

COMMISSION MEETING MINUTES

TUESDAY, MAY 23RD, 2023 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 Vannoster.

Present:

COMMISSIONER DEBORAH MAPLES
COMMISSIONER JASON SWINDELL
COMMISSIONER ANN MARIE VANNOSTER
COMMISSIONER ROBERT YORK

Absent:

COMMISSIONER JUSTIN DOANE

City Staff in attendance (for procedure or agenda items):

CITY MANAGER MARK HALL
CITY CLERK MELISSA CARTER
DIRECTOR OF IT CHRIS FELIX
DIRECTOR OF FINANCE STEPHANIE RICHARDSON
DIRECTOR OF ELECTRIC UTILITY MIKE SHOOK
POLICE CAPTAIN DARIN DAILY

- A. **CALL TO ORDER** – Mayor Ann Marie Vannoster
- B. **ROLL CALL**
- C. **INVOCATION** – Ric Shafer, First Assembly of God
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, May 9th, 2023
 - 2. 2023 Appropriation Ordinance No. AO-23-10 \$5,856,251.85

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

ACTION: MOTION: VANNOSTER SECOND: YORK
ROLL CALL: ALL PRESENT AYE

- 3. 2023 Appropriation Ordinance No. AO-23-10A (Isham's) \$30.99

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

ACTION: MOTION: YORK SECOND: SWINDELL
ROLL CALL: MAPLES – AYE, YORK – AYE, SWINDELL – AYE,
VANNOSTER – ABSTAIN

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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.

- Jo Falkner, 1014 W 3rd, came to the podium and stated that she was born and raised in Coffeyville and is proud of that. She stated that they had company in from out of town and she was beyond embarrassed as they were downtown to eat and there is pigeon poop everywhere. She said there are bricks out of the buildings, tile is coming off and there is lack of businesses. Mrs. Falkner does not understand why something can't be done by the City of Coffeyville. She questioned why they have to put up with this and why we can't force some kind of cleaning. Mrs. Falkner then asked why anyone would want to live in this city. She questioned Mark Hall if he lived in Coffeyville, he replied yes. She asked him again, and again he replied yes. She asked if partakes in any events in Coffeyville, Kansas. Mr. Hall replied yes and he picks up trash downtown on the weekend. Mrs. Falkner said we should have a beatification committee. She continued to relay the terrible conditions of houses around her including that her neighbor has a tree limb down in his yard. She asked if it is fair that she has to clean up other people's property. Mrs. Falkner continued to complain about her neighborhood and Coffeyville in general about issues regarding cars parked in yards and houses falling down. She said visitors question her on why in the world she is living in this city. She said it was because she was born and raised here and went to school here. Mrs. Falkner then confronted the Commission and told them it would nice to be looked at when talking to them instead of being ignored. Again, she said she would appreciate being looked and thanked for speaking. She stated we are trying to rebuild our city as there have been issues. She said it was nice that the city apologized for the incorrect utility bills. Mrs. Falkner said she is so disappointed in the City of Coffeyville and listed a variety of reasons why. She said we have to do something with our city.
- Gail Smith, Mike Bradley and Andy Duncan came to the podium to talk about Summer Celebration. It will be held Saturday, July 8th at Walter Johnson Park. He thanked the city for allowing this event and it is there 7th year in Coffeyville. Mr. Smith said so far there are about 60 vendors. He thanked the business and organizations who have donated to Summer Celebration. There will be 1K and 5K run, DaVille Productions will DJ, Car Show, Kiddie Car Show, Stage Art Dance Company, a Michael Jackson tribute, water slides, Coffeyville Municipal Band, FOP Corn Hole Tournament, FKHS Color Guard, Back Roads Band and Retro Rockers and fireworks. Security will be by Eagle Security and he thanked the Sherriff's Department for always keeping them safe. You can see all the events on the website and their Facebook page. He thanked the city and all the departments for what they do for the event. There is no charge for the event. Commissioner York said that he heard that last year it was estimated about 12,000 people were there. Mr. Smith said that someone at the event told them it was about 10,000 but he is not sure how they estimated that. The Commission thanked them all for what they do.
- Loran Osborn, 613 W 6th, came to the podium and said that he has been a fiery presence here and people have wondered why as he is not a fireman. He understands their point and standing together sometimes needs to be done when there feels like a deficit of support. Mr. Osborn said what he didn't so was stop and check himself before he came in the door. He stated he got schooled by one of the people he was contentious with today. He stated this is a very different

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message than what he expected to render today. Mr. Osborn said that Commissioner Maples did something that he didn't expect and that was to apologize. It was not for the content or her message but for the way she delivered it and that meant the world to him. It changed everything he planned on saying. Mr. Osborn stated he moved here three years ago because of the vacuum in veteran's services. He is happy that God brought him here for the church he attends and the future he sees here. He referenced something Dr. Bryce said in a speech that it doesn't matter how long you've been here, part of your story is that you are from Coffeyville and you can do great things. He stated he thinks we can do great things here but we have accountability issues on both sides of the fence. He thinks apologies would go a long way in mending fences and a lot of people would come together if we could see efforts in that direction. Mr. Osborn said that if we get our hearts right we will be a lot closer to being a good city.

- Jim Falkner, 1014 W 3rd, came to the podium and said his wife stole a bit of his thunder when she mentioned the electric bill. He said we are all aware of the events that have taken place over the last months. On the one hand a member of the Fire Department makes an innocent mistake putting a number in a spreadsheet and through that event City Administration attempted to crucify them. On the other hand a member of the Electric Department makes an innocent mistake on putting a number in a spreadsheet and they get an immediate apology. He hopes that in the future administration does not pick which departments get excoriated and which ones get a pass when mistakes are made. When errors occur everyone should be treated equally. Mr. Falkner brought up the issue with the bird poop on the sidewalks. He said a business owner downtown said that she was stopped by a city employee from cleaning and told that she could be fined by the EPA. She was told that she has to have some type of catch basin to catch it so it does not go into the drainage system. He asked where the common sense was in that and do we have an EPA employee in town doing that. He thinks a city employee telling her that was nuts and we need to find a way to get around that.
- Ron Bryce, 4589 CR 2475, came to the podium and said it was nice to see everyone there. He said that his heart is full and he is so thankful to live in Coffeyville. Dr. Bryce said that he and his wife moved back here six years ago and they have lived in many metropolitan cities but none of them compare to what he feels here in Coffeyville. That is the reason they moved back, Coffeyville has something special. He grew up in Coffeyville and admits that part of it is nostalgia but his wife didn't grow up here and she has grown to love this town so much. Dr. Bryce said a lot of it is because of people in this room and he is so thankful. People like Peggy Steele who restored West 9th, Marci Roberts and all the work she has done, and David who opened an Airbnb. Many people on the Commission have helped them recently in restore buildings and make something. Dr. Bryce wants to encourage everyone because we have something special here.
- Pete Caresio, 2274 N Hwy 169, came to the podium and said the first thing he needed to do was apologize to the Mayor. He said that after the last meeting it got heated and friends don't talk to friends that way. Mayor Vannoster said it was alright and Mr. Caresio apologized and said he was sorry. He thanked Commissioner Swindell for reaching out to them. He said that we have to have communication, we haven't had that for the longest time and he appreciates Commissioner Swindell for stepping forward and communicating. What bothers Mr. Caresio is that is the only communication they have had, nobody else has reached out. He stated that so many things have been said the last few months and there needs to be communication from the City Manager. They need to talk and there has been nothing. He would like the Commission to work on what they need to do to get him to come talk to them.

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REGULAR AGENDA ITEMS

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

1. Presentation by Peggy Steele on the 9th Street Project.

Peggy Steele said the purpose of this is to provide an overview. When she bought the houses on 9th Street she borrowed the money to renovate them from the revitalization fund. She did not start as someone who was coming back to her hometown to renovate but was disgusted when she came back with what she saw so she joined the group. Her grandmother's house was going to be torn down so she bought it to save it. Mrs. Steele then showed a video that went through the before and after images of the 9th Street revitalization and all the positive community developments and efforts that have come from it. After the video she said there are many, many people that helped along the way. She is hoping that this will be carried on by other people. She thanked the Police, Fire and EMT's in Coffeyville. Mrs. Steele spoke from her personal experience and her perspective. She stated there is so much that goes on that has been done to help Coffeyville that people don't seem to know about. For example, the fiscal responsibility and working with groups of the taxing entities and challenging them to be responsible which is really important for a city and had not been done for a long time. Mr. Hall is not afraid to take on "sacred cows" and has made enemies because of it. He brought in the USDA Housing Program which is the only one in Kansas. As far as him being fired in Liberal, she talked to someone there and yes he was fired. She has been told the average City Manager lasts about three or four years and Mr. Hall was in Liberal for 18 years and did remarkable things. The economic development plan that we have in place is amazing. Mrs. Steele said a senior member of the staff said that the way he has developed people with succession and accountability is understood and appropriate. She stated that her and Mr. Hall have gone round and round about leadership and communication style but sometimes we have to overlook those things to see results and execution. From her perspective the programs that have been brought in and the projects being worked on will make a difference in Coffeyville. The Commission, Mr. Hall and the staff are a part of that and she wishes people would have had the experience she has. She stated that she is sorry for what happened with the Fire Department, she watches the Commission Meetings when she is not here. It is terrible what happened and it has been blown way out of proportion with some of the things people have said to each other. She respects what people have said in terms of forgiveness. She thanked the Commission for their support and everything they do. Commissioner York thanked Peggy for all she has done. Mayor Vannoster stated she has brought a lot of like to 9th Street and it is an inspiration. Mrs. Steele said that Mr. Hall does live in Coffeyville, he actually rented from her for two years before she sold the house. She stated we are all victims of misinformation and we need to check it.

I. OLD BUSINESS

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J. NEW BUSINESS

1. Resolution R-23-26 a Resolution to purchase three vehicles and required emergency equipment for the Coffeyville Police Department.

Police Captain Darin Daily stated this is for the purchase of three police vehicles and the required emergency equipment. They will be using funds from the American Rescue Plan Act (ARPA) so it will not cost anything from the budget or citizens taxes. The only thing different from past purchases is the camera system. They have been utilizing old and refurbished equipment so they need to purchase new. We are getting the State contract pricing. Captain Daily went through the pricing for each item: \$108,531.75 (3 vehicles), \$26,852.67 (emergency equipment for 3), \$22,618.80 (3 dash camera systems). These will replace 3 vehicles that will be phased out.

MOTION: Move to approve Resolutions R-23-26 as presented.

ACTION: MOTION: YORK SECOND: MAPLES
ROLL CALL: ALL PRESENT AYE

2. Resolution R-23-27 a Resolution to purchase an Electric Switchgear Package for the North Industrial Park Substation Upgrade.

Director of Electric Services Mike Shook stated that in June of last year, the Commission approved an engineering services agreement with Cross Discipline Engineering to work with utility staff to design and specify equipment inclusive of all necessary components such as protective relaying, batteries, control building and systems, switchgear, breakers, control transformers, power transformers to upgrade the current equipment currently in use at our North Industrial Park Station. This substation supports some of Coffeyville's larger industrial customers such as John Deere, Ranew's, Phoenix & Array Technologies including our Coffeyville Municipal Airport. This station was originally constructed in the 1970's, having minimal upgrades since that time. Cross Discipline Engineering developed a Request for Proposals issuing the public invitation to bid on March 28, 2023, accepting sealed bids through April 26th, 2023. A total of two vendors submitted bids and pricing to provide equipment and materials as per the bid specification issued. Switchgear Power Systems submitted the lowest cost pricing for the package, however had a longer overall lead time of 80 weeks, versus 68 weeks as submitted by the higher cost bidder. SPS had minor exceptions to the technical & commercial specifications and requirements, whereas the higher cost bidder issued exceptions to both technical and commercial specifications and requirements. Staff consulted with and agrees with Cross Discipline that Switchgear Power Systems bid is satisfactory and meets or exceeds design. Cross Discipline Engineering has included with the documents attached in my staff report, their recommendation of Switchgear Power Systems as the appropriate vendor for this equipment bid package. Staff is recommending that the Mayor be authorized to direct the Director of Finance to issue a purchase order to Switchgear Power Systems for substation equipment as specified, in the amount of \$1,365,100 for the electric utility for the North Industrial Park Substation Upgrade.

MOTION: Move to approve Resolutions R-23-27 as presented.

ACTION: MOTION: VANNOSTER SECOND: YORK
ROLL CALL: ALL PRESENT AYE

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3. Resolution R-23-28 a Resolution to approve electric engineering services with Olsson, Inc. for Phase II of the analysis of improvements to Substation B-North and South. Director of Electric Services Mike Shook stated in March of this year, Commission approved an authorization to engage Olsson Engineering to investigate improvements to Substation B North & South, to allow for upgrades and improvements to support increased reliability and expansion for CRNF. The study showed detailed conceptual design and benefits of potential improvements. This next phase will allow Olsson to develop a more detailed cost estimate for improvements, including pricing and cost for purchasing and relocating 2- 125 MVA transformers, relocating B-Sub North structures and associated equipment to B-South, as well as developing a detailed construction sequence outlining possible material deliveries, as CRNF operations allows for a small window for outages. Utility staff has worked in partnership with the CRNF and Olsson Engineering teams to move this project forward. The cost of this second phase of the analysis will be paid for by the City, with a 65% reimbursement back to the City from CRNF. Staff recommends that the Mayor be authorized to and direct the Director of Finance to execute a purchase order for electric engineering services with Olsson, Inc. for Phase II of the analysis of improvements to Coffeyville Substation B-North & South in the amount not to exceed \$115,600.00.

MOTION: Move to approve Resolutions R-23-28 as presented.

ACTION: MOTION: YORK SECOND: VANNOSTER
ROLL CALL: ALL PRESENT AYE

4. City Manager's Report

City Manager Mark Hall thanked the Parks Board and the Commission for attending the groundbreaking for the youth fitness at Sycamore Park. There will be a playground area with two structures, swing sets, merry go round, 6 shelters, walking path, youth soccer field and a nature trail. Equipment is coming in. Children will be allowed to play on the equipment as it is put together. Sycamore Park will be completed by the end of the year. There will be a park improvement each year for 10 years. The pool will open as planned on Memorial weekend. Staff is preparing for the summer months. Commissioner York commented that the walking paths look nice and asks who will be mowing around those. Mr. Hall replied that the City will.

5. Comments from Commissioners and Staff

Mayor Vannoster thanked Public Service for their work getting ready for Memorial Day weekend at the cemetery. Mr. Hall said the intention is to remove the awning on 9th Street between Walnut and Maple to help neaten up the area and help with pigeon problem. He said that with the grain elevators, we will likely always have a pigeon problem but we are trying to address that. We hope to grow housing with all the different programs we have through the state, federal and local. Commissioner Maple said that she likes the new sidewalks and trails and she encouraged everyone to utilize them.

K. EXECUTIVE SESSION(s)

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

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M. ADJOURN

MOTION: Move to Adjourn

ACTION: MOTION: VANNOSTER SECOND: YORK
ROLL CALL: ALL PRESENT AYE

Time the meeting was adjourned: 7:41 pm

Date the minutes were approved:

6/13/23



Melissa Carter, City Clerk

