

COMMISSION MEETING MINUTES
TUESDAY, NOVEMBER 25, 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 PAM JONES

City Staff in attendance:

CITY ATTORNEY PAUL KRITZ
CITY MANAGER BEN BRUBAKER
CITY CLERK MELISSA CARTER
EXECUTIVE DIRECTOR OF PUBLIC WORKS JIM WRIGHT
DIRECTOR OF FINANCE MARTIN CUMINGS
DIRECTOR OF COMMUNITY DEVELOPMENT AMBER DEAN
FIRE CHIEF MIKE O'CONNOR

- A. CALL TO ORDER** – Mayor Deborah Maples
- B. ROLL CALL**
- C. INVOCATION** – Pastor Carl Dawson, Lighthouse Church of God
- D. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. REVIEW OF AGENDA**

MOTION: Move to Amend the Agenda to add an additional \$107,925.71 to Appropriation Ordinance AO-25-22, remove Resolution R-25-132 from New Business, and add an additional Executive Session to discuss matters deemed privileged in the attorney-client relationship.

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

F. CONSENT AGENDA

- 1. City Commission Meeting Minutes – Thursday, November 13, 2025
- 2. 2025 Appropriation Ordinance No. AO-25-22 \$3,679,877.32

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

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

James Linzey, 113 East 8TH, came to the podium to address Ordinance G-25-04 regarding vacant buildings and the \$500 penalty and additional yearly fees. He met with the Community Development Department to ensure that his building would not be classified as vacant or abandon. During that visit he was asked what the contents of his building are, if he had set hours and how the building was being used. Mr. Linzey feels those questions raise concerns regarding the role of government and ministries. He stated a ministry's contents should not need to be disclosed to the government and hours should not be determined by the government. Mr. Linzey asked the Commission to be mindful that ministries serve the community every day and do not operate like a business. He is concerned that the ordinance as currently written could unintentionally result in government overreach or place financial burden on ministries.

Marcus Kastler, 502 Overlook, came to the podium to get an update on the police department working with ICE as he is against it. He feels this is sending a mixed message to the Hispanic community. He stated they are part of the community yet they are treated as the lowest of lows for wanting to live their life. Mr. Kastler said Coffeyville has about a 16% Hispanic population and this could lead to them leaving the community. He questions the legality of this constitutionally, liability, foreign exchange students and who needs to show papers. Mr. Kastler would like to see a public forum to inform the public on this issue.

Robert Greenwood Jr., 915 West 1st, came to the podium to speak about the police department agreement with ICE. He left a statement from the United States Conference of Catholic Bishops for the Commission. Mr. Greenwood read one of the statements that oppose the indiscriminate mass deportation of people.

City Manager Ben Brubaker said the 287G agreement is on his list to speak about in the City Manager's report but wanted to go ahead and address that now. Mr. Brubaker stated that a few things to note is that they did send a press release to the media. He stated he has a Facebook Live with the Hispanic community and Chief Bromley tomorrow morning to express what this was about. Mr. Brubaker said they have had questions for the last year regarding the relationship with ICE and how it all works. He noted that our police officers cannot do the job of ICE as they are not legally permitted. What this program is meant to do is create partnerships with local law enforcement, give free training and the ability to act on certain things. The City of Coffeyville chose the task force model of the 287G program as they believe it gives the greatest flexibility to determine how they want to participate. How this will be applied in Coffeyville is during the course of action they are doing. For example, should someone get pulled over for a DUI and in the course of that investigation it is found that ICE has a detainer against them, which means they are wanted to go into the judicial process, this program allows them to detain them if ICE wants to come get them. Mr. Brubaker wants residents to know that the police department in Coffeyville is not going to go door to door, to businesses, to schools looking for people. It will not make decisions based on protected classes. They will, in the course of the police departments daily duties, when interacting with someone who has broken the law, if there is an ICE detainer on someone they will work with our federal partners on that. Earlier in the year he had reached out the Hispanic

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community and encouraged them to have their event and offered police support if they did not feel safe. Ultimately, they decided not to have the event. Mr. Brubaker stated that they appreciate and value everyone in this community and their contributions. He reiterated that they are not out looking to find people.

William Kendall, 1521 Willow Street, came to the podium to express his concern about the 287G agreement. He understands the intention is to enhance public safety but thinks the partnership risks damaging the trust between local law enforcement and immigrant communities. He stated it could lead to fear, division and reluctance to cooperate with law enforcement. He feels this will make our community less safe. Mr. Kendall stated this agreement could hurt the local economy. He urged the city leaders to reconsider and resend the 287G agreement and focus on policies that promote inclusivity, trust and economic prosperity for all residents.

Carl Dawson, 102 Ohio Street, came to the podium and said having served in detention in New Mexico, prior to becoming a pastor, they had a task force agreement with ICE. Through this they found that gang activity and other activities in the community went down due to the working agreement with ICE. Some leave communities because of their affiliation with gangs and it brings the overall safety of the community up. Mr. Dawson urged the community to give the task force an opportunity to work and if it is not, readdress it later.

James Linzey, 113 East 8th, came back to the podium and stated as a retired United States military officer, he stated that illegal immigration is a national security issue and we don't know who is here. He said if we don't have borders, we don't have a country.

REGULAR AGENDA ITEMS

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

1. Presentation by the Friends of the Charlesworth Pool.

Ryan Thompson came to the podium as representative for the Friends of the Charlesworth Pool and the Coffeyville Area Community Foundation. Their goal is to help renovate, reopen and sustain the Charlesworth Pool and FKHS Natatorium that has served Coffeyville for over 50 years through water safety education, therapy, lifeguard training, competitive swimming, a long-standing high school men's and women's swim team, and a community summer swim team for youth. Mr. Thompson said since June of 2025, USD 445 was preparing for demolition and closure of the facility. The current estimates for demolition is around \$800,000. Their volunteer group has been meeting weekly to find a solution. A joint subcommittee was formed with board members Jason Barnett, Cindy Price and Matt Jordan along with district administrators and community volunteers. Through that committee they have learned that the pool basin is structurally sound and the building is in good condition. Renovation is currently estimated between \$2.1 and \$2.4 million. The facility needs cleaning, ventilation, a new HVAC system, and major roof replacement. It can be repaired and the community overwhelmingly wants it preserved. The district has provided a clear path forward for them to repair and reopen this facility. Mr. Thompson stated if the Friends of the Charlesworth Pool and CACF can support \$1.6 million of the renovation cost, USD 445 will continue discussions toward a long-term agreement to save and reopen the natatorium. In the last 4 weeks these groups have raised nearly \$1 million and counting in contributions which speaks volumes. Every donation reflects not only commitment but the desire to save lives. Every child who learns to swim, every teen trained as a lifeguard, any adult utilizing water therapy represents safety, health and in many cases a life saved. Mr. Thompson said he recognizes that they have significant work ahead of them but they are up for it. He noted that they had an incredible Match Day through the CACF where in one day they raised almost \$200,000. To reach the \$1.6 million goal, they need strong partners to

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stand with them. Mr. Thompson asked for a letter of commitment supporting a local impact investment loan ranging from \$600,000 to \$1 million that would be repaid with a shortened time frame and would be used for the purpose of helping to fund the renovation of the Charlesworth pool and natatorium. He said the investment will prevent the demolition of this critical community facility, leverage the private dollars already raised, strengthen grant applications and restore year-round access to the facility. Mr. Thompson thanked the volunteers and donors who have supported this effort. He thanked the City Commission and city leaders for their vision and USD 445 administration and board for providing a path forward for this partnership. They do not want to see a historic, quality of life asset lost in this community. The natatorium is part of Coffeyville's identity and legacy, together they have an opportunity to save it. Mr. Thomson said with the city's support they can reopen the facility and ensure future generation have a safe place to learn, grow and thrive. Discussion ensued on the funding efforts, demolition cost and if that will be given to restoration, cost of roof repair, how the terms of the loan and repayment would be handled, responsibility of upkeep if restored, economic boost from swim meets it could bring, interest rate on the loan, amount needed and where the funding will come from.

MOTION: Move for the City Manager to sign a letter of commitment to the Friends of the Charlesworth Pool for a bridge loan not to exceed \$600,000 to bridge expenses of the Charlesworth Pool roof. Including a loan term of 36 months, interest rate of 4%, and a payment schedule beginning 2 months after funded.

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

I. OLD BUSINESS

1. Second Reading of Ordinance G-25-08 an Ordinance amending certain provisions of Chapter 42 of the Code of Ordinances of the City of Coffeyville, Kansas, relating to utility security deposits and delinquent utility accounts.

MOTION: Move to approve Second Reading of Ordinance G-25-08 as presented.

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

J. NEW BUSINESS

1. Resolution R-25-127 a Resolution to approve purchase of a 2026 Chevrolet 3500 Double Cab from Roman Motors for the Coffeyville Fire Department.
Fire Chief Mike O'Connor said in 2004 when they started a Hazmat team, the Fire Department received funding to purchase a 2005 Chevy 5500 Kodiak truck that was used to pull the Hazmat trailer. It has transitioned to more of a brush truck. They recently saw what the market was for the 2005 Kodiak, listed it and received a full offer within a couple days. They sold that truck and will be using those funds to purchase this 2026 Chevrolet truck.

MOTION: Move to approve Resolution R-25-127 as presented.

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

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2. Resolution R-25-128 a Resolution to approve a Work Authorization Agreement with Allgeier Martin and Associates for process engineering at the Water Treatment Plant. Executive Director of Public Works Jim Wright said they are working with Allgeier Martin on updating their processes at the Water Treatment Plant. This agreement will be to go through their treatment processes and identify areas for improvement. It will happen after the testing has been completed.

MOTION: Move to approve Resolution R-25-128 as presented.

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

3. Resolution R-25-129 a Resolution to approve a construction contract with JKS Construction Inc. for the replacement of 11 stormwater inlets on 11th Street. Executive Director of Public Works Jim Wright said we opened bids recently to improve inlets on 11th Street. He is recommending approving JKS Construction receive the contract. They were the only bidder but it was noted that their bid was under the engineers estimate.

MOTION: Move to approve Resolution R-25-129 as presented.

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

4. Resolution R-25-130 a Resolution to approve Change Order No. 2 for the Multi-Use Trail Project. Executive Director of Public Works Jim Wright said this will be the final change order and is actually a decrease of \$1,697 due to pavement markings that were not used. There was also \$110 deduction to a math error.

MOTION: Move to approve Resolution R-25-130 as presented.

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

5. Resolution R-25-131 a Resolution to approve Change Order No. 1 with J Graham Construction for additional work on the CRMC Street Improvement Project. Executive Director of Public Works Jim Wright said during the street project around the hospital, part of the construction just East of Cline they ran across some unsuitable subbase material which caused them to have to excavate quite a bit more. Also, west of Cline on the south side of 4th Street, the road had been widened and only had 3 inches of asphalt. They had to overlay 2 inches which filled in the gutter line so they need to put in curb and gutter. There were also 2 driveways and 2 additional curb cuts for ADA access needed.

MOTION: Move to approve Resolution R-25-131 as presented.

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

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6. Resolution R-25-133 a Resolution to revise the City of Coffeyville Fund Balance Policy. Director of Finance Martin Cumings said he is asking to make some additions to the Fund Balance Policy. The additions include the following definition for Pass-Through Expenditures – Expenditures incurred to convey or transfer money from revenues intended for a third party to the City, for which the City has been designated as the administrative custodian. Additional language is to include a fund balance target of 25% for the general fund. Also, added was the verbiage - Funds established for Pass-Through Expenditures are not subject to any minimum fund balance requirement. However, funds containing both normally budgeted expenditures and Pass-Through Expenditures are still required to maintain minimum reserves based on the budgeted expenditures that do not contribute to the Pass-Through Expenditures. The last addition was made for Business Funds - For the purposes of this policy, Business Funds shall not include the Aquatic Center, Golf Course, or the Airport.

MOTION: Move to approve Resolution R-25-133 as presented.

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

7. Ordinance G-25-09 an Ordinance to amend Chapters 8 and 20 of the Code of Ordinances to Adopt the 2024 Building & Construction Codes and the 2024 International Fire Code. Director of Community Development Amber Dean said in April of this year, they began updating building codes from 2018 to 2024 codes. This involved review from every department, input from several staff members. They reached out to several contractor/developers as well. Most of the updates are making sure the section numbers matched the new 2024 codes. Some of the highlights of changes are: Appendix BM Adopted (IBC & IRC) for 3-D printed homes. They did not adopt the new 2024 Energy Code because it would make building in Coffeyville significantly more expensive and more difficult. This was the main feedback from developer/contractors. Footings for new homes must now be 24 inches deep instead of 12 inches for stronger, more durable foundations. Basic standards were added to ensure workers can safely reach and service appliances in attics, including a proper access opening, walkway, and small service platform. Cellular core PVC and ABS pipe are no longer allowed because they are more prone to failure. Mini-split systems are now defined as two separate machines (1) indoor air-handling unit and (2) outdoor condensing unit. The updated electrical code requires a disconnect located outside, next to the outdoor unit, so it can be safely serviced. Sewer lines must still be capped during demolition. A new requirement was added: the City must inspect the sewer cap before backfilling. The Planning & Zoning Board will now also serve as the Board of Appeals for building and zoning matters. This eliminates the need for a separate appeals board. Rental definitions added - Apartment Building: A structure with more than 6 rental units. Rent-to-Own / Lease-Purchase Agreements: Count as rental properties until the title transfer is officially recorded with the County. Updated Landlord Licensing Fees Apartment buildings have a different fee structure. New landlords pay the full fee; renewals cost less. A reinstatement fee applies if a license expires. A new utility transfer fee applies when utilities go back into a landlord's name after a tenant moves out. The City's Housing Quality Standards are now built into the rental ordinance, instead of being a separate resolution. This puts all rental regulations in one place. License enforcement update - If a landlord does not obtain or renew a license or if the license is revoked or suspended the units must be vacated and cannot be rented again until a valid license is issued.

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MOTION: Move to approve First Reading of Ordinance G-25-09 as presented.

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

8. City Manager's Report

City Manager Ben Brubaker said we have signed an agreement with the Animal Shelter for the city to step in and support at a higher level from an operational aspect. He noted he and the Coffeyville Friends of Animals will be on the radio Monday morning talking to the community about the changes. Animal Control response time continues to be an issue. Unfortunately, as much as they would like to respond to every animal call, they do not have the resources. They have created a Standard Operation of Procedures with the three levels of priority to handle the calls. Mr. Brubaker noted they are at a point that they will start conversations about water rates in December meetings with presentations of rate increases the second meeting in January. He said on Monday one of the new Commissioners came out for tours of city facilities. Mr. Brubaker said the last December meeting is on the 23rd and asked if they would be available. Commissioners ultimately agreed they would and to keep the meeting the same. He reiterated his dialogue about the 287G agreement he spoke to during Public Comments. Union negotiations are moving forward with no anticipation of budget shortfalls.

9. Comments from Commissioners and Staff

Commissioner Falkner said he noticed that several locations have mattresses that have been there over a month. Some of the residences are vacant and asked how to address that. Mr. Brubaker stated we are trying to educate the community through social media and code enforcement. Mr. Brubaker said we can go back to the way it was before but we are trying to keep the heavy trucks off the street. Trash pick-up this week will be on Saturday as they are shifting one day back due to the holiday. Mr. Brubaker said they are going to extend the leaf pick-up past November and will run until the weather gets bad. Vice Mayor Vannoster said Match Day this year brought in a total with the \$110,000 match of \$729,111.12. They had 767 gifts and 348 donors among the 33 non-profits. She noted it has gotten better each year and is a true testament of this community.

K. EXECUTIVE SESSION(s)

1. 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) of the Open Meetings Act, to include the City Attorney, City Manager, Director of Community Development, Director of Finance, and Steve Morrison with MTI for a period of 45 minutes to reconvene in the Commission Room at 9:10 pm.

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

MOTION: Move to extend the Executive Session for an additional 15 minutes.

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

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MOTION: Move to authorize the City Manager to execute a Letter of Commitment with MTI/Steve Morrison, for purposes of facilitating the development of up to 30 housing units within the City of Coffeyville, to include a financial inducement of up to \$20,000 per housing unit to be paid by the City, subject to the terms and conditions of an agreement to be framed and executed by the parties

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

2. 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) of the Open Meetings Act, to include the City Attorney, City Manager, Director of Community Development and Director of Finance for a period of 10 minutes to reconvene in the Commission Room at 9:35 pm.

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

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. Parks Board Minutes – October 2025

L. ADJOURN

MOTION: Move to Adjourn

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

Time the meeting was adjourned: 9:36 pm

Date the minutes were approved:

12/9/25

Melissa Carter

Melissa Carter, City Clerk

