the notice of the survey and publication. He encourages people to contact the city to complete the city. If the City had a lead pipe from the meter to their house, who is responsible?

Steve Smith advised we are responsible for up to the meeting. Amber Dean advised that the funding is for our lines. We can always opt to replace citizen's lines, but we need to fix our lines prior.

Mayor Hendryx opened the public hearing.

No Comments

Mayor Hendryx closed the public hearing.

5. Resolution R-24-73, a Resolution to authorize the completion of an application to the Kansas Department of Health and Environment regarding a loan from the Kansas Public Water Supply Loan Fund

MOTION: Move to approve Resolution R-24-73 as presented.

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

I. OLD BUSINESS

1. Second Reading of Ordinance S-24-04, an Ordinance to allow alcohol to be served at the Perkins Building during the Visit Coffeyville Haunted History Tour Event

MOTION: Move to approve Second Reading of Ordinance S-24-04, an Ordinance as presented.

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

2. Second Reading of Ordinance G-24-06, an Ordinance amending Chapter 40, Article II, of the Code of Ordinances by adding Division 3, authorizing the conditional operation of all-terrain vehicles, utility-type vehicles, and mini trucks on the streets within the City of Coffeyville, Kansas; and providing for related matters, including penalties for violation thereof

MOTION: Move to approve Second Reading of Ordinance G-24-06 an Ordinance as presented.

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

J. NEW BUSINESS

1. Resolution R-24-74 a Resolution to authorize a demolition contract with Swindell Excavation for the demolition of 13 structures

Angie Stevens, Code Enforcement, requested approval on the third set of the Demolition Bids for the City of Coffeyville. The City received one bid for this set of bids. There are 13 addresses; they have been disconnected from utility services.

Ben Brubaker, City Manager, advised we are close to our 50 this year, and next year, we will meet our 100 target.

MOTION: Move to approve Resolution R-24-74 as presented.

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

2. Resolution R-24-75, a Resolution to execute an agreement with Waste Connections of Oklahoma for residential solid waste collection services and city facilities in the City of Coffeyville, subject to terms and conditions agreed upon by city staff and Waste Connections of Oklahoma.

Thomas Osbourn, Deputy Director of Public Works, gave an update on the trash bid process. They received four bids. Staff recommends the approval of the Waste Connections Bid for a 10-year service agreement.

Ben Brubaker, City Manager, stated that the cost would not be increased among citizens, and we are going with a two tandem truck with a side loader.

MOTION: Move to approve Resolution R-24-75 as presented.

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

3. Resolution R-24-76, a Resolution fixing the time and place for a hearing before the governing body of the City of Coffeyville, Kansas, at which time the owner, the owner's agent, any lienholders of record, and any occupant of the structure identified in this Resolution may appear and show cause why such structure should not be condemned and ordered repaired or demolished as a dangerous or unsafe structure and providing for notice of the hearing in manner provided by K.S.A. 12-1752.

Paul Kritz, City Attorney, advised that this pertains to the building next to the old fire stations. The Wall is getting worse. A letter was sent to the owners to discuss a plan for this building. There is an open lawsuit with the insurance company. This issue must be addressed because we cannot close on the Fire Station Building until we do. The City also has a lawsuit with the insurance company. The hearing will be conducted on November 12th, 2024.

MOTION: Move to approve Resolution R-24-76 as presented.

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

4. City Manager's Report
City Manager Ben Brubaker introduced Mike O'Conner as the new Fire Chief for the City of Coffeyville. He has been with the City of Coffeyville for years. Mike O'Conner gave a brief summary of his background. Ben gave an update on the Levee Board. They are working on unique ways to turn this board over to the City Commissioners. Ben also let the County know that we will be annexing the 100 acres into the city. Ben provided an update on ISO ratings, 9th street housing project. Reminded about October

