

COMMISSION MEETING MINUTES

TUESDAY, JUNE 10TH, 2025 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 Maples

Present:

COMMISSIONER ALEC HENDRYX
COMMISSIONER JIM FALKNER
COMMISSIONER DEBORAH MAPLES
COMMISSIONER ANN MARIE VANNOSTER

Absent:

COMMISSIONER DON EDWARDS

City Staff in attendance:

CITY MANAGER BEN BRUBAKER
CITY CLERK MELISSA CARTER
CITY ATTORNEY PAUL KRITZ
ADMINISTRATIVE ASSISTANT SHASTA MULKEY
EXECUTIVE DIRECTOR OF ELECTRIC CHRIS WEINER
EXECUTIVE DIRECTOR OF PUBLIC WORKS JIM WRIGHT
DIRECTOR OF FACILITIES MATT CONGER
DIRECTOR OF PARKS JARROD POWERS

- A. **CALL TO ORDER** – Mayor Deborah Maples
- B. **ROLL CALL**
- C. **INVOCATION** – Pastor Yves Kinangwa, First United Methodist Church
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**

MOTION: Move to amend the Agenda to add Item #1 and Item #5 to the Consent Agenda, add Discussion Item #1 to New Business and add an Executive Session to discuss personnel matters of non-elected personnel.

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

F. CONSENT AGENDA

- 1. Action to accept the resignation of Don Edwards from the Coffeyville City Commission.
- 2. City Commission Meeting Minutes – Thursday, May 29, 2025
- 3. Action to appoint Chris Weiner as Director and Ben Brubaker as Alternate to the KMGA Board of Directors serving to August 30th, 2025.
- 4. 2025 Appropriation Ordinance No. AO-25-11 \$5,295,979.47

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

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

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5. 2025 Appropriation Ordinance No. AO-25-11A (Coffeyville Swimming & Lifeguarding) \$3,425.00

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

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

Gail Smith and Mike Bradley came to the podium to give information about the upcoming 9th Annual Summer Celebration event at Walter Johnson Park on July 12th. The event includes: Vendors (88 so far), car show, kiddie car show, DJ, bands, 5K, cornhole tournament, water slides, camel rides and face painting. South Coffeyville and Dearing will be joining in the event this year. He thanked Bartlett, GRDA, local banks and all the sponsors that donated to the event.

REGULAR AGENDA ITEMS

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

1. Montgomery County Action Council Presentation.

Melissa Johnson, Executive Director of MCAC, gave a presentation on what Montgomery County Acton Council has been doing to create and retain jobs to help expand the tax base, promote economic diversity and enhance the lives of those in the community. They provide member support, have educational workshops, attend and host conferences, help complete grant applications and keep everyone informed. They take a teamwork approach and are bringing a proactive to bring economic development to the county. MCAC have several meetings throughout the year with a variety of people and groups to stay informed. Ms. Johnson went over some of the recent successful economic development projects in the County, projects they are working on and future endeavors. She then went over the certified sites that Montgomery County has. Ms. Johnson showed the different materials, tools and went over incentives they use for recruitment and retention.

I. OLD BUSINESS

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J. NEW BUSINESS

1. Discussion on filling the Coffeyville City Commission vacancy.

Vice Mayor Vannoster said we are within two weeks of starting budget meetings and believes it is necessary to have someone who understands the position and the budget process. Vice Mayor Vannoster said this person has helped us before when a Commissioner resigned.

MOTION: Move to appoint Pam Jones to the Coffeyville City Commission for a term expiring January 13, 2026.

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

2. Ordinance S-25-04 an Ordinance allowing alcohol to be served in Union Pacific Park during the Coffeyville Area Chamber of Commerce's 'Hops Around Town – Beer Festival' event. City Clerk Melissa Carter said the Chamber has requested to allow the serving and consumption of beer and wine during an event on October 11, 2025, subject to parameters set forth in the event description submitted by Candi Westbrook. The City Code prohibits the consumption of alcohol on public property, subject to some exceptions. One exception is allowed for city-owned property, which has been exempted by the Commission, by Ordinance. This Ordinance would exempt Union Pacific Park, the adjacent streets and alleyways as depicted on the drawing submitted by Candi from the restriction on consumption of alcohol during the event only. Candi Westbrook, Executive Director of the Chamber of Commerce came to the podium said this festival has been going on for 6 years. They bring in microbreweries, wineries and distilleries to provide samples for the ticket holders. They have a cornhole tournament, live music, food trucks and entertainment. There is typically 400-500 in attendance which brings in visitors and sales to local businesses. Consumption is allowed only in the designated areas which are blocked off. And monitored by the Montgomery County Sheriff's Department and reserves. They ID everyone and only 21 and over are allowed in the designated area.

MOTION: Move to approve the First Reading of Ordinance S-25-04 as presented.

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

3. Resolution R-25-59 a Resolution to authorize a demolition contract with Swindell Excavation for the demolition of 11 structures.

Director of Facilities Matt Conger said over the last few years, Code Enforcement has moved forward to finish the process needed to remove structures that are a danger or nuisance to the neighborhoods they reside in. In April 2025, a bid opportunity for demolition of 11 structures was released and bids were opened May 22, 2025. Mr. Conger said the low bid received was for \$137,000 from Swindell Excavation.

MOTION: Move to approve Resolution R-25-59 as presented.

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

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4. Resolution R-25-60 a Resolution to approve Task Order No. 7 with Lochner for design of a mill and overlay for runway 17-35 and submit a FAA grant application.
Director of Parks Jarrod Powers said this is a continuation of a FAA grant for the Coffeyville Airport. They did a geotechnical report analysis that came out in our favor and FAA has given them the notice to proceed with the grant application for mull and overlay of runway 17-35. This is a 95% FAA and 5% city match. It is for full length and width.

MOTION: Move to approve Resolution R-25-60 as presented.

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

5. Resolution R-25-61 a Resolution to approve a work authorization agreement with Allgeier, Martin and Associates for construction engineering services for the CRMC Street Improvement Project.
Executive Director of Public Works Jim Wright said this is for inspection of the project that was approved around the hospital. The inspection will be with Allgeier Martin.

MOTION: Move to approve Resolution R-25-61 as presented.

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

6. Resolution R-25-62 a Resolution to approve a construction contract with Environmental Process Equipment Company for upgrades to the UV system at the Wastewater Treatment Plant.
Executive Director of Public Works Jim Wright said the UV system at the Waste Water Treatment Plant is original to the plant and is reaching the end of life. Environmental Process Equipment Company was recommended by Viola which is the company that purchased the original company that put the system in. Currently, there are 8 modules that each have 40 UV lights that pass through. The control panel has to be propped open with a fan running on it to keep it from overheating. The circuit boards in the modules burn up and need replaced often. Every two weeks they have to remove every module and clean each individual bulb to help with the sterilization. Mr. Wright said on the new module the bulbs will be twice as bright and there will be half as many. It will also have the ability to control each light on each module.

MOTION: Move to approve Resolution R-25-62 as presented.

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

7. Resolution R-25-63 a Resolution of the City of Coffeyville, Kansas authorizing certain improvements and providing for the payment of the costs thereof (CRNF Transformers).
Executive Director of Electric Chris Weiner said this is for the B-Sub Project by the steam plant for the replacement of the transformers for CRNF. They are being upgraded to larger transformers to allow for expansion opportunities. It is a \$23 million project and CRNF will reimburse the City for the debt servicing costs. The City has marginal costs involved with the overall project. Mr. Weiner said they don't expect it to reach the \$23 million but it gives

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some flexibility in case costs go up. He stated this is step 1 of a 4 step process.

MOTION: Move to approve Resolution R-25-63 as presented.

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

8. Executive Session to discuss matters deemed privileged in the attorney-client relationship.

MOTION: Move to recess to Executive Session for consultation with the City Attorney regarding matters that would be deemed privileged in the attorney-client relationship as permitted by K.S.A. 75-4319(b)(2) to include the City Attorney and City Manager for a period of 10 minutes to reconvene in the Commission Room at 7:40 p.m.

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

9. Ordinance S-25-05 a Home Rule Ordinance of the City of Coffeyville relating to the Coffeyville Regional Medical Center.

City Manager Ben Brubaker said the purpose of this Ordinance is to transition the governance and property ownership of Coffeyville Regional Medical Center from the City of Coffeyville to CRMC. This will enable greater operational flexibility, regional growth, and strategic planning to enhance healthcare services for Coffeyville and the surrounding community. Mr. Brubaker said this Ordinance was previously on the Agenda, however some attorneys brought up some issues. They have those things sorted out and this Ordinance has one change that will still give the City a control aspect of the Board of Directors.

MOTION: Move to approve the First Reading of Ordinance S-25-05 as presented.

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

10. City Manager's Report

City Manager Ben Brubaker said we have engines #8 and #10 up and running at full capacity. When Wartsila was here they mentioned some concerns that they have seen with the pistons on similar engines. That did not come up in the inspections so they have pushed back to see if we need to do more. Engine #9 is still waiting on turbo cartridges. Mr. Brubaker said that the City of Coffeyville chose not to go after the maintenance package that was offered by Wartsila. Chris continues to work with them and they may bring a recommendation to go after those packages. Mr. Brubaker said we have had several people apply for the Animal Control position and are still working through some of the particulars for that. He is hoping to have a conversation with Coffeyville Friends of Animals at their next board meeting on some potential changes. Mr. Brubaker mentioned we had a high speed chase come through town. He said the speeds they reached are concerning on residential streets. In speaking with Sheriff Ron Wade on the particulars, Coffeyville PD was not involved in that chase due to policies that are in place. Mr. Brubaker noted that the infographics are moving along for electric rate increases. He mentioned that he attended the school board meeting and there was a presentation on the indoor pool. There was no decision made in the meeting. Mr. Brubaker said it is going to be expensive, they have

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different option and are faced with a hard decision. They are going to revisit the subject in July and may be reaching out to the City for help. Mr. Brubaker said the grant for the Fairgrounds was denied so they are now looking at different options including repairing the existing structure. The Fair Board is reaching out to some different entities in the agriculture field to see if there are grant opportunities the city can apply for. Commissioner Falkner asked on the sales tax appropriation why the total is divided evenly by 6 and would it be more appropriate to make the allocation based on need. It was answered that each sales tax has a percentage base assigned that was voted on.

11. Comments from Commissioners and Staff

Commissioner Hendryx brought up the concern with net fishing at LeClere Lake. Mayor Maples said that she called the game warden and there is net fishing happening for bait fishing not game fishing which is allowed. Discussion ensued. Commissioner Hendryx asked about the limit of the sales tax distribution for Coffeyville Plaza. Mr. Brubaker said he can get that information but they are along way from the limit.

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 for a period of 10 minutes to reconvene in the Commission Room at 8:05 p.m.

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

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Coffeyville Police Department Crime Statistics – May 2025
2. Sales Tax Report – May 2025
3. Grant Trackers – 2024 & 2025
4. Hillcrest Golf Course Report – May 2025

L. ADJOURN

MOTION: Move to Adjourn

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

Time the meeting was adjourned: 8:05 pm
Date the minutes were approved:

6/24/25

Melissa Carter, City Clerk

