

COMMISSION MEETING MINUTES

TUESDAY, JULY 8TH, 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 PAM JONES
COMMISSIONER JIM FALKNER
COMMISSIONER DEBORAH MAPLES
COMMISSIONER ANN MARIE VANNOSTER

City Staff in attendance:

CITY MANAGER BEN BRUBAKER
CITY ATTORNEY PAUL KRITZ
ADMINISTRATIVE ASSISTANT SHASTA MULKEY
DIRECTOR OF FINANCE MARTIN CUMINGS
DIRECTOR OF COMMUNITY DEVELOPMENT AMBER DEAN
EXECUTIVE DIRECTOR OF ELECTRIC CHRIS WEINER
DEPUTY DIRECTOR OF PUBLIC WORKS THOMAS OSBORN

- A. **CALL TO ORDER** – Mayor Deborah Maples
- B. **ROLL CALL**
- C. **INVOCATION** – Pastor Mark Wilson, Church of God
- D. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. **REVIEW OF AGENDA**
- F. **CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, June 24, 2025
 - 2. Action to appoint Chris Weiner as Director and Ben Brubaker as Alternate to the KMGA Board of Directors serving to August 30th, 2027.
 - 3. 2025 Appropriation Ordinance No. AO-25-13 \$2,812,849.72

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

ACTION: MOTION: MAPLES SECOND: VANNOSTER
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.

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REGULAR AGENDA ITEMS

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

I. OLD BUSINESS

J. NEW BUSINESS

1. Resolution R-25-71 a Resolution to set a Public Hearing regarding the vacation of a utility easement at Patterson Square.

Deputy Director of Public Works Thomas Osborn said the owners of Patterson Square Apartments contacted the City about cleaning up some of the paperwork on their properties. The alleyway had previously been vacated but the city retained an easement and this proposes Public Hearing is to remove that easement. Mr. Osborn said they are requesting the Public Hearing be set for the Commission Meeting on August 12th.

MOTION: Move to approve Resolution R-25-71 as presented.

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

2. Resolution R-25-72 a Resolution to approve a work authorization agreement with Allgeier, Martin and Associates for engineering design services for seven (7) streets between 11th and 12th Streets.

Deputy Director of Public Works Thomas Osborn said these seven streets are by the highway and in bad shape so they are requesting to have fully designed plans and specs ready to go. Once funds become available, they will put the projects out to bid. This is for the design services. Commissioner Hendryx stated that the work for this project seems simple and the \$140,000 seems excessive. Mr. Osborn replied that one of the large expenses with this is surveying as they can't use straight GPS for surveying in Coffeyville. They will have to utilize individual plan sets for each of the projects. He noted that it as a not-to-exceed amount so that number is the "worst case scenario".

MOTION: Move to approve Resolution R-25-72 as presented.

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

3. Resolution R-25-73 a Resolution to approve a work authorization agreement with Allgeier, Martin and Associates for the 11th Street Inlet Reconstruction Project.

Deputy Director of Public Works Thomas Osborn said there are nine storm drains that have collapsed and are becoming somewhat of a traffic hazard. Allgeier Martin has done work on our storm inlets in the past. This is a not-to-exceed amount and will take us through the bidding phase.

MOTION: Move to approve Resolution R-25-73 as presented.

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

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4. Resolution R-25-74 a Resolution to authorize purchase of meter and materials, and issue an invitation to bid for installation of a water distribution master meter.

Deputy Director of Public Works Thomas Osborn said this has been brought to the Commission before but the time frame was missed by a couple days so there was a price increase on a couple of items. They were able to talk down some of the price increases but wanted to get the Commission's approval for the additional \$1,705.01. Mr. Osborn said once these materials are received, they will put the project installation out for bid.

MOTION: Move to approve Resolution R-25-74 as presented.

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

5. Resolution R-25-75 a Resolution to approve the purchase of street lights for the Street Light KCC Energy Efficiency Conservation Block Grant Project.

Director of Community Development Amber Dean said last year we received the KCC Energy Efficiency Conservation Block Grant for street lights. 391 lights have already been installed. The lights and labor came in way under bid so they are now able to install 541 more lights throughout town with the grant funds.

MOTION: Move to approve Resolution R-25-75 as presented.

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

6. Resolution R-25-76 a Resolution to award a construction contract to CDL Electric for the Street Light KCC Energy Efficiency Conservation Block Grant Project.

Executive Director of Electric Chris Weiner said this goes with the previous item. It is the labor to install the lights.

MOTION: Move to approve Resolution R-25-76 as presented.

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

7. Resolution R-25-77 a Resolution to authorize the offering for sale of Taxable General Obligation Bonds, Series 2025-A, of the City of Coffeyville.

Executive Director of Electric Services Chris Weiner and Director of Finance Martin Cumings came to the podium. Mr. Cumings said they are asking the Commission To authorize the City's financial advisor, Baker Tilly Municipal Advisors, in conjunction with its bond council, Gilmore & Bell, and the City's Director of Finance and its Clerk to offer for sale Taxable General Obligation Bonds to finance two new 125 MVA transformers, in an amount up to \$23,000,000. He said they do not anticipate that they will go up to \$23 million, right now they are looking at a little over \$18 million. This is in support of the Coffeyville Resources fertilizer plant and they are our most significant purchaser of wholesale power and their operations have increased. The City's current transformers are no longer safely serving the plant's needs as the current load no longer allows for any operational redundancy. As such the City is currently negotiating an agreement through which financing of the transformer upgrade will be possible by this Bond Issuance. This is an act from the

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city serves to support the industrial operations of a major community employer. City Manager Ben Brubaker noted that the City is not paying the bond, CRNF is paying. Mr. Cumings noted that the bond issuance will be in the city's name, the City will own the equipment, it will be part of the City's infrastructure but CRNF will be reimbursing the City the semi-annual cost of the bond servicing. Mr. Cumings noted that this is the bond authority to do a bond offering, not the obligation. Discussion continued.

MOTION: Move to approve Resolution R-25-77 as presented.

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

8. City Manager's Report

City Manager Ben Brubaker asked Executive Director of Electric Chris Weiner to give an update of where they are at with the engines. Mr. Weiner said they have just completed the overhaul of the engines. There are some minor issues that they are getting cleaned up. Unit #8 has had a few issues recently with a sensor. They have had to call in some Wartsila techs to help get some of the issues resolved. Mr. Weiner discussed the ramifications of having to go into an outage when the engines are not functioning properly. He also discussed the pros of having a maintenance package with Wartsila. Discussion ensued on aspects of our agreements with GRDA and SPP. In regards to the steam plant, Mr. Weiner said they are online now and going strong. He went over the process of the steam plant. It has had some challenges recently when one of the heaters went out. Due to that, they have had to put colder water in the boiler which in turn takes more fuel to heat the water up to turn it into steam. This does make it harder on the boiler. Discussion continued. City Manager Ben Brubaker reminded the Commission that the first budget work session will be this Thursday at 5:30 pm which is open to the public. Mr. Brubaker thanked Shasta who was filling in for Melissa for being there and noting everything went smooth.

9. Comments from Commissioners and Staff

Commissioner Falkner asked if we would be discussing trash at the next meeting. Mr. Brubaker said they have heard some of the frustrations from the community about wrapping fabric items for bulk pick-up. He said they have reached out and one of the first bulk pick-ups they had items covered in bed bugs. Mr. Brubaker said that was a problem for Waste Connection and it is not in our contract. They will be reaching back out to us with their Resolution to the situation. Mr. Brubaker mentioned the options we had for bulk pick-up and we opted for a notification system. We can go back and have zones where they run the entire route. The initial concern was the heavy truck traffic on our streets. He would like to give it a few more weeks.

K. EXECUTIVE SESSION(s)

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Coffeyville Police Department Crime Statistics – June 2025
2. Building Permit Reports – May and June 2025
3. Hillcrest Golf Course Report – June 2025

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L. ADJOURN

MOTION: Move to Adjourn

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

Time the meeting was adjourned: 7:36 pm

Date the minutes were approved:

7/22/25

Melissa Carter

Melissa Carter, City Clerk

