

COMMISSION MEETING MINUTES

TUESDAY, JULY 28, 2026 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 Falkner.

Present:

COMMISSIONER JIM FALKNER
COMMISSIONER MIKE GOLDEN
COMMISSIONER ALEC HENDRYX
COMMISSIONER WILLIAM KENDALL
COMMISSIONER DEBORAH MAPLES

City Staff in attendance:

CITY ATTORNEY PAUL KRITZ
CITY MANAGER BEN BRUBAKER
CITY CLERK MELISSA CARTER
DIRECTOR OF FINANCE MARTIN CUMINGS
DIRECTOR OF COMMUNITY DEVELOPMENT AMBER DEAN
DIRECTOR OF PUBLIC WORKS JIM WRIGHT

- A. CALL TO ORDER** – Mayor James R Falkner
- B. ROLL CALL**
- C. INVOCATION** – Pastor Randy DePriest, 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, July 14, 2026
 - 2. Resolution R-26-80 a Resolution to authorize the Mayor and City Clerk to execute a Quitclaim Deed to Paul and Kristin Baker for Lots 12 & 13, Block 9, Clines Westwood Addition.
 - 3. Resolution R-26-81 a Resolution to authorize the Mayor and City Clerk to execute a Quitclaim Deed to Thomasville Homes for 402 and 404 Gibson Avenue.
 - 4. Resolution R-26-82 a Resolution authorizing the submission of an application to the Kansas Department of Transportation Cost Share Program for the Overlook Drive Phase 1 Project and committing local matching funds.

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

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

Marcus Kastler, 502 Overlook, came to the podium and thanked them for putting Overlook on there to fix and he would like to see it widened to have a shoulder. He addressed the newer commissioners and told them they should not feel rushed during budget sessions, and they should not be coerced into agreeing if they don't. He told them they need to do research and suggested the manner in which to do it. Mr. Kastler then brought up the posts on Facebook that gave how much it costs to equip a firefighter and police officer and thinks there are discrepancies with the radios. He said \$7,000 for a firefighter sounds like a lot. He has been digging and found that fire and pd currently use the same radios but fire was hoping to get the \$7,000 radios. In his opinion, that is forecasting something that hasn't been approved and the city should let the public know that. Mr. Kastler said it is also "not fair" to add some of the pd items as the officers pay for some of it themselves.

REGULAR AGENDA ITEMS

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

I. OLD BUSINESS

J. NEW BUSINESS

- 1. Resolution R-26-83** a Resolution authorizing the Mayor to execute a Construction Contract with Heck & Wicker for the 8th Street KDOT Cost Share Program.

Director of Public Works Jim Wright said Heck & Wicker was the lowest responsible bidder for the project, there were two bids. This project is 8th Street from Hwy 166 to Elm. It will be an overlay from HWY 166 to Lewark, the cross streets will be milled to match. From Lewark to Elm it will be a 2-inch mill and overlay with curb and gutter. Discussion on the project ensued.

MOTION: Move to approve Resolution R-26-83 as presented.

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

- 2. Resolution R-26-84** a Resolution authorizing improvements to the city public water supply system and providing for the payment of the costs thereof.

Director of Finance Martin Cumings said he will be going through this Resolution and the next as they are both related. The second one is to allow them to do a bond issuance but to do that they have to have authorization to engage in the general scope of the project the bond will fund. Mr. Cumings said this will be a \$9 million bond and will ultimately be a little over that as financing costs are wrapped into it. \$6 million will go to upgrades to the current water treatment plant. He noted that they got the engineering report back that the structure should stand for hopefully another 20 to 30 years. \$1 million will go towards capital equipment expenses to outfit a new waterline crew that will repair and replace the existing

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infrastructure. The remaining \$2 million will go towards the materials for the waterline replacements and the lead line replacement unfunded initiative mandated by the federal government. Mr. Brubaker noted these funds will get them started on the projects and the water rate increases will sustain these projects over time. Mr. Cumings said they applied for a GO rating of A+ with the S & P and within the next week should know what the final rating will be. Mr. Cumings said a bond is different from a loan as it is taken to the public market and everyone buys a piece of that debt. So essentially, they are different mini loans and every year, they will pay off one of the loans. The interest being paid will service the other loans that have not been paid off. If they get the A+ rating, the interest rate should be a little over 5%. It was noted that they can be paid off early after 10 years.

MOTION: Move to approve Resolution R-26-84 as presented.

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

3. Resolution R-26-85 a Resolution authorizing the offering for sale of General Obligation Bonds, Series 2026-A, of the City of Coffeyville, Kansas.

MOTION: Move to approve Resolution R-26-85 as presented.

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

4. City Manager's Report

City Manager Ben Brubaker reminded Commission that the first budget meeting is tomorrow at 5:30 pm in the Commission Room and it will be more of an education session. They will receive the budget book tomorrow. The trail Grand Opening will be tomorrow at 11:00 am. Mr. Brubaker said that Amber will be reaching out to the Commission if they want tours of the house they purchased for renovation. He will be sending them the latest Neighborhood Preservation report. Mr. Brubaker announced there will be an information session for data centers at the Boys and Girls Club on Thursday, August 6th at 6:00 pm. He noted that the invitation is to residents and customers of Coffeyville Municipal Light and Power as this will be education specific to Coffeyville as we have public power and our different than surrounding communities. Mr. Brubaker said that he got the first proposal today. The decision that will be made in August is to decide if they want to choose one and allow them to do a SPP study. This study will tell the available electricity within the transmission lines. The report will take 90 days, after that if Commission decides they want the data center here, then terms of the contract will be discussed. Mr. Brubaker said we could have done a better job explaining the post on sales tax that Mr. Kastler mentioned. It was not to show what the sales tax would help them buy but rather to show the costs for the departments.

5. Comments from Commissioners and Staff

Mayor Falkner said there have been a lot of emotional comments made on Facebook about data centers. He said the decision to deny or allow such a facility at the industrial park will be made after extensive research and discussion before that comes to commission. The commission will be asking a lot of hard questions, and the decision will be based on the data, not emotional screaming on the internet. They will make a decision that is best for Coffeyville. Mayor Falkner said the grass is getting taller all over town and is out of control

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in some areas. He asked Mr. Brubaker what can be done. Mr. Brubaker answered to keep doing what they are doing and see it through. They tried something new this year and they can make decisions based on the data they have collected. He noted it is budget season and the commission can budget what they want it to be for next year. Mr. Brubaker went through the statistics for this year (see Neighborhood Preservation Report attached to these minutes). Mr. Brubaker said they are now turning the unpaid amounts into collections instead of property tax so it will follow the individuals, not the property. This year they have not gone yard to yard, it is complaint based, other than the high traffic areas. Discussion ensued on the new procedure, personal responsibility, cost, past practices and funding options for mowing and abatements. Commissioner Golden asked if they could get KGGF to cover or do a Facebook Livestream on the data center meeting as being in a different location, YouTube won't work. Mr. Brubaker said they have invited the media and they are welcome to do that. He noted he will be putting videos with information out. Mayor Falkner said there are a lot of trees down around town and some getting ready to fall. He asked if there is anything that can be done. Mr. Brubaker said the tree is the owner's responsibility. The city will clear trees if they are in the street or impeding the public. Neighborhood Preservation does address this. Commissioner Hendryx said he keeps getting positive comments on the tennis and pickleball courts. Commissioner Kendall said he had an anonymous report about the County Commission trying to close the Coffeyville Tag Office. He reached out to Commissioner Cordray who said they are looking at the operational cost to see if they are still going to operate. Mr. Brubaker said everyone is screaming that costs need cut but when they cut services, people scream about that too. He said they did reach out and told them there may be room on the third floor of this building which could save them operational costs as they would not have to pay rent, just utilities. Mayor Falkner said he thinks it is disingenuous of the county commissioners to talk about cutting costs then turn around and authorize exorbitant salary increases to county staff. Mr. Brubaker said he thinks when you start paying attention to the cities and communities around them, they might find that it is not as exorbitant as they think. He said you get what you pay for, if you want good employees, you have to stay competitive. Mr. Brubaker said he is a little fed up with Facebook right now because there are so many people spitting out data and facts that they don't have. He stated they have the same problem here as people don't show up to our meetings. They had an event for the sales tax at emergency services and only 3 or 4 people showed up. Mr. Brubaker said people need to come out, be a part of the solution and not just screaming on Facebook. He thanked the people who showed up at the meeting, that is what we need in our community and people have forgotten. Instead of getting on social media and complaining, people need to participate in their community. Mr. Brubaker said they invited about 100 residents to participate in a community workshop and only 60 showed up. He said he is sick of the Facebook facts because they are not facts. Commissioner Golden said he went to the emergency services for the meet and greet that morning and him and his wife were the second people to show up. He reminded the public there is another one tomorrow night from 4:30 pm – 6:30 pm and encouraged people to come. Vice Mayor Maples said she took off work to go to the community workshop and it was good. She noted that one speaker spoke about how pervasive the negativity is in Coffeyville. Vice Mayor Maples stated we have so many good things happening in Coffeyville that are changing, improving and better than they were 5 years ago. Those things don't get talked about because everyone is so negative. She said we don't realize what we have and we don't enhance the positivity. Vice Mayor Maples said we have great Water and Wastewater Departments, our water is good. She went over some of the expenses associated with those. Commissioner Kendall asked if ICE has been going door to door in our Hispanic community in the last month. Mr. Brubaker answered he doesn't know how many times ICE comes, they come when they want. He said he knows they

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have been here at least once in the last 45 days. The benefits of the agreement is the level of what they do will not be as strong as if we didn't have it. They are still a federal agency and can come when they want. Mr. Brubaker said when he has known about it, they are bringing warrants they already have. Commissioner Kendall said it is hurting our local community.

K. EXECUTIVE SESSION(s)

L. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. City of Coffeyville Payment Report (07/17/2026 – 07/24/2026) \$5,563,552.12

M. ADJOURN

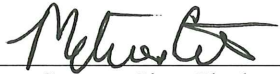
MOTION: Move to Adjourn

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

Time the meeting was adjourned: 7:55 pm

Date the minutes were approved:

8/11/2026



Melissa Carter, City Clerk



Neighborhood Preservation Report

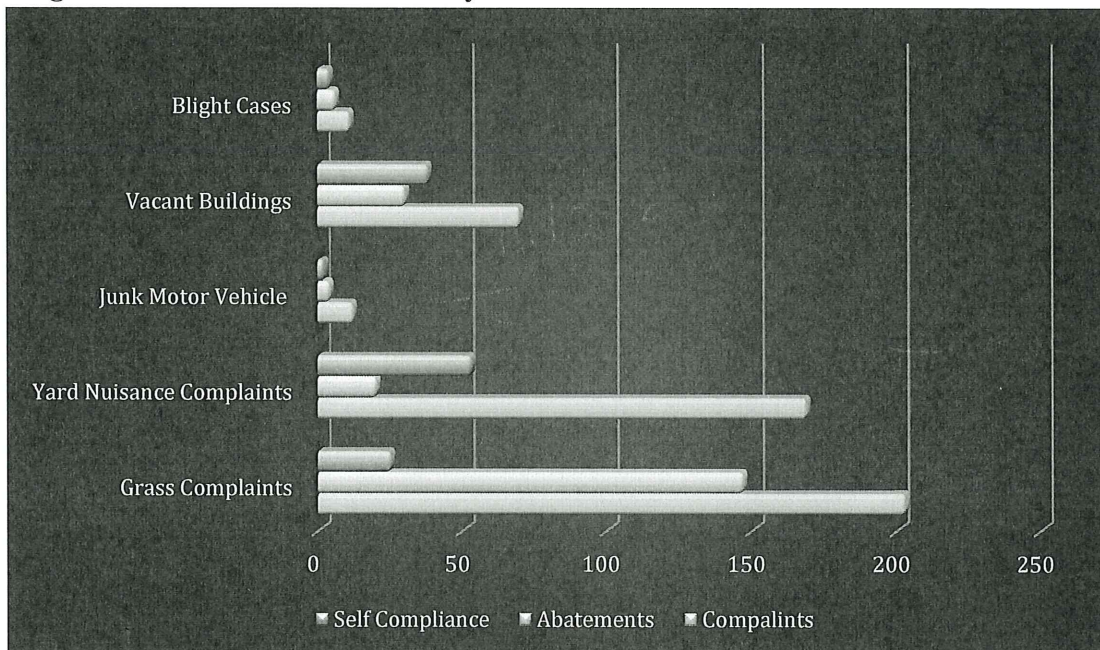
Executive Summary

As of July 15th, 2026

Community Development and Neighborhood Preservation staff continue working to improve neighborhood conditions, support housing improvements, and encourage investment throughout the community.

As of July 15, staff has addressed 428 nuisance and property maintenance complaints, completed 101 mowing abatements, and continues to monitor 70 vacant buildings and 8 blighted structures. Six blighted structures are currently moving through the demolition process.

Neighborhood Preservation Activity



- ❖ Grass and Weeds
 - Staff received 203 grass and weed complaints. To date, 101 properties have been abated by the City, and additional 47 active work orders issued and 25 properties came into compliance voluntarily after notice.
- ❖ Yard Nuisance and Trash
 - Staff received 169 yard nuisance complaints. 20 properties have required abatement, while 53 property owners corrected violations voluntarily following contact from staff.
- ❖ Junk Motor Vehicles

- Staff received 12 junk motor vehicle complaints. 2 property owner voluntarily corrected the violation, 4 junk motor vehicles have been towed
- ❖ Vacant Buildings
 - Staff continues to monitor 70 vacant buildings throughout the community. Of those properties, 38 have paid registration fees or qualified for an exemption, 30 have registered and are pending fee payment, and 2 properties have been notified to register.
- ❖ Blighted Structures
 - There are currently 11 active blight cases. Six structures are currently moving through the demolition process as staff continues efforts to address unsafe and deteriorated buildings. 4 structures have been demolished through self-compliance