

**COMMISSION MEETING AGENDA
TUESDAY, AUGUST 11, 2026 6:30 P.M.**

- A. CALL TO ORDER** – Mayor James R Falkner
- B. ROLL CALL**
- C. INVOCATION** – Pastor Doug Mund, Grace Fellowship Church
- D. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- E. REVIEW OF AGENDA**
- F. SPECIAL PRESENTATION**
 - 1. Presentation of Power Plant Operator Academy certificates by Kansas Municipal Utilities.
- G. CONSENT AGENDA**
 - 1. City Commission Meeting Minutes – Tuesday, July 28, 2026
 - 2. Resolution R-26-86 a Resolution to approve corrected Quitclaim Deeds for 402 and 404 Gibson Avenue to reflect the current legal descriptions following the previously approved replat of the Gibson Avenue properties.
 - 3. Resolution R-26-87 a Resolution authorizing the City of Coffeyville to execute a Municipal Electric Systems of Oklahoma Mutual Aid Agreement for the Electric Utility.
- H. 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.
- REGULAR AGENDA ITEMS**
- I. PUBLIC HEARING(s), & PROCLAMATION(s).**
 - 1. Public Hearing on the Second Amendment to the Neighborhood Revitalization Plan.
 - 2. Resolution R-26-88 a Resolution to adopt the Second Amendment to the Neighborhood Revitalization Plan and authorize the Mayor and City Clerk to execute any necessary Interlocal Agreements.
 - 3. Public Hearing to consider an application submission to the Kansas Department of Commerce for Community Development Block Grant funds under the Housing Rehabilitation and Demolition category.
 - 4. Resolution R-26-89 a Resolution certifying legal authority to apply for the Housing Rehabilitation and Demolition Kansas Community Development Block Grant Program from the Kansas Department of Commerce and authorizing the Mayor to sign and submit such an application.
- J. OLD BUSINESS**
- K. NEW BUSINESS**
 - 1. Discussion and action to approve or deny a nomination to the Coffeyville Regional Medical Center Board of Directors.

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2. Resolution R-26-90 a Resolution making certain findings and determinations as to the need for housing within the City of Coffeyville, Kansas and setting forth the legal description of real property proposed to be designated as one or more Reinvestment Housing Incentive Districts within the city.
3. Ordinance S-26-02 an Ordinance authorizing and providing for the issuance of General Obligation Bonds, Series 2026-A, of the City of Coffeyville, Kansas; providing for the levy and collection of an annual tax for the purpose of paying the principal of and interest on said bonds as they become due; authorizing certain other documents and actions in connection therewith; and making certain covenants with respect thereto.
4. Resolution R-26-91 a Resolution prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds, Series 2026-A, of the City of Coffeyville, Kansas, previously authorized by Ordinance S-26-02 of the issuer; making certain covenants and agreements to provide for the payment and security thereof; and authorizing certain other documents and actions connected therewith.
5. Discussion on data center proposals for Southwest Power Pool Transmission Study.
6. City Manager's Report
7. Comments from Commissioners and Staff

L. EXECUTIVE SESSION(s)

M. GENERAL STAFF, COMMITTEE & BOARD REPORTS AND MINUTES

1. City of Coffeyville Payment Report (07/31/2026 – 08/07/2026) \$1,117,846.08
2. Sales Tax Report – July 2026
3. Coffeyville Police Department Crime Statistics – July 2026
4. Hillcrest Golf Course Report – July 2026

N. ADJOURN

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:

Melissa Carter, City Clerk

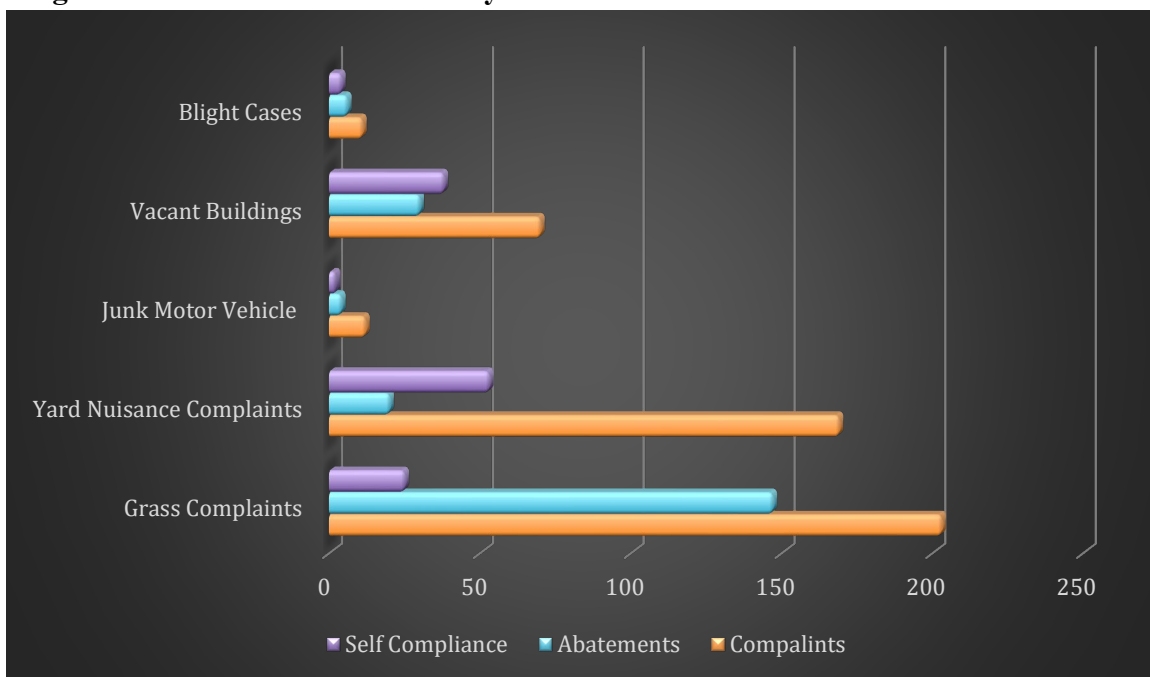
Neighborhood Preservation Report

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

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	August 11, 2026	
RESOLUTION OR ORDINANCE NUMBER	R-26-86	
AGENDA TITLE	To approve corrected Quitclaim Deeds for 402 and 404 Gibson Avenue to reflect the current legal descriptions following the previously approved replat of the Gibson Avenue properties.	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Amber Dean, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☐ No
PURPOSE	To approve corrected Quitclaim Deeds for 402 and 404 Gibson Avenue to reflect the current legal descriptions following the previously approved replat of the Gibson Avenue properties.	

BACKGROUND	At the July 28, 2026 meeting, the City Commission approved the conveyance of the City-owned properties located at 402 and 404 Gibson Avenue to Thomasville Homes for residential development. While working with the title company to prepare the closing documents, it was discovered that the legal descriptions included in the approved quitclaim deeds were no longer current. The legal descriptions changed when the Gibson Avenue properties were replatted several months ago, and the deeds inadvertently referenced the legal descriptions that existed prior to that replat. This resolution updates the quitclaim deeds to reflect the current legal descriptions for the properties. No changes are being made to the purchaser, purchase terms, or intended use of the property. This action simply corrects the legal descriptions to ensure the deeds accurately reflect the recorded plat and can be properly conveyed. The conveyance will allow Thomasville Homes to continue its residential development along Gibson Avenue, increase the City's housing inventory, place vacant property back into productive use, and further the City's efforts to expand quality housing opportunities
SPECIAL NOTES	
ANALYSIS	
PUBLIC INFORMATION PROCESS	
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Approve the Quitclaim Deeds conveying the City-owned properties located at 402 and 404 Gibson Avenue to Thomasville Homes for the purpose of residential development
REFERENCE DOCUMENTS ATTACHED	Resolution Quitclaim deed

RESOLUTION NO. R-26-86

A RESOLUTION TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE QUITCLAIM DEED TO THOMASVILLE HOMES, LLC.

BE IT RESOLVED by the Board of Commissioners of the City of Coffeyville, Kansas, that the Mayor and City Clerk be and are hereby authorized and directed to execute a quitclaim deed to convey the following described real property to Thomasville Homes, LLC , to-wit:

Lot 10, Final Plat of Replat of Lots 13 thru 24, Block 10 & Lots 1 thru 8, Block 6 of Cline's Westwood Addition, Coffeyville, Montgomery County, Kansas

And

Lot 11, Final Plat of Replat of Lots 13 thru 24, Block 10 & Lots 1 thru 8, Block 6 of Cline's Westwood Addition, Coffeyville, Montgomery County, Kansas

ADOPTED ON THIS 11th day of August, 2026.

James R Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

Approved as to Form:

Paul Kritz, City Attorney

QUITCLAIM DEED

THIS QUIT CLAIM DEED is made and executed this 11th day of August, 2026, by the **CITY OF COFFEYVILLE**, a municipal corporation (“Grantor”), to THOMASVILLE HOMES, LLC, (“Grantee”).

WITNESSETH, for Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor does by these presents **REMISE, RELEASE and QUIT CLAIM** unto Grantee, that certain real estate located in Montgomery County, Kansas, and legally described as follows:

Lot 10, Final Plat of Replat of Lots 13 thru 24, Block 10 & Lots 1 thru 8, Block 6 of Cline's Westwood Addition, Coffeyville, Montgomery County, Kansas

And

Lot 11, Final Plat of Replat of Lots 13 thru 24, Block 10 & Lots 1 thru 8, Block 6 of Cline's Westwood Addition, Coffeyville, Montgomery County, Kansas

Reversionary Provision: Grantee shall initiate construction of a single-family residence on the above-described property within six (6) months and complete construction (move-in ready) within eighteen (18) months from the date of this deed. If Grantee shall fail to fulfill these requirements, the property shall, at Grantor’s option, revert to Grantor. This option shall be exercised by Grantor’s recordation of an instrument signifying the reversion of the property to Grantor. Unless such an instrument is filed of record with the Montgomery County Register of Deeds office within two (2) years from the date this quitclaim deed is recorded, this reversionary provision shall be completely null and void.

NO REAL ESTATE VALIDATION QUESTIONNAIRE PER K.S.A. 79-1437e(4).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed as of the day and year first above written.

CITY OF COFFEYVILLE, KANSAS

By _____
James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

ACKNOWLEDGEMENT

STATE OF KANSAS
MONTGOMERY COUNTY, ss.

BE IT REMEMBERED that on this 11th day of August, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James R. Falkner, Mayor, and Melissa Carter, City Clerk, who are personally known to me to be the same persons who executed the above and foregoing Quitclaim Deed on behalf of Grantor, and such persons duly acknowledged the execution of the same as their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Notary Public

My commission expires:



**CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM**

MEETING DATE	August 11 th , 2026		
RESOLUTION OR ORDINANCE NUMBER	R-26-87		
AGENDA TITLE	MESO Mutual Aid Agreement		
REQUESTING DEPARTMENT	Electric Department		
PRESENTER	Chris Weiner, Amy Taylor		
FISCAL INFORMATION	Cost as recommended:	<i>Pre-Tax</i>	
		<i>Extended Warranty</i>	
		<i>Tax</i>	
		Total	
	Budget Line Item:		
	Balance Available		
	New Appropriation Required:	☐ Yes ☒ No	
	Manufacturer Warranty (details in warranty section)	☐ Yes ☐ No	
	Extended Warranty (details in warranty section)	☐ Yes ☐ No	
PURPOSE	To authorize the City of Coffeyville to enter into the updated Municipal Electric Systems of Oklahoma (MESO) Mutual Aid Agreement, providing access to additional personnel, equipment, and resources during emergencies and other qualifying operational needs.		

BACKGROUND	The City of Coffeyville has participated in mutual aid partnerships for many years as an important part of maintaining reliable electric service during emergencies. MESO has updated its Mutual Aid Agreement to reflect current operating practices and provide a standardized framework for participating municipal electric utilities to request and provide assistance. The updated agreement continues to allow participating utilities to share qualified personnel, equipment, and materials following natural disasters while also recognizing that mutual aid may be requested for certain operational needs when resources are limited. Participation remains voluntary, and each utility determines whether it is able to provide assistance when requested.
SPECIAL NOTES	There is no cost to participate in the MESO Mutual Aid Agreement. Costs are incurred only if assistance is requested or provided and are reimbursed in accordance with the terms of the agreement. The agreement establishes reimbursement procedures for personnel, equipment, materials, and other eligible expenses.
ANALYSIS	Participation in the MESO Mutual Aid Program strengthens Coffeyville's ability to respond to major outages and other situations where additional resources may be needed. While our electric department is capable of handling the vast majority of routine outages and maintenance activities, severe weather events or other large-scale incidents can quickly exceed the resources available to any one utility. Likewise, Coffeyville has a long history of assisting neighboring communities through mutual aid efforts. Maintaining this agreement allows the City to both request assistance when needed and continue supporting other municipal utilities throughout the region. Staff believes the updated agreement reflects current industry practices while preserving the flexibility and cooperative relationships that have long benefited participating public power utilities.
PUBLIC INFORMATION PROCESS	No public information campaign is anticipated. The agreement is administrative in nature and supports emergency preparedness and utility operations.
BOARD OR COMMISSION RECOMMENDATION	

STAFF RECOMMENDATION	Staff recommends that the Mayor and Commissioners approve to execute the updated Municipal Electric Systems of Oklahoma (MESO) Mutual Aid Agreement.
REFERENCE DOCUMENTS ATTACHED	MESO Mutual Aid Agreement (2026) 2026 Mutual Aid Information Sheet version 2022
WARRANTY INFORMATION	

RESOLUTION NO. R-26-87

A RESOLUTION AUTHORIZING THE CITY OF COFFEYVILLE TO PARTICIPATE IN THE MUNICIPAL ELECTRIC SYSTEMS OF OKLAHOMA, INC. (MESO) MUTUAL AID AGREEMENT FOR THE CITY OF COFFEYVILLE ELECTRIC UTILITY.

BE IT RESOLVED, by the Board of Commissioners of the City of Coffeyville, Kansas, that the Mayor is hereby authorized to execute the Municipal Electric Systems of Oklahoma, Inc. (MESO) Mutual Aid Agreement on behalf of the City of Coffeyville Electric Utility, allowing the City to both request and provide mutual aid assistance, including personnel, equipment, and materials, in accordance with the terms and conditions of the Agreement.

ADOPTED THIS 11th DAY OF AUGUST, 2026

James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Paul Kritz, City Attorney

MUTUAL AID AGREEMENT - ELECTRIC

ARTICLE I. PURPOSE

The Municipal Electric Systems of Oklahoma, Inc. Mutual Aid Agreement is hereby established to provide a method whereby municipal electricity transmission and distribution utilities sustaining physical damage from natural disasters can obtain emergency assistance in the form of personnel, equipment, and materials, from other electric distribution utilities AND whereby participating utilities may obtain the same assistance in support of general operations. The purpose of this Agreement is to formally document such program and address current procedures.

ARTICLE II. DEFINITIONS

- A. **AGREEMENT** –Municipal Electric Systems of Oklahoma, Inc. Mutual Aid Agreement. The original Agreement and all signatory pages shall be kept at the Municipal Electric Systems of Oklahoma, Inc. office, 308 NE 27th Street, Oklahoma City, Oklahoma 73105.
- B. **ASSISTING UTILITY** - Any participating utility which agrees to provide assistance to a REQUESTING UTILITY pursuant to this Agreement.
- C. **AUTHORIZED REPRESENTATIVE** - An employee of a PARTICIPATING UTILITY authorized by that utility to request or offer assistance under the terms of this Agreement.
- D. **PARTICIPATING UTILITY** - Any electric system which executes this Mutual Aid Agreement.
- E. **PERIOD OF ASSISTANCE** - The period of time covered by this Mutual Aid Agreement by which the REQUESTING UTILITY will reimburse the ASSISTING UTILITY for covered costs including, but not limited to, personnel, equipment usage based on a standard fee schedule, meals and lodging incurred by responding personnel.

BEGINS: With the departure of personnel of the ASSISTING UTILITY from any point for the purpose of traveling to the REQUESTING UTILITY in order to provide assistance.

ENDS: The period ends upon the return of all personnel of the ASSISTING UTILITY, after providing the assistance requested, to their residence or place of work whichever is first to occur.

EXCEPTION: The period of assistance shall not include any portion of the trip to the REQUESTING UTILITY or the return trip from the REQUESTING UTILITY during which the personnel of the ASSISTING UTILITY are engaged in a course of conduct not reasonably necessary to their safe arrival at or return from the REQUESTING UTILITY.

- F. **REQUESTING UTILITY** - Any PARTICIPATING UTILITY which sustains physical damage to its electrical system due to a natural disaster OR for general operations and seeks assistance pursuant to this Agreement.
- G. **WORK OR WORK-RELATED PERIOD** - Any period of time in which either the personnel or equipment of the ASSISTING UTILITY are being used by the requesting utility to provide assistance. Specifically included within such period of time are rest breaks when the personnel of the assisting utility will return to active work within a reasonable time. Specifically excluded within such a period of time are overnight rests in a hotel or other sleeping facility, breakfast, lunch, and dinner breaks.

ARTICLE III. PROCEDURE

In the event that a PARTICIPATING UTILITY becomes a REQUESTING UTILITY, the following procedure shall be followed:

- A. The REQUESTING UTILITY shall initiate a request for Mutual Aid through one of the following methods:
 - 1. contact the authorized representative of one or more of the PARTICIPATING UTILITIES;
 - 2. Contact the MESO JTS Director; or,
 - 3. Contact the Oklahoma Municipal Power Authority (OMPA) operations center.
 - 4. Upon contact, the REQUESTING UTILITY will provide them with the following information:
 - i. A general description of the damage sustained or work to be performed;
 - ii. The part of the electrical system for which assistance is needed, e.g. generation, transmission, substation, or distribution;
 - iii. The amount and type of personnel, equipment, materials and supplies needed and a reasonable estimate of the length of time they will be needed;
 - iv. The present weather conditions and the forecast for the next twenty-four hours; and,
 - v. A specific time and place for a representative of the REQUESTING UTILITY to meet the personnel and equipment of the ASSISTING UTILITY.

- vi. The system voltages of the requesting utility anticipated to be worked on.
- B. When contacted by a REQUESTING UTILITY, the authorized representative of a PARTICIPATING UTILITY shall assess his/her utility's situation to determine whether it is capable of providing assistance. No PARTICIPATING UTILITY shall be under any obligation to provide assistance to a REQUESTING UTILITY. If the authorized representative determines that his/her utility is capable of, and willing to provide assistance, he/she shall so notify the authorized representative of the REQUESTING UTILITY and provide him/her with the following information:
 - 1. A complete description of the personnel, equipment, and materials to be furnished to the REQUESTING UTILITY;
 - 2. The length of time the personnel, equipment, and material will be available;
 - 3. The work experience and ability of the personnel and the capability of the equipment to be furnished;
 - 4. The name of the person or persons to be designated as supervisory personnel; and
 - 5. The estimated time when the assistance provided will arrive at the location designated by the authorized representative of the REQUESTING UTILITY.
- C. The personnel and equipment of the ASSISTING UTILITY shall remain, at all times, under the direct supervision and control of the designated supervisory personnel of the ASSISTING UTILITY. Representatives of the REQUESTING UTILITY shall suggest work assignments and schedules for the personnel of the assisting utility; however, the designated supervisory personnel of the ASSISTING UTILITY shall have the exclusive responsibility and authority for assigning work and establishing work schedules for the personnel for the ASSISTING UTILITY. The designated supervisory personnel shall maintain daily personnel time records and a log of equipment hours, be responsible for the operation and maintenance of the equipment furnished by the assisting utility, and report work progress to the REQUESTING UTILITY.
- D. The REQUESTING UTILITY shall have the responsibility of providing food and housing for the personnel of the ASSISTING UTILITY from the time of their arrival at the designated location to the time of their departure. The food and shelter provided shall be subject to the approval of the supervisory personnel of the ASSISTING UTILITY.
- E. The REQUESTING UTILITY shall have the responsibility of providing communication between the personnel of the ASSISTING UTILITY and the REQUESTING UTILITY.

ARTICLE IV. REIMBURSABLE EXPENSES

The terms and conditions governing reimbursement for any assistance provided under this Agreement shall be agreed upon prior to the providing of such assistance and shall be in accordance with the following provisions:

A. **PERSONNEL** - During the period of assistance, the ASSISTING UTILITY shall continue to pay its employees according to its then prevailing rules and regulations. The REQUESTING UTILITY shall reimburse the ASSISTING UTILITY for all direct and indirect payroll costs and expenses incurred during the period of assistance, including, but not limited to, employee pensions and benefits as defined by the FEMA reimbursable payroll guidelines.

B. **EQUIPMENT** - The ASSISTING UTILITY shall be reimbursed for the use of its equipment during the period of assistance according to either a pre-established hourly rate or the most recent FEMA Schedule of Equipment Rates which includes fuel and maintenance of equipment. (Appendix B)

C. **MATERIALS AND SUPPLIES** - The ASSISTING UTILITY shall be reimbursed for all materials and supplies furnished by it and used or damaged during the period of assistance, unless such damage is caused by negligence of the ASSISTING UTILITY's personnel. The measure of reimbursement shall be the replacement cost of the materials and supplies used or damaged plus ten (10) percent of such cost. In the alternative, the parties may agree that the REQUESTING UTILITY will replace, with a like kind and quality as determined by the ASSISTING UTILITY, the materials and supplies used or damaged.

D. **PAYMENT** - The ASSISTING UTILITY shall bill the requesting utility for all reimbursable expenses not later than the 15th day of the month following the period of assistance. The REQUESTING UTILITY shall pay the bill in full not later than the 15th day following the billing date. Unpaid bills shall become delinquent upon the 16th day following the billing date and once delinquent shall accrue interest at the rate of twelve (12) percent per annum.

ARTICLE V. INSURANCE

Each PARTICIPATING UTILITY shall bear the risk of its own actions, as it does with its day-to-day operations, and determine for itself what kinds of insurance, and in what amounts, it should carry. Each utility should have in its file a letter from their own insurance carrier authorizing them to work under the guidelines of this Agreement, and that there will be no lapse in their insurance coverage either on employees, vehicles, or liability.

ARTICLE VI. DISPUTE RESOLUTION

Any dispute between signatories to this agreement, arising out of any action performed in furtherance thereof, shall be governed entirely by the applicable laws and administrative rules of the State of Oklahoma.

NOW, THEREFORE, in consideration of the covenants and obligations contained herein, the City of Coffeyville duly executes this Municipal Electric Systems of Oklahoma, Inc. Mutual Aid Agreement this 11th day of August 2026.

James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

For the Municipal Electric Systems of Oklahoma, Inc.

ATTEST:



Mutual Aid Information Sheet

July 2026

Municipality/Utility: Coffeyville Municipal Light & Power

Person completing this form: Amy D Taylor Title: Administrative Coordinator

Ofc Phone: 620-252-6130 Emergency Contact #: 620-688-2712 (Operations Cell)

Non-Emergency Numbers FD 620-252-6169 PD 620-252-6160

Electric Warehouse Street Address 616 Spring St, Coffeyville, KS 67337

Alternate Night/Weekend Phone Number(s) if different than above

Contact Person: Operations Landline Phone Number: 620-252-6180

Contact Person: Kurt Taylor (Distribution Supt.) Phone Number: 620-778-2919

Contact Person: Chris Weiner (Director) Phone Number: 620-688-9905

Electric Department Personnel

Number of Foremen 2 Number of Journeymen & Foreman 9

Number of Apprentices 2 Number of people on a standard crew: 4

Tree Crew(s) Asplundh Would they be available for a Mutual Aid Response? Y X N

Electric Equipment

Bucket Trucks

# 1	Unit # <u>1740</u>	Height <u>60</u>
# 2	Unit # <u>1408</u>	Height <u>60</u>
# 3	Unit # <u>1052</u>	Height <u>55</u>
# 4	Unit # <u>1295</u>	Height <u>80</u>
# 5	Unit # <u>1759</u>	Height <u>48</u> (Backyard Bucket fits thru 36" gate)

Digger Derricks

# 1	Unit # <u>1500</u>	Capacity <u>15000</u>	Reach <u>Hrz. 38'11" Shv. 48'6"</u>
# 2	Unit # <u>1236</u>	Capacity <u>15000</u>	Reach <u>Hrz. 38'11" Shv. 48'6"</u>
# 3	Unit # <u>1751</u>	Capacity <u></u>	Reach <u>(Skid Steer w/Auger & Setter)</u>
# 4	Unit # <u></u>	Capacity <u></u>	Reach <u></u>

"Donkey" Derrick - for backyard/limited access areas - Y N

Rope Tensioning Trailers

# 1	Unit # <u></u>	Capacity <u></u>
# 2	Unit # <u></u>	Capacity <u></u>

Chain Saws/Chippers # of Chain Saws 6 # of Chippers 1

Materials Normally on Hand

Overhead Conductors

Primary	Size #2	Quantity 20,000 ft	Size 477	Quantity 10,000 ft
	Size 1/0	Quantity 15,000 ft	Size	Quantity
	Size 4/0	Quantity	Size	Quantity
Secondary	Size 6 duplex	Quantity 2,000 ft	Size 6 triplex	Quantity 4,000 ft
	Size 2 triplex	Quantity 7,000 ft	Size 1/0 quad	Quantity 2,000 ft
	Size 2 quad	Quantity 3,000 ft	Size 4/0 triplex	Quantity 2,000 ft
	Size 1/0 triplex	Quantity 2,000 ft	Size 4/0 quad	Quantity 2,000 ft

Underground Conductors

Primary	Size 1/0	Quantity 15,000 ft	Size 500	Quantity 8,000 ft
	Size 4/0	Quantity 15,000 ft	Size 750	Quantity 8,000 ft
	Size 350	Quantity 8,000 ft	Size	Quantity
Secondary	Size 2 triplex	Quantity 4,000 ft	Size 2/0 quad	Quantity 4,000 ft
	Size 2 quad	Quantity 2,000 ft	Size 4/0 triplex	Quantity 2,000 ft
	Size 2/0 triplex	Quantity 6,000 ft	Size 4/0 quad	Quantity 2,000 ft
	Size 350 quad	Quantity 1,000 ft	Size 500 quad	Quantity 1,000 ft

Wood Poles - Height & Class

35' 40 class 2	40' 30 class 2	45' 30 class 2
50' 18 class 2	55' 17 class 2	60' 16 class 2
70' 8 class 2	80'	

Cross Arms normally in stock

Length 8 ft	Quantity 120
Length 10 ft	Quantity 120

Overhead Transformers normally in stock

300

Voltage Primary	7200/12470
Voltage Secondary	120/240, 240/480, 120/208, 277/480
Type - CSP, Conv	Conv KVA 15-167

Pad-mount Transformers normally in stock

125

KVA 25-1500	Secondary Voltage(s) 120/240, 240/480, 120/208, 277/480
-------------	---

Portable Generators # KVA

Voltage Single or Three Phase

Radios

Number of Hand-held radios within the department 16

Hand-held radios available from other city departments 0

Are other department radios on the same frequency as electric dept? Y N X

Radios with a regional/statewide emergency frequency? Y N X Quantity

Community Information

Hotels/Motels Name	<u>Holiday Inn Express</u>	Phone	<u>620-808-3319</u>
Name	<u>Best Western</u>	Phone	<u>620-263-2900</u>
Name	<u>Days Inn by Wyndham</u>	Phone	<u>620-498-5240</u>
Name	<u>Travelodge by Wyndham</u>	Phone	<u>620-505-7033</u>
Name	<u>Regal Inn</u>	Phone	<u>209-683-2170</u>

Restaurants for Catering

Name	<u>Joe's Italian</u>	Phone	<u>620-515-2425</u>
Name	<u>El Pueblito</u>	Phone	<u>620-251-1618</u>
Name	<u>El Charro</u>	Phone	<u>620-948-5030</u>
Name	<u>Sunflower Soda Fountain</u>	Phone	<u>620-251-2424</u>
	<u>The Yoke Bar & Grill</u>		<u>620-251-4811</u>

Hospital/Nearest Emergency Care

Physical Address Coffeyville Regional Medical Center 1400 W 4th St, Coffeyville, KS 67337

Emergency Room Phone 911, 620-251-1200

Other Options to support Responding Mutual Aid Crews

Please list. This could include - churches which will serve meals, places to shower and clean up, etc.

<u>Coffeyville Boys & Girls Club</u>
<u>Coffeyville Recreation Commission</u>
<u>Senior Citizens Building</u>
<u>American Red Cross</u>
<u>USD 445</u>
<u>Coffeyville Community College</u>
<u>Numerous Local Churches</u>

Service & Support Issues

Are there other utilities (non-municipal) within your service territory? Y ☒ X N ☐

If Yes, Name & Phone Atmos Energy (gas) 866-322-8667
Name & Phone Cox Communications 888-952-3578

What other Utilities attach to your Electric poles? City fiber, Cox cable, AT&T, US Cellular

Are there Fuelman gasoline stations within your service territory? Y ☒ X N ☐

If Yes, street address or driving directions _____
Caseys - 1311 W 11th St; Caseys - 104 N Cline Rd; Jumpstart - 512 NE St

Should a vehicle require mechanical service/repair, who provides such service to your vehicles?

Municipal maintenance ☒ x Address 1106 River Rd, Coffeyville, KS 67337
Local business Blakes Address 803 E 11th St, Coffeyville, KS 67337

Date Utility Map - showing all electrical infrastructure (poles, transformers, etc) - was last updated. As needed after upgrades

Where are copies of the map kept? Electric Dept ☒ x City Hall ☐

Is the map in digital format? Yes ☒ x No ☐

Can the map be shared electronically
or printed off for responding crews to use? Yes ☒ x No ☐

Please list anything else we should know to aid in responding to a Mutual Aid event.

Please Return Completed Information Sheet to: **Municipal Electric Systems of Oklahoma, Inc.**

Please return with signed Mutual
Aid Agreement

308 NE 27th Street
Oklahoma City, OK 73105-2717

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	08/11/2026	
RESOLUTION OR ORDINANCE NUMBER	R-26-88	
AGENDA TITLE	A RESOLUTION TO ADOPT THE SECOND AMENDMENT TO THE NEIGHBORHOOD REVITALIZATION PLAN AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE ANY NECESSARY INTERLOCAL AGREEMENTS.	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Amber Dean, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☐ No
PURPOSE	Adopt the Second Amendment to the Neighborhood Revitalization Plan.	

BACKGROUND

The City Commission declared its intent to amend the Neighborhood Revitalization Plan by adoption of Resolution No. R-26-79 and conducted a public hearing as required by the Kansas Neighborhood Revitalization Act

The proposed amendment updates the Neighborhood Revitalization Plan to include residential and commercial properties citywide, excluding properties located within the 100-year floodplain. The amendment revises the rebate structure to encourage investment in existing properties, rehabilitation projects, redevelopment efforts, and new construction throughout the community.

The proposed rebate schedule provides a 100% rebate on the incremental increase in property taxes for years one through five and a 50% rebate for years six through ten for eligible projects. The existing Downtown Neighborhood Revitalization Area will remain in place and continue to receive a 100% rebate for ten years.

The amendment also extends the application period for the Neighborhood Revitalization Plan from December 31, 2030, to December 31, 2035.

The Neighborhood Revitalization Act allows for rebates on the incremental increase of property tax revenues generated by new construction and rehabilitation projects. The program does not reduce the existing tax base and is intended to encourage private investment, redevelopment, housing improvements, commercial investment, and economic growth throughout the community.

Following adoption by the City, the amendment will be forwarded to Montgomery County, USD 445, Coffeyville Community College, and any other participating taxing entities for consideration and execution of the necessary interlocal agreements.

SPECIAL NOTES	• Existing Downtown Neighborhood Revitalization Area remains unchanged. • Eligibility expanded to include residential and commercial properties citywide, excluding properties located within the 100-year floodplain. • Rebate schedule: ○ Years 1-5: 100% ○ Years 6-10: 50% • Downtown Area remains at 100% for 10 years. • Extends the application period from December 31, 2030, to December 31, 2035.
ANALYSIS	
PUBLIC INFORMATION PROCESS	
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Staff recommends approval of Resolution No. R-26-88 adopting the Second Amendment to the Neighborhood Revitalization Plan.
REFERENCE DOCUMENTS ATTACHED	• Resolution No. R-26-88 • Second Amendment to the Neighborhood Revitalization Plan • Neighborhood Revitalization Area Maps • Proposed Interlocal Agreement Amendment

RESOLUTION NO. R-26-88

A RESOLUTION TO ADOPT THE SECOND AMENDMENT TO THE NEIGHBORHOOD REVITALIZATION PLAN AND AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE SAID AMENDMENT.

WHEREAS, the Kansas Neighborhood Revitalization Act (K.S.A. 12-17,114 et seq.) allows a City to adopt a plan to assist in the rehabilitation, conservation, or redevelopment of designated structures and areas within the City which meet the conditions provided in said law; and

WHEREAS, the City of Coffeyville adopted a Neighborhood Revitalization Plan in 2021 and subsequently adopted a First Amendment to the Plan in 2023; and

WHEREAS, pursuant to Resolution No. R-26-79, adopted on July 14, 2026, the City Commission declared its intent to adopt a Second Amendment to the Neighborhood Revitalization Plan pursuant to the Act; and

WHEREAS, Resolution No. R-26-79 was published and disseminated as required by law; and

WHEREAS, the Second Amendment expands eligibility to include residential and commercial properties throughout the City, revises rebate schedules, excludes properties located within the 100-year floodplain, and extends the application period of the Neighborhood Revitalization Plan through December 31, 2035.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COFFEYVILLE, KANSAS:

1. The City Commission hereby adopts the Second Amendment to the Neighborhood Revitalization Plan pursuant to K.S.A. 12-17,114 et seq. The Plan and a description of the boundaries thereof shall be available for inspection during regular business hours at City Hall, 102 W. 7th Street, Coffeyville, Kansas.

2. The Mayor and City Clerk are hereby authorized and directed to execute any Interlocal Agreement or amendments thereto necessary to implement the Second Amendment to the Neighborhood Revitalization Plan.

3. The City Manager, or his designee, is hereby authorized and directed to coordinate with Montgomery County, USD 445, Coffeyville Community College, and any other participating taxing entities regarding approval and implementation of the amended Plan.

ADOPTED AND APPROVED by the City Commission of the City of Coffeyville, Kansas, on August 11, 2026.

James R. Falkner, Mayor

Attest:

Melissa Carter, City Clerk

Approved as to Form:

Paul Kritz, City Attorney

EXHIBIT A

COFFEYVILLE NEIGHBORHOOD REVITALIZATION PLAN

This plan is intended to promote the revitalization of designated structures in areas in the City of Coffeyville, Kansas, through the rehabilitation, conservation or redevelopment in order to protect the public health, safety or welfare of the residents of the City. More specifically, a tax rebate incentive will be available for improvements to designated structures in the area.

In accordance with the provisions of K.S.A. 12-17,114 *et seq.*, the City Commission has held a public hearing and considered the existing conditions and alternatives with respect to the areas and designated structures, the criteria and standards for a tax rebate and the necessity for interlocal cooperation among the other taxing units. Accordingly, the City Commission has carefully reviewed, evaluated and determined the areas meet one or more of the conditions to be designated as a **“Neighborhood Revitalization Area.”**

Part 1 – Boundaries of the Neighborhood Revitalization Area

The Neighborhood Revitalization Area (NRA) includes all properties currently within the City limits, as well as any additional properties that are annexed into the City during the duration of this plan, except for properties located within the 100-year floodplain. The maps provided in Attachment A reflect the current City limits and floodplain; however, the boundaries of the City limits and the 100-year floodplain may change during the duration of the plan. The City limits and 100-year floodplain in effect at the time of the project application will determine eligibility. For parcels that are partially within the floodplain, only the portions outside the 100-year floodplain are eligible for participation, provided all improvements comply with City ordinances and FEMA requirements.

Part 2- Legal Descriptions of Properties within the Neighborhood Revitalization Area (NRA)

Legal descriptions of all properties included in the NRA are maintained and available for public review at the Montgomery County Appraiser's Office. In addition to the floodplain map included in this plan, property owners can use FEMA's Flood Map Service Center (<https://msc.fema.gov>) to verify their property's location relative to the 100-year floodplain. Additional resources, such as the City Manager's Office, Montgomery County Planning and Zoning Office, or consultation with a licensed surveyor, can provide further assistance.

Part 3 - Assessed Valuation of Real Property

The valuation of real property in the NRA includes both appraised and assessed values: Appraised valuation represents a fair market estimate of a property's worth. The approximate

2025 appraised valuation of the real estate in the Neighborhood Revitalization Area is:

Land	\$ 50,696,160
Buildings	\$498,858,060
Total Appraised Value	\$549,554,220

Assessed valuation represents the amount of a property's worth that is taxed. The approximate 2025 assessed valuation of the real estate within the Neighborhood Revitalization Area is:

Land	\$ 6,015,819
Buildings	\$56,729,831
Total Assessed Value	\$62,745,650

Part 4 - Owners of Record within the Neighborhood Revitalization Area (NRA)

The owner of record of each parcel of land is listed with the property address in the Montgomery County Appraiser's office.

Part 5A - Existing Zoning Classifications

C-1, Local Business District
C-2, Neighborhood Shopping District
C-3, Business District
C-4, Service Commercial District
I-1, Light Industrial District
I-2, Heavy Industrial District
M, Mobile Home Court District
R, Single-Family District
R-1, Single-Family District
R-2, Two-Family District
R-4, Multiple-Family District
O&P, Office & Professional

Part 5B - Existing Land Use

Single Family Residential
Multi Family Residential
Recreational
Retail Commercial
Office Commercial
Service Commercial
Government Offices
Educational
Religious
Institutional
Utilities

Part 5C – Proposed Land Use

The intent of this plan is to promote revitalization and development in this area by stimulating new construction and rehabilitation of existing structures.

Part 6 - Capital Improvements Planned for the Area

Potential public improvements within the Neighborhood Revitalization Area may include street, sidewalk, and alley improvements; demolition of unsafe or dilapidated structures; infrastructure improvements to water, sewer, stormwater, electric, and broadband systems; housing and neighborhood revitalization projects; and improvements to parks, trails, and other public facilities. The City may also undertake projects that support economic development, downtown revitalization, public safety, accessibility, and overall community appearance.

Any future public improvements will be based on identified community needs, available funding, grant opportunities, and priorities established by the City Commission. These improvements are intended to support continued investment, encourage redevelopment, and enhance the quality of life for residents and businesses throughout Coffeyville.

Part 7 - Property Eligible for a Tax Rebate

- a. Construction of new residential structures, including the conversion of all or part of a non-residential structure into a residential structure, will be eligible.
- b. Rehabilitation, alterations and additions to any existing residential structure will be eligible.
- c. Improvements to existing or construction of new accessory structures such as garages, gazebos, storage buildings, workshops, swimming pools, etc., are NOT eligible.
- d. Construction of new commercial structures in land zoned for commercial purposes will be eligible.
- e. Rehabilitation, alterations and additions to any existing commercial structure will be eligible.
- f. Properties located within FEMA-designated Special Flood Hazard Areas shall not be eligible.

Part 8 - Criteria for Determination of Eligibility

- a. Only one tax rebate application per project may be submitted. The rebate will be based only upon the increased assessed value attributed to the eligible improvement. For purposes of calculating the increase in the assessed value, a base value shall first be established by calculating the average historical assessed value of the parcel for the three (3) tax years immediately preceding the application for rebate. The increase in the assessed value shall be the difference between the base value established in this manner and the assessed value after the eligible improvement is constructed.
- b. Construction of an improvement must have commenced on or after September 1, 2020, which is the effective date of enactment of the tax rebate program.
- c. An application for rebate together with a \$25.00 application fee payable to Montgomery County must be filed within sixty (60) days of the issuance of a building permit.
- d. The assessed value increase will be determined by the resulting classification of the improvement. The minimum increase in assessed value due to the eligible improvement will be 5% for residential property and 5% for commercial property as determined by the Montgomery County Appraiser. This assessed value increase will be determined the first full year of eligibility after completion and will be used throughout the years of eligibility.
- e. This program is limited to real property. Personal property taxes are NOT eligible for rebate.
- f. For purposes of determining initial eligibility for participation in the Neighborhood Revitalization Plan, any taxpayer that is delinquent on a real estate tax payment or special assessment payment or on any property located in Montgomery County, Kansas, shall not be eligible to participate in the plan. After becoming eligible for participation, any taxpayer that is delinquent in payment of real estate taxes or special assessments on any property owned by the taxpayer in Montgomery County, Kansas, shall not be eligible for the tax rebate under the plan for that tax year only. Any rebate lost for a specific year due to a delinquent payment cannot be retroactively restored. If a taxpayer cures the delinquency, the taxpayer shall be eligible for tax rebates under the plan in future years. The rebate plan is for a 10-year term. Loss of eligibility for any year shall not cause the term of the plan to be extended. The taxpayer may only be reinstated into the rebate program one time and must pay a reapplication fee as set by the County. A reinstatement fee of \$100 must be paid by the taxpayer before becoming eligible after delinquency is cured.
- g. Any taxpayer that is not delinquent on a real estate tax payment or special assessment payment or on any property located in Montgomery County, Kansas, and who failed to file an application for rebate will be eligible to receive the rebate if the application is filed within six (6) months of the issuance of a building permit and the County Appraiser can verify the increased value.
- h. Any new and existing improvements on the property must conform with all other codes, rules, and regulations in effect at the time the improvements are made, and for the length of the rebate, or the rebate may be terminated.

Part 9 - Contents of an Application for Property Tax Rebate

- a. Owner's Name
- b. Owner's Mailing Address
- c. Owner's Daytime Telephone Number
- d. Address Of Property
- e. Legal Description Of Property
- f. Parcel I.D. Number
- g. Building Permit Number
- h. Existing Use Of Property
- i. Proposed Use Of Property
- j. Proposed Improvement
- k. Estimated Cost Of Improvements
- l. Date Construction Started
- m. Estimated Date Of Completion Of Construction
- n. Signature Of City Clerk Indicating Project Is Eligible For Tax Rebate
- o. Signature Of Building Official Indicating Construction Meets All Applicable Codes
- p. Signature Of County Clerk Indicating Taxes On Property Owned By Applicant Are Current
- q. Signature Of County Appraiser Indicating Project Meets Minimum Assessed Valuation Requirements

Part 10 - Application Procedure

- a. Obtain application for tax rebate from the City Building Official when obtaining a building permit application.
- b. File completed and signed application with the City Clerk, together with the \$25.00 application fee payable to Montgomery County Treasurer, within sixty (60) days following issuance of the building permit.
- c. The City Clerk will forward the application to the Montgomery County Appraiser's Office for determination of the existing assessed valuation of the property.
- d. The Building Official will monitor the project to ensure that all applicable city codes are met.
- e. Upon completion of construction, the City Clerk will notify the County Appraiser that the project is ready for inspection.
- f. Upon determination by the Appraiser's office that the improvements meet the percentage test for rebate and by the Clerk's office that the taxes and assessments on property owned by the applicant are not delinquent, the City Clerk will certify that the project and application does or does not meet the requirements for a tax rebate and will notify the applicant.
- g. The tax rebate, less a five percent (5%) administrative fee based on the rebate amount, will be made to the property owner within a thirty (30) day period following the date of tax distribution by the County.

Part 11- Standard And Criteria For Review And Approval

The proposed project will be reviewed based on the criteria defined in Part 7 and a completed application as defined in Part 8.

Part 12 – Amount and years of rebate eligibility

<u>Category</u>	<u>Expires</u>	<u>Years 1-5</u>	<u>Years 6-10</u>
Rehabilitation of buildings within a district on the Historic Downtown District.	12/31/2035	100%	100%
All other eligible residential, commercial, industrial, agricultural, office, and professional properties, including permanent accessory structures, driveways, and sidewalks	12/31/2035	100%	50%

The application submittal period for the tax rebate program will expire on December 31, 2035. Any property improvement applications submitted prior to said date will, if approved, remain eligible to receive the applicable tax rebate for the number of years specified.

Draft



Public Works
102 W 7th
COFFEYVILLE, KS 67337
VOICE: 620-252-6100
FAX: 620-252-6175
www.coffeyville.com

GIS System By: Midland GIS

1":2,535'

Neighborhood Revitalization 2026

Centerline

Surface_1

US HWY

<all other values>

Note Type

Downtown Zone

Revitalization Zone

DRAFT SFHA

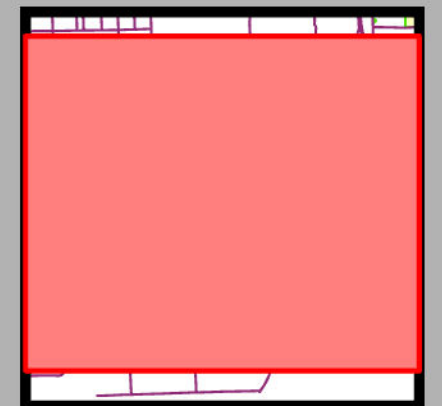
FLD_ZONE,FLOODWAY

AE,

AE,FLOODWAY

X PROTECTED BY LEVEE,

A,



**SECOND AMENDMENT TO
NEIGHBORHOOD REVITALIZATION PLAN
Interlocal Agreement**

THIS SECOND AMENDMENT TO INTERLOCAL AGREEMENT (“Second Amendment”) entered into by and between the City of Coffeyville, Kansas, a duly organized municipal corporation (“City”), the Board of County Commissioners of Montgomery County, Kansas (“County”), Unified School District 445 (“USD 445”), and Coffeyville Community College (“CCC”).

WHEREAS, K.S.A. 12-17,119 and K.S.A. 12-2904 allows public agencies to enter into interlocal agreements to jointly perform certain functions, including economic development; and

WHEREAS, K.S.A. Section 12-17,114 *et seq.* provides a program for neighborhood revitalization and further allows for the use of interlocal agreements between municipalities to further neighborhood revitalization; and

WHEREAS, the parties hereto entered into an Interlocal Agreement (“Agreement”), thereby approving a Neighborhood Revitalization Plan (“Plan”), which was filed with the Montgomery County Register of Deeds office on June 4, 2021; and

WHEREAS, the parties subsequently approved a First Amendment to the Neighborhood Revitalization Plan in 2023; and

WHEREAS, the Agreement provides that the Plan may not be amended without approval of the parties; and

WHEREAS, it continues to be the desire and intent of the parties hereto to provide the maximum economic development incentive, as provided for in K.S.A. Section 12-17,119, by acting jointly; and

WHEREAS, the parties hereto believe amendments to the Plan expanding the area of eligibility ~~citywide~~, revising rebate schedules, excluding properties located within the 100-year floodplain, and extending the duration of the program will better achieve the objectives of neighborhood revitalization and economic development.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

1. The parties agree the Neighborhood Revitalization Plan shall be amended as follows:
 - a. The Neighborhood Revitalization Area shall include all properties currently located within the corporate limits of the City of Coffeyville, Kansas, as well as any properties annexed into the City during the duration of the Plan, excluding properties located within the 100-year floodplain.

b. Properties located within FEMA-designated Special Flood Hazard Areas shall not be eligible for participation in the Plan.

c. Part 12 of the Plan shall be amended as follows:

Historic Downtown District

Rehabilitation of buildings within the Historic Downtown District

Years 1-10: 100%

All Other Eligible Residential, Commercial, Industrial, Agricultural,
Office, and Professional Properties

Years 1-5: 100%

Years 6-10: 50%

d. The application submittal period for the Neighborhood Revitalization Plan shall be extended through December 31, 2035.

e. All other provisions of the Neighborhood Revitalization Plan shall remain unchanged.

2. The amendments to the Plan shall apply only to qualifying improvements made after the effective date of this Second Amendment.

3. Except as amended herein, the remaining provisions of the Plan and prior amendments shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereto executed this Agreement on the dates written below.

CITY OF COFFEYVILLE, KANSAS

Date: _____

James Falkner, Mayor

Attest:

Melissa Carter, City Clerk

(seal)

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

BE IT REMEMBERED that on this 11th day of August, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came James Falkner, Mayor of the City of Coffeyville, Kansas, and Melissa Carter, City Clerk, who are personally known to me to be the same persons who executed the within instrument of writing and such persons duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

My commission expires:

Notary Public

BOARD OF COUNTY COMMISSIONERS
MONTGOMERY COUNTY,

Robert Bever, Chair

Ami Standridge, County Clerk

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

My commission expires:

President

President

Michael W. Speer, Board Clerk

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

My commission expires:

COFFEYVILLE COMMUNITY

Board of Trustees Chair

Dr. Marlon Thornburg, Board of Trustees Secretary

STATE OF KANSAS)
) SS:
MONTGOMERY COUNTY)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal, the day and year last above written.

My commission expires:

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	August 11 th , 2026	
RESOLUTION OR ORDINANCE NUMBER	R-26-89	
AGENDA TITLE	Resolution Authorizing Submission of a Kansas Community Development Block Grant Housing Rehabilitation and Demolition Application	
REQUESTING DEPARTMENT	Housing	
PRESENTER	Amber Dean, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$300,000 CDBG Grant
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☐ No
PURPOSE	To consider adoption of a resolution authorizing the City of Coffeyville to submit an application to the Kansas Department of Commerce for up to \$300,000 through the Community Development Block Grant (CDBG) Housing Rehabilitation and Demolition Program and authorizing the Mayor to execute all required application documents.	

BACKGROUND	The Community Development Department is requesting authorization to apply for a \$300,000 Community Development Block Grant through the Kansas Department of Commerce Housing Rehabilitation and Demolition Program. If awarded, the City proposes to rehabilitate up to 15 homes occupied by eligible low-to-moderate income households and demolish at least three unsafe, vacant residential structures throughout the city. The proposed project was developed based on housing inspections, code enforcement cases, the City's Emergency Repair Program, a citywide windshield survey, and housing pre-applications received from residents. To date, the City has received 57 pre-applications, with additional applications continuing to be submitted. The level of interest greatly exceeds the number of projects that can be completed under the proposed grant.
SPECIAL NOTES	
ANALYSIS	The proposed project will preserve existing housing, improve neighborhood conditions, and remove unsafe structures. The City has established housing programs, experienced staff, qualified contractors, and a strong pool of interested applicants. Staff believes the City is well prepared to administer the program and complete the project within the required 24-month grant period
PUBLIC INFORMATION PROCESS	
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Approve Resolution No. R-26-89 authorizing the City of Coffeyville to submit an application to the Kansas Department of Commerce for the Community Development Block Grant (CDBG) Housing Rehabilitation and Demolition Program and authorizing the Mayor to execute all documents necessary to complete and submit the application

REFERENCE DOCUMENTS ATTACHED	1. Resolution No. R-26-89 Certifying Legal Authority to Apply 2. CDBG Project Budget 3. Project Area Map / Pre-Application Map 4. Residential Anti-Displacement and Relocation Assistance Plan 5. Environmental Determination of Level of Review 6. Statement of Assurances and Certifications 7. Applicant/Recipient Disclosure Report
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The City of Coffeyville will hold a public hearing on Tuesday, August 11, 2026, at 6:30 p.m. in the City Commission Chambers, City Hall, 102 W. 7th Street, Coffeyville, Kansas, to consider an application to be submitted to the Kansas Department of Commerce for Community Development Block Grant (CDBG) funds under the Housing Rehabilitation and Demolition category.

The proposed project will provide housing rehabilitation assistance for eligible residential properties and demolish dilapidated residential structures throughout the City of Coffeyville. Project activities may include rehabilitation of residential properties to correct health and safety deficiencies, improve accessibility, address code-related issues, and preserve the existing housing stock, as well as demolition and clearance of unsafe residential structures.

The estimated project cost is \$318,000, with a grant request of \$300,000.

Other project proposals introduced at the hearing will also be considered. Oral and written comments will be recorded and become a part of the City of Coffeyville's CDBG Citizen Participation Plan.

Persons with disabilities or non-English-speaking persons who wish to attend the public hearing and require assistance should contact Melissa Carter, City Clerk, at City Hall, 102 W. 7th Street, Coffeyville, KS 67337, (620) 252-6100, no later than Friday, August 8, 2026, to allow for necessary arrangements. Every effort will be made to provide reasonable accommodations.

RESOLUTION NO. R-26-89

**A RESOLUTION CERTIFYING LEGAL AUTHORITY TO APPLY FOR THE
HOUSING REHABILITATION AND DEMOLITION KANSAS COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM FROM THE KANSAS
DEPARTMENT OF COMMERCE AND AUTHORIZING THE MAYOR TO
SIGN AND SUBMIT SUCH AN APPLICATION.**

WHEREAS, the City of Coffeyville, Kansas, is a legal governmental entity as provided by the laws of the State of Kansas; and

WHEREAS, the City of Coffeyville, Kansas, intends to submit an application for assistance from the Kansas Community Development Block Grant Program.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF COFFEYVILLE, KANSAS:

The Applicant hereby certifies that the City of Coffeyville, Kansas, is a legal governmental entity under the laws of the State of Kansas and therefore has the authority to apply for assistance from the Kansas Small Cities Community Development Block Grant Program.

The Applicant hereby authorizes the Mayor of the City of Coffeyville, Kansas, to act as the Applicant's official representative in signing and submitting an application for assistance to the Kansas Community Development Block Grant Program.

ADOPTED THIS 11th DAY OF AUGUST 2026.

James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

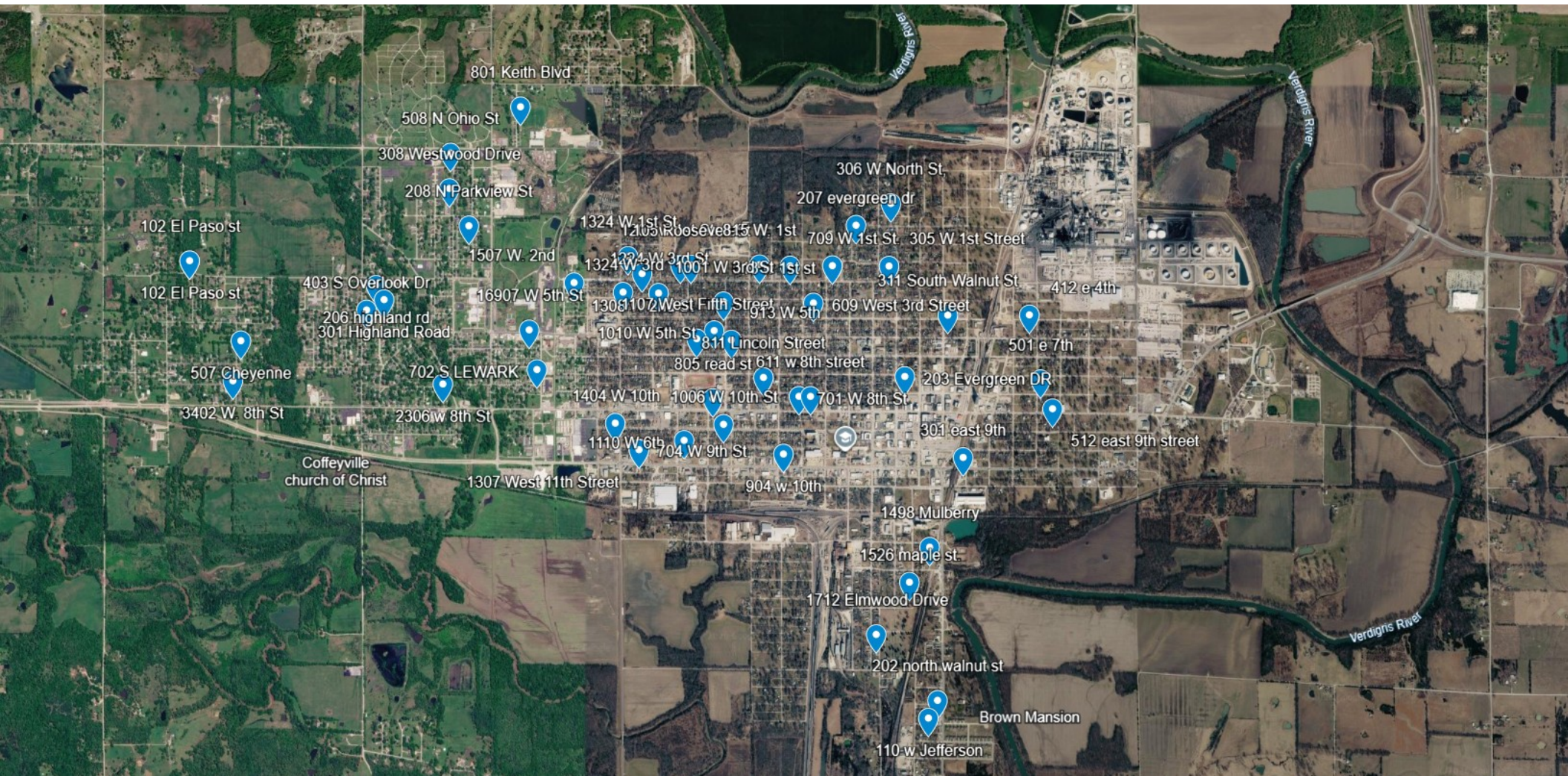
APPROVED AS TO FORM AND LEGALITY:

Paul Kritz, City Attorney

GRANTEE NAME: City of Coffeyville**GRANT NUMBER:**

ACTIVITY	CDBG FUNDS	OTHER FUNDS	SOURCE OF OTHER FUNDS
1. Public Facilities/Construction			
a. Water/Lines/Treatment			
b. Sewer/Lines/Treatment			
c. Street Improvements			
d. Drainage/Flood			
e. Center/Facility			
f. Other (Identify)			
g. Acquisition, including easements			
h. Engineering Design			
i. Construction Inspection			
j. Architectural Services			
k. Other Professional Services			
Public Facility Activities Total	\$ -	\$ -	
2. Housing Activities			
a. Housing Rehabilitation	\$ 240,000		
b. Lead-Based Paint Activities	\$ 15,000		
c. Demolition	\$ 45,000		
d. Acquisition			
e. Relocation			
f. New Construction			
g. Housing Inspection			
Housing Activities Total	\$ 300,000	\$ -	
3. Administration			
a. Administrative Activities			
b. Legal			
c. Audit			
Administration Total	\$ -	\$ -	
ALL ACTIVITIES TOTAL	\$ 300,000	\$ -	

TOTAL COST	
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	-
\$	240,000
\$	15,000
\$	45,000
\$	-
\$	-
\$	-
\$	-
\$	300,000
\$	-
\$	-
\$	-
\$	-
\$	300,000



(Minimum required by all applicants for funding – must be submitted with application)

**Residential Anti-displacement and Relocation Assistance Plan
under Section 104(d) of the
Housing and Community Development Act of 1974, as Amended**

The jurisdiction will replace all occupied and vacant occupiable low- and moderate-income dwelling units demolished or converted to a use other than as low- moderate-income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR Part 570.488.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funds that will directly result in such demolition or conversion, the [jurisdiction] will make public and submit to the Kansas Department of Commerce the following information in writing:

1. A description of the proposed assisted activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as low- and moderate-income dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as Section 104(d) replacement dwelling units;
5. The source of funding and a time schedule for the provision of Section 104(d) replacement dwelling units; and
6. The basis for concluding that each Section 104 (d) replacement dwelling unit will remain a low- and moderate-income dwelling unit for at least ten years from the date of initial occupancy.

The jurisdiction will provide relocation assistance, as described in Section 570.488 to each low- and moderate-income household displaced by the demolition of housing or by the conversion of a low- and moderate-income dwelling to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the act, the jurisdiction will take the following steps to minimize the displacement of persons from their homes:

Based on initial review of project, the following occupied dwellings (by address) will be demolished with grant funds (should contain proposed demolitions):

As chief official of the jurisdiction, I hereby certify that the above plan was officially adopted by the jurisdiction of Coffeyville on the 11th day of August, 2026.

Date: _____ Signature – Chief Elected Official: _____

STATEMENT OF ASSURANCES AND CERTIFICATIONS

The applicant hereby assures and certifies with respect to the grant that:

- (1) It possesses legal authority to make a grant submission and to execute a community development and housing program.
- (2) Its governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the person identified as the official representative of the grantee to submit the final statement, all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of the final statement and to provide such additional information as may be required.
- (3) Prior to submission of its application to Commerce, the grantee has met the citizen participation requirements, prepared its application of community development objectives and projected use of funds, and made the application available to the public, as required by Section 104(a)(2) of the Housing and Community Development Act of 1974, as amended, and implemented at 24 CFR 570.486.
- (4) It has developed its final statement (application) of projected use of funds so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight; the final statement (application) of projected use of funds may also include activities that the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available.
- (5) Its chief executive officer or other officer of the grantee approved by Commerce:
 - (a) Consents to assume the status of a responsible federal official under the National Environmental Policy Act of 1969 and other provisions of federal law as specified in 24 CFR 58.1(a);
 - (b) Is authorized and consents on behalf of the grantee and himself/herself to accept the jurisdiction of the federal courts for the purpose of enforcement of his/her responsibilities as such an official; and
- (6) The grant will be conducted and administered in compliance with the following federal and state regulations (see Appendix A: Applicable Laws and Regulations):

- (a) Title VI of the Civil Rights Act of 1964 (Pub. L. 88-352), and implementing regulations issued at 24 CFR Part 1;
- (b) Fair Housing Amendments Act of 1988, as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services;
- (c) Section 109 of the Housing and Community Development Act of 1974, as amended; and the regulations issued pursuant thereto (24 CFR Section 570.602);
- (d) Section 3 of the Housing and Urban Development Act of 1968, as amended; and implementing regulations at 24 CFR Part 75;
- (e) Executive Order 11246, as amended by Executive Orders 11375 and 12086 and implementing regulations issued at 41 CFR Chapter 60;
- (f) Executive Order 11063, as amended by Executive Order 12259 and implementing regulations at 24 CFR Part 107;
- (g) Section 504 of the Rehabilitation Act of 1973 (Pub. L. 93-112), as amended and implementing regulations when published for effect;
- (h) The Age Discrimination Act of 1975, as amended, (Pub. L. 94-135), and implementing regulations when published for effect;
- (i) The relocation requirements of Title II and the acquisition requirements of Title III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and the implementing regulations at 24 CFR 570.488;
- (j) Anti-displacement and relocation plan requirements of Section 104(d) of Title I, Housing and Community Development Act of 1974, as amended;
- (k) Relocation payment requirements of Section 105(a)(11) of Title I, Housing and Community Development Act of 1974, as amended.
- (l) The labor standards requirements as set forth in 24 CFR 570.603 and HUD regulations issued to implement such requirements;
- (m) Executive Order 11988 relating to the evaluation of flood hazards and Executive Order 11288 relating to the prevention, control, and abatement of water pollution;

- (n) The regulations, policies, guidelines and requirements of 2 CFR Part 200 as they relate to the acceptance and use of federal funds under this federally assisted program;
 - (o) The American Disabilities Act (ADA) (P.L. 101-336: 42 U.S.C. 12101) provides disabled people access to employment, public accommodations, public services, transportation, and telecommunications;
- (7) The conflict of interest provisions of 24 CFR 570.489 apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or sub recipients which are receiving CDBG funds. None of these persons may obtain a financial interest or benefit from the activity, or have an interest or benefit from the activity, or have an interest in any contract, subcontract, or agreement with respect thereto, or the proceeds thereunder, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter, and that it shall incorporate or cause to be incorporated, in all such contracts or subcontracts a provision prohibiting such interest pursuant to the purpose of this certification;
 - (8) It will comply with the provisions of the Hatch Act that limits the political activity of employee;
 - (9) It will give the state, HUD, and the Comptroller General or any authorized representative access to and the right to examine all records, books, papers, or documents related to the grant;
 - (10) It will comply with the lead-based paint requirements of 24 CFR Part 35 Subpart B issued pursuant to the Lead-Based Paint Hazard Elimination Act (42 U.S.C. 4801 et seq.).
 - (11) The local government will not attempt to recover any capital costs of public improvements assisted in whole or in part with CDBG funds by assessing properties owned and occupied by low- and moderate-income persons unless: (a) CDBG funds are used to pay the proportion of such assessment that relates to non CDBG funding or; (b) the local government certifies to the state that, for the purposes of assessing properties owned and occupied by low- and moderate-income persons who are not very low-income, that the local government does not have sufficient CDBG funds to comply with the provision of (a) above.
 - (12) It accepts the terms, conditions, selection criteria, and procedures established by this program description and that it waives any right it may have to challenge the legitimacy and the propriety of these terms, conditions, criteria, and procedures in the event that its application is not selected for CDBG funding.

- (13) It will comply with the regulations, policies, guidelines, and requirements with respect to the acceptance and use of federal funds for this federally assisted program.
- (14) It will comply with all parts of Title I of the Housing and Community Development Act of 1974, as amended, which have not been cited previously as well as with other applicable laws.

The applicant hereby certifies that it will comply with the above stated assurances.

_____ Signature, Chief Elected Official	_____ Name (typed or printed)
_____ Title	_____ Date

To Whom It May Concern:

As Chief Elected Official of the City/County of Coffeyville, I hereby certify that I have knowledge of all activities in the above-referenced application. I also certify that I am aware that the regulations of the CDBG program prevent the use of any facility built or rehabilitated with CDBG funds, or any portion thereof, to be used for the conduct of official business. I therefore certify that no portion of the above application violates this regulation.

Mayor/County Commission

ATTEST:

City/County Clerk

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0017
Expiration Date: 1/31/2026

Public Reporting Burden Statement: This collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of the requested information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7th St SW, Room 8210, Washington, DC 20410-5000. Do not send completed HUD-2880 forms to this address. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. This agency is authorized to collect this information under Section 102 of the Department of Housing and Urban Development Reform Act of 1989. The information you provide will enable HUD to carry out its responsibilities under this Act and ensure greater accountability and integrity in the provision of certain types of assistance administered by HUD. This information is required to obtain the benefit sought in the grant program. Failure to provide any required information may delay the processing of your application and may result in sanctions and penalties including of the administrative and civil money penalties specified under 24 CFR §4.38. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552). The information contained on the form is not retrieved by a personal identifier, therefore it does not meet the threshold for a Privacy Act Statement.

Applicant/Recipient Information	* UEI Number: PBHVUBSUJXA3	* Report Type: Initial ☒	Update ☐
1. Applicant/Recipient Name, Address, and Phone (include area code)			
* Applicant Name: City of Coffeyville			
* Street 1: 102 W 7th Street			
Street 2:			
City: Coffeyville	State Abbreviation: KS	* Zip Code: 67337	
County: Montgomery			
* Country: United States of America			
* Phone: 6202526100			
2. Employer ID Number (do not include individual social security numbers): 48-6043317			
3. HUD Program Name: Community Development Block Grant			
4. Amount of HUD Assistance Requested/Received: \$ 300,000.00			
5. State the name and location (street address, City and State) of the project or activity			
Project Name: Coffeyville Housing Rehabilitation and Demolition Project			
* Street 1:			
Street 2:			
City: Coffeyville	State Abbreviation: KS	* Zip Code: 67337	
County: Montgomery			
* Country: USA: UNITED STATES			

Part I Threshold Determinations

- | | |
|---|--|
| 1. Are you applying for assistance for a specific project or activity?
These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. §4.3. | 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR §4.9. |
| ☐ Yes ☒ No | ☒ Yes ☐ No |

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested/Expected Sources and Use of Funds. Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name	Department/State/Local Agency Name
* Government Agency Name:	* Government Agency Name:
Government Agency Address:	Government Agency Address:
* Street 1:	* Street 1:
Street 2:	Street 2:
City: State Abbreviation: * Zip Code:	City: State Abbreviation: * Zip Code:
County:	County:
Country:	Country:
* Type of Assistance:	* Type of Assistance:
* Amount Requested/Provided: \$	* Amount Requested/Provided: \$
* Expected Uses of the Funds:	* Expected Uses of the Funds:

Note: For Part 1, use additional pages if necessary. Add Attachment:

Part III Interested Parties. You must disclose:

- All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)	* Unique Entity ID	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)			
			\$			%
			\$			%
			\$			%

- Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)	* City of Residence	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)			
			\$			%
			\$			%
			\$			%

Note: For Part 2, use additional pages if necessary. Add Attachment:

Certification:

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

* Signature: * Date: (mm/dd/yyyy):



**CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM**

MEETING DATE	August 11, 2026	
RESOLUTION OR ORDINANCE NUMBER		
AGENDA TITLE	CRMC Board Member Nomination Review	
REQUESTING DEPARTMENT	City Manager	
PRESENTER	Ben Brubaker and Brian Lawrence	
FISCAL INFORMATION	Cost as recommended:	NA
	Budget Line Item:	NA
	Balance Available	NA
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	Approve or Reject Nomination of CRMC Board Opening – Applicant Mike Moore	

BACKGROUND	As part of the 2025 revisions to the relationship between the City of Coffeyville and Coffeyville Regional Medical Center (CRMC), the City Commission was granted the authority to accept or reject nominations for appointments to the CRMC Board of Directors. This process preserves the governance relationship between the City and CRMC while allowing CRMC to continue operating as an independent nonprofit organization. When a vacancy occurs on the CRMC Board of Directors, CRMC will submit a nominee to the City Commission for consideration. The Commission may either accept or reject the nomination. If the nomination is rejected, CRMC will submit a new nominee for consideration. If the City Commission does not act on a nomination within thirty (30) days of receiving notification, the nomination will be deemed accepted and CRMC may proceed with the appointment. The purpose of this item is for the City Commission to consider the nomination submitted by CRMC in accordance with the process established by ordinance.
ANALYSIS	
PUBLIC INFORMATION PROCESS	
STAFF RECOMMENDATION	
REFERENCE DOCUMENTS ATTACHED	

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	August 11 th , 2026	
RESOLUTION OR ORDINANCE NUMBER	R-26-90	
AGENDA TITLE	Resolution Making Housing Needs Findings and Authorizing the Creation of One or More Reinvestment Housing Incentive Districts (RHID)	
REQUESTING DEPARTMENT	Housing	
PRESENTER	Amber Dean, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☐ No
PURPOSE	To consider a resolution adopting the City's Housing Needs Analysis, making the findings required by Kansas law, and authorizing submission of those findings to the Kansas Secretary of Commerce as the first step toward establishing a Reinvestment Housing Incentive District (RHID) for the proposed downtown housing redevelopment project.	

BACKGROUND	The City is currently working with a developer on a proposed downtown housing redevelopment project. To make the project eligible for a Reinvestment Housing Incentive District (RHID), Kansas law requires the City to complete a Housing Needs Analysis and adopt a resolution making specific findings regarding the City's housing needs before an RHID can be created. The Housing Needs Analysis identified a shortage of quality housing across multiple price ranges and concluded that additional incentives are needed to encourage private investment in housing development. This resolution adopts those findings and identifies the property that may be included within the proposed RHID. If approved, the resolution will be published and submitted to the Kansas Secretary of Commerce for review. If the Secretary concurs with the City's findings, the City may then proceed with creating the RHID and adopting a redevelopment plan. Approval of this resolution does not create an RHID, approve the downtown housing project, or authorize any financial incentive. Those items will return to the City Commission for separate consideration at a later date
SPECIAL NOTES	A Reinvestment Housing Incentive District (RHID) is a housing development tool authorized by the State of Kansas to encourage new housing construction and the redevelopment of existing properties. An RHID allows the increase in property taxes generated by a new development to be used for a limited period to reimburse eligible project costs, such as public infrastructure and other approved redevelopment expenses. Existing property taxes continue to be distributed to the taxing jurisdictions as they are today. Only the additional tax revenue generated by the new development may be used for reimbursement. An RHID does not provide funding upfront. Eligible costs are reimbursed only after the development is completed and the increased property value generates new property tax revenue. This action only satisfies the first statutory requirement necessary to pursue an RHID for the proposed downtown housing redevelopment project.

ANALYSIS	The City continues to experience a shortage of quality housing. The proposed downtown housing redevelopment project represents an opportunity to increase housing availability while encouraging reinvestment in the downtown area. Adopting this resolution allows the City to continue the statutory RHID process. It does not commit the City to establishing an RHID or approving the proposed development. Any future RHID, redevelopment plan, development agreement, or reimbursement agreement will require separate approval by the City Commission.
PUBLIC INFORMATION PROCESS	If approved, the resolution will be published once in the City's official newspaper and submitted to the Kansas Secretary of Commerce for review and concurrence as required by Kansas law.
BOARD OR COMMISSION RECOMMENDATION	
STAFF RECOMMENDATION	Approve the resolution adopting the Housing Needs Analysis findings and authorizing submission to the Kansas Secretary of Commerce as the first step in the RHID process for the proposed downtown housing redevelopment project.
REFERENCE DOCUMENTS ATTACHED	• Resolution Making Housing Needs Findings • Housing Needs Analysis • Proposed RHID Boundary Map

(Published in the official City newspaper on August 20, 2026)

RESOLUTION NO. R-26-90

A RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS AS TO THE NEED FOR HOUSING WITHIN THE CITY OF COFFEYVILLE, KANSAS AND SETTING FORTH THE LEGAL DESCRIPTION OF REAL PROPERTY PROPOSED TO BE DESIGNATED AS ONE OR MORE REINVESTMENT HOUSING INCENTIVE DISTRICTS WITHIN THE CITY.

WHEREAS, K.S.A. 12-5241 *et seq.*, as amended (the “Act”) authorizes any city incorporated in accordance with the laws of the state of Kansas (the “State”) to designate reinvestment housing incentive districts within such city; and

WHEREAS, prior to such designation the governing body of such city shall conduct a housing needs analysis to determine what, if any, housing needs exist within its community; and

WHEREAS, after conducting such analysis, the governing body of such city may adopt a resolution making certain findings regarding the establishment of a reinvestment housing incentive district and providing the legal description of property to be contained therein; and

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the “Secretary”) requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a reinvestment housing incentive district within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

WHEREAS, the City of Coffeyville, Kansas (the “City”) prepared a housing needs analysis (the “Needs Analysis”) to determine the housing needs for the City, a copy of which is on file in the office of the City Clerk; and

WHEREAS, based on the Needs Analysis, the governing body of the City (the “Governing Body”) proposes to commence proceedings necessary to create one or more Reinvestment Housing Incentive Districts, in accordance with the provisions of the Act.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COFFEYVILLE, KANSAS, AS FOLLOWS:

Section 1. Housing Needs Analysis; Findings. The Governing Body hereby adopts and incorporates by reference as part of this Resolution the Needs Analysis. Based on a review of the Needs Analysis, the Governing Body hereby makes the following findings and determinations:

- (a) There is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

(b) The shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

(c) The shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

(d) The future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 2. Proposed Reinvestment Housing Incentive Districts. Based on the findings and determinations contained in *Section 1* of this Resolution, the Governing Body proposes to establish one or more Reinvestment Housing Incentive Districts pursuant to the Act, within boundaries of the real estate legally described in *Exhibit A* attached hereto, and shown on the maps depicting the existing parcels of land attached hereto as *Exhibit B*.

Section 3. Publication and Distribution. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution to the Secretary for the Secretary's review and approval.

Section 4. Additional Authority. The Mayor, City Manager, City Clerk, City Attorney, Director of Community Development, other City officials, and Gilmore & Bell, P.C. are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 5. Effective Date. This Resolution shall take effect after its adoption and publication once in the official City newspaper.

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ADOPTED by the Governing Body of the City of Coffeyville, Kansas, on August 11, 2026.

(SEAL)

James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution adopted by the Governing Body of the City on August 11, 2026, as the same appears of record in my office.

DATED: August 11, 2026

Melissa Carter, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICTS**

Real property in the City described as follows, together with all right of way located within or adjacent thereto:

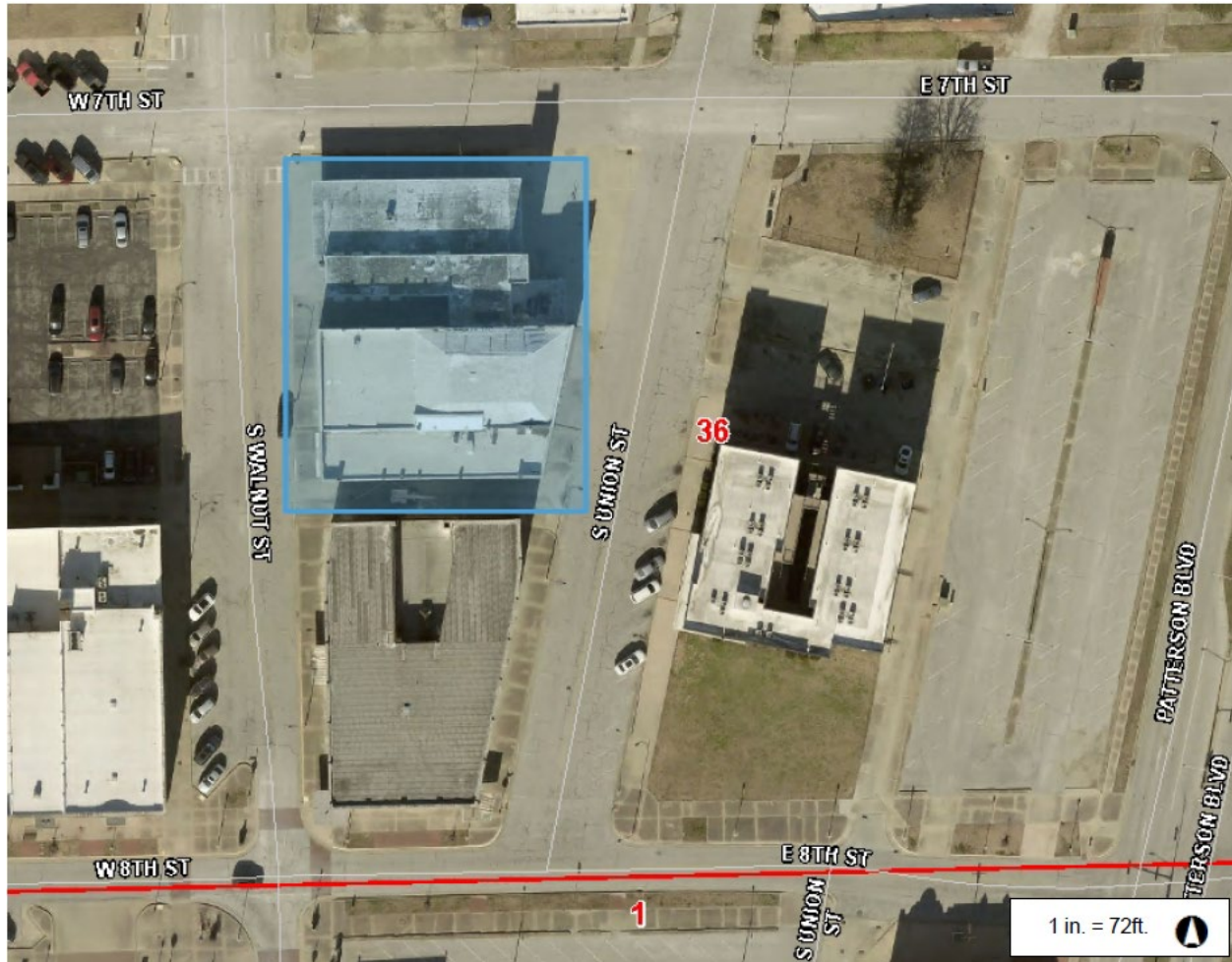
The South 24.50 feet of Lots 1, 2 and 3, Block 44, Original City of Coffeyville, Montgomery County, Kansas; and

Lots 1, 2 and 3, Block 44, Original City of Coffeyville, EXCEPT the North 50 feet, Montgomery County, Kansas, AND EXCEPT Beginning at a point 50 feet South of the Northwest corner of Lot 3, Block 44, Original City of Coffeyville, Kansas; thence East parallel to and 50 feet from North line of Lots 3 and 2 in said Block 44, a distance of 64.64 feet; thence South 1.3 feet; thence West 64.64 feet to the West line of said Lot 3; thence North 1.3 feet to point of beginning, AND EXCEPT Beginning at a point on the East line of Lot 1 in said Block 44, 66.45 feet Southwesterly from the Northeast corner of said Lot 1; thence Southwesterly along the East line of said Lot 1, a distance of 1.5 feet; thence West parallel to and 66.47 feet from the North line of Lots 1 and 2 in said Block 44, 62.7 feet; thence North 1.47 feet; thence East 63.04 feet to the point of beginning, AND EXCEPT Commencing at the Northwest corner of Lot 3, Block 44 of the Original City of Coffeyville, Montgomery County, Kansas; thence S 01°29'01" E along the West line of said Lot 3 a distance of 51.30 feet to the Southwest corner of a tract of land conveyed by quitclaim deed to the City of Coffeyville, as recorded in Book 251, Page 57, in the Montgomery County Register of Deeds Office, said point being the Point of Beginning; thence N 88°45'11" E along the South line of said city tract a distance of 64.78 feet to the West line of the E/2 of the South 15 feet of the North 65 feet of said Lots 1, 2 and 3, Block 44; thence S 05°04'49" W along said West line a distance of 13.78 feet to the Southwest corner of said South 15 feet of the North 65 feet of said Lots; thence N 88°45'11" E along the South line of said South 15 feet, a distance of 0.21 feet to the West line of the second described tract of land conveyed by quitclaim deed to the City of Coffeyville, recorded in Book 251, Page 57; thence S 01°14'49" E along said west line a distance of 0.67 feet to the North face of an existing brick building; thence S 88°45'53" W along said North building line a distance of 63.41 feet to the West line of said Lot 3; thence N 01°29'01" W along said West line a distance of 14.36 feet to the point of Beginning AND EXCEPT The South 24.50 feet of Lots 1, 2 and 3, Block 44, Original City of Coffeyville, Montgomery County, Kansas; and

Beginning at the Northwest Corner of Lot 3, Block 44; thence South 50'; thence East 64.6'; thence South 15'; thence East 63.04'; thence North to the Northeast Corner of Lot 1 of said Block 44; thence West to the Point of Beginning, Original City of Coffeyville, Montgomery County, Kansas.

EXHIBIT B

**MAP OF PROPOSED
REINVESTMENT HOUSING INCENTIVE DISTRICTS**



Housing Needs Analysis
City of Coffeyville, Kansas
August 2022



Coffeyville
KANSAS
Our History Fuels Our Future

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SUMMARY OF MAJOR FINDINGS

The City of Coffeyville has prepared a Housing Assessment Analysis that evaluates the City of Coffeyville's current for-sale and rental housing, quantifies near-term housing demand, and identifies housing opportunities to capture and support new housing construction. The Assessment's major findings are summarized in the text below.

Economic and Demographic Overview

The City of Coffeyville is a rural community located in Montgomery County in southeast Kansas. A community's population size, growth, household types, age composition, educational attainment and income levels play significant roles in the demand for housing.

A community's population growth patterns play significant roles in the demand for housing and supportable property values. Over the past six decades, Coffeyville experienced steady population loss, declining by 49.22 percent from 17,382 residents in 1960, to 8,826 residents by 2020. Coffeyville's current population can be compared to Coffeyville's population between 1900 to 1910.

Over the past decade, the composition of households in Coffeyville shifted slightly with single female and non-family householder comprising larger market shares. The number of female householder families with no husband present 1,454. The number of married-couple households stands at 1,267. The number of married-couple households with children under 18 years is 459. Shifts in the types of households in Coffeyville have likely had an impact on the composition of housing demand and new home construction.

The number of householders 65 years and older account for 17.4 percent of all households in Coffeyville. In the coming years, senior households are expected to have a growing impact on the Coffeyville housing market and the demand for independent and assisted living facilities. Senior independent and assisted living facilities are in short supply and provide developer and investor opportunity.

Coffeyville residents on average are less educated than the norms for both Kansas and the United States. Approximately 28.4 percent of Coffeyville residents 25 years and over have attained associate, bachelors and/or advanced degrees. By comparison, 35.7 percent of Kansas residents, and 39.1 percent of U.S. residents, possess an Associate, Bachelors and/or advanced degree. Coffeyville's below average educational levels place constraints on attainable incomes, housing values and homeownership levels; however, the large Coffeyville workforce living outside Coffeyville increases the educational attainment level drastically.

The U.S. Census Bureau estimated the 2020 median household income for Kansas of \$61,091 and the United States of \$67,521. The 2020 median household income of \$34,727 for the City of Coffeyville is well below the national and statewide averages. According to U.S. Census, during 2020 an estimated 34.8 percent of households in Coffeyville earned less than \$25,000 annually. These households tend to be perpetual renters, but given the low

cost of existing single-family housing in Coffeyville, can support the purchase of rehabilitated housing. During 2020, an estimated 17.9 percent of households earned \$75,000 or more, fueling a definite demand for move-up and luxury housing.

According to the US Census data, the poverty rate in Coffeyville is 29.26%. One out of every 3.4 residents of Coffeyville lives in poverty. 2,582 of the 8,826 Coffeyville residents reported income levels below the poverty line in 2020. Nearly 40 percent of the 2,582 Coffeyville residents living below the poverty line are children under the age of 18 years. Source 2020 US Census

Poverty income households tend to be perpetual renters; therefore, there will always be a definite need for low-income rental property. Developers and investors involved with Federal tax credit programs will find ample opportunity in Coffeyville.

Coffeyville has been successful in generating new jobs in the area, but have not capitalized on those jobs due to a lack of affordable, adequate housing. According to the U.S. Census Bureau in 2020, Coffeyville supported 3,667 jobs, of which less than 35 percent were residents of the City. Nonresidents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Developers and Investors will be profitable in any housing segment they choose.

Since 2005 the unemployment rate in Coffeyville, Kansas has ranged from 13.8% in July 2009, to 3.5% in September 2019. The current unemployment rate for Coffeyville is 4.7% in August of 2022.

For-Sale Housing Market

The 2010 Census inventoried 5,021 housing units in Coffeyville, Kansas, down 9.5 percent from 5,550 housing units reported by the 2000 Census. The 2020 Census inventoried 4,956 housing units in Coffeyville, Kansas, down 1.3 percent from 5,021 housing units reported by the 2010 Census. A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock. Most of the damaged homes were demolished, accounting for decline in the City's housing stock from 2000 to 2010. As of 2020, an additional 366 homes have been demolished due to blighted or unsafe conditions. At the time of this assessment, a total of 825 homes have been removed from Coffeyville's housing stock. It is estimated that over 700 homes are still substandard. The overall occupancy rate for existing housing in Coffeyville was reported by the 2020 Census at 80.6 percent, with 3,995 housing units occupied.

Coffeyville's housing stock is relatively old with over two-thirds of the existing inventory built prior to 1960 (compared to 36.9% for Kansas). Newer housing built since 1990 represents just over 10 percent of Coffeyville's total inventory. According to the U.S. Census Bureau from 2000 to 2020, just 111 new housing units were built in Coffeyville. Although the 1990 through 2020 new housing unit construction represents a 10% increase, the 2007 flood removed over 10% of the existing housing stock.

Due to Coffeyville's lack of new construction, past historical information must be utilized to show potential. From 2005 through 2013, a total of 1,130 homes sold in Coffeyville. After peaking at 192 home sales in 2006, single family housing sales in Coffeyville declined steadily to a low of 97 sales in 2011. Home sales experienced the largest drop in 2009, declining by 38.1 percent over 2008. The trend in declining home sales was attributed to a weakening national and local economy, national housing slump, and more restrictive lending practices. During 2012, home sales in Coffeyville rebounded, up 40.2 percent to a reported 136 homes sold. Home sales declined 12.5 percent in 2013, to 119 sales as interest rates escalated and the inventory of homes on the market declined throughout the year.

Home sale prices in Coffeyville peaked in 2008 at an average price of \$71,412. In 2013, the average home sales price dropped 9.1 percent to \$64,927. Through 2020, due to a weakening economy, the 2007 flood, and declining home sales velocity, the average sale price declined by another 18.2 percent to \$53,100. Over the past two years during the pandemic, housing demand has accelerated the average sales price, but for the purpose of this assessment, the 2020 average sales price of \$53,100 will be utilized.

Given the limited new home construction since 2000, new home sales in Coffeyville accounted for a very small market share of total home sales. From 2000 through 2010, the MLS reported a total of just 111 new home sales in Coffeyville. From 2010 through 2020, no new home sales have occurred. In 2021, two new homes were built and sold before completion.

Based on home sales data published by the Southeast Kansas MLS prior to the pandemic, it appears that while Coffeyville supports a diverse for-sale housing market, it is heavily skewed to homes priced under \$100,000. Older, smaller homes are very affordable and are suitably priced for first time buyers and empty nesters seeking to down-size prior to the pandemic. Newer housing located primarily in the western portion of the city is suitable for move-up buyers and people relocating from outside the area. Primary complaints of area realtors are the lack of quality move-up housing product, and the limited supply of newer, modern homes built over the past 20 years. These market deficiencies have limited the ability of Coffeyville to attract new hires to the community, as evident by the fact that more than 65 percent of people employed live outside Coffeyville. People employed locally are desperate for any type of housing, and condition sometimes does not matter in the effort to be closer to work. There is an opportunity in Coffeyville to construct new housing targeting the first-time, move-up and upscale market segments.

Interviews were conducted with several realtors in an effort to gain a deeper understanding of Coffeyville's for-sale housing market. The comments received are summarized below.

- A lot of Oklahoma residents work in Coffeyville, providing for an untapped housing market opportunity.
- There is a demand in Coffeyville for luxury housing priced above \$200,000. Northbrook is the only custom home subdivision developed over the past 20 years. Many newly hired executives buy homes in Bartlesville or Tulsa,

Oklahoma. In the past two years, several doctors have moved to Coffeyville and generated demand for luxury for-sale and rental housing. The Big Hill area of Coffeyville is an excellent location for the construction of luxury housing.

- The construction of new luxury housing in Coffeyville will trigger a domino effect, allowing first-time homebuyers to purchase move-up housing vacated by families moving into luxury homes.
- Pent-up demand in Coffeyville exists for new housing targeting young families, priced from \$120,000 to \$160,000.
- There has been very little new home construction over the past 25 years. The lack of newer, modern housing hampers the Coffeyville housing market and results in many homebuyers to purchase homes outside of the city.
- The presence of deteriorated homes in Coffeyville and poor condition of some residential neighborhoods are issues for prospective homebuyers.
- The west and north portions of Coffeyville represent the most desirable residential areas, and support the highest demand for for-sale housing.

Rental Housing Market

Rental housing accounts for 42 percent of Coffeyville's occupied housing stock, totaling 1,679 dwelling units. An estimated one-third of the rental housing stock is owned by absentee landlords. The existing stock of rental housing is old with the median year built reported at 1956, compared to 1968 for the state of Kansas. Very little if any attached rental housing has been constructed in Coffeyville over the past 25 years. As a result, much of the rental housing is old and poorly maintained.

The median monthly rents in Coffeyville is \$642. No bedroom rent ranges from \$300 to \$1,500. For 1-bedroom, rent ranges from \$300 to \$1,500 or more. For 2-bedroom, rent ranges from \$500 to \$1,500. For 3 or more bedrooms, rent from \$750 to \$1,500 or more. High-end rental housing, of which there is little, generally commands a monthly rent of \$1,200 to \$1,500. The median rental rate in Coffeyville is \$642 per month. Quality rental properties in Coffeyville generally rent quickly. Realtors interviewed indicated rental housing in Coffeyville is currently operating at an average vacancy rate of just 5.9 percent.

Ten larger rental apartment properties were surveyed in Coffeyville, totaling 404 dwelling units. Given the demographics of the Coffeyville population, highlighted by low income levels and a large elderly population, all ten properties operate as tax credit or income-based rental apartment communities. Four properties totaling 162 dwelling units are available to singles and families with six properties totaling 242 dwelling units catering exclusively to seniors. No exclusively market-rate apartment properties were identified in Coffeyville. Developers and investors will find

opportunity by constructing luxury apartments because there are no market-rate apartments in Coffeyville. Also, nonresidents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a great potential for market-rate apartments.

Over one-third of Coffeyville households earn less than \$25,000 per year which creates considerable demand for income-based and affordable housing. The 2020 Census reported that people aged 65+ accounted for 18.3 percent of Coffeyville's total population, or 1,622 residents. The state-wide average for residents 65+ years is 13.2 percent, indicating Coffeyville supports an above average senior population. Estimates indicate that by 2030 the city's senior population will increase by 220 residents, generating increased need for senior housing.

The modest inventory of affordable rental apartments and current population demographics suggest Coffeyville can support additional income-based rental units.

The primary barrier for prospective renters in Coffeyville is the limited availability of quality rental units in the form of single-family homes and apartment properties. The absence of quality rental properties in Coffeyville results in higher income households seeking housing to look elsewhere, outside the City of Coffeyville. A quality rental housing stock is an important component of fostering a healthy for sale housing market, by offering prospective residents the opportunity to live in the community before buying a home.

Assessment Conclusions

Findings and recommendations provided by the Housing Demand Market Analysis prepared for the City of Coffeyville, Kansas include:

- Quantify 5-year housing absorption for the City of Coffeyville and
- Identify housing market opportunities in Coffeyville, including market segmentation, housing product types (i.e., for-sale, rental and senior housing) and location.

Forecast Housing Demand

Through population growth and the modest capture of non-residents working locally new housing demand from 2020 through 2030 in Coffeyville is estimated at 238 to 357 dwelling units. According to the 2020 Census Coffeyville's mix of occupied housing units was 57.9 percent owner-occupied and 42.1 percent renter-occupied. This report estimates that through 2030, owner-occupied housing will account for 60 percent of all new housing units, with renter-occupied housing accounting for the remaining 40 percent. Therefore, through 2030, the mix of new housing demand is estimated at 142 to 214 owner-occupied units, and 95 to 142 rental units.

Household income levels directly influence housing affordability. From 2020 to 2030, a 13.7 percent increase is forecasted for the

average household income of Coffeyville, making it \$39,484 annually. By 2030, an estimated 17.9 percent of households will earn \$75,000 or more. Coffeyville's large concentration of low-income households and small percentage of high-income households suggests a strong need for affordable housing and restricts the size of the luxury housing market.

Income levels suggest considerable new demand for affordable rental housing will materialize in Coffeyville through the year 2030. An estimated 34.8 percent of households in Coffeyville earn less than \$25,000 annually. These households tend to be perpetual renters. Through 2030, rental housing at rents of less than \$500 in the City of Coffeyville is forecast to account for 21.9 percent of total new rental housing absorption, or 20 to 31 dwelling units. An estimated 59.6 percent of new rental housing absorption, or 56 to 84 dwelling units, will originate at rents of \$500 to \$999 per month. An estimated 9.1 percent of new rental housing absorption, or 9 to 13 dwelling units, will originate at rents of \$1,000 to \$1,500 or more per month.

Housing Market Opportunities

Coffeyville has successfully attracted a large employment base, including such notable companies as John Deere and Acme; however, despite supporting approximately 3,667 jobs, only 35 percent of workers reside in the community. A primary hurdle in attracting new residents is the limited availability of quality for-sale and rental housing. Several area employers indicated a difficulty in filling available positions due primarily to the shortage of quality housing in Coffeyville. Many new employees at local firms relocating to the area must seek housing in such places as Bartlesville, Oklahoma, and Tulsa, Oklahoma to commute to work. For Coffeyville to successfully retain and attract jobs, as well as lure new residents, it must offer prospective employers and their employees a more diverse mix of quality housing that includes both new for sale, and new rental product.

Single-family housing in Coffeyville is very affordable. In 2020, the average sales price was just \$53,100 for resale homes, but the housing stock only appears to be in fair condition. There are housing units (particularly in the older parts of town) suffering from deferred maintenance and disinvestment. Therefore, the current housing market is limited to hourly workers, office staff and management. However, what is needed is a greater mix and stock of quality new for-sale housing priced from \$130,000 to \$179,999, aimed at entry-level and first-time move-up buyers; and \$220,000+, targeting upper management, professionals and physicians. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction.

Coffeyville's west side is the preferred location for new home construction targeting entry-level and first-time move-up buyers, while boasting schools, shopping, recreation, health services and employment. New semi-custom and custom housing priced at \$220,000 and above will require a unique and prestigious location. The Big Hill area in northwest Coffeyville, highlighted by excellent view corridors and the presence of two golf courses, and the

Northbrooke custom home subdivision are ideal locations for the development of a premier single-family home community.

The primary barrier for prospective renters in Coffeyville is the limited availability of quality rental units in the form of single-family homes, duplexes and apartment properties. The absence of quality rental properties in Coffeyville results in higher income households seeking housing to look elsewhere, outside Coffeyville. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. A quality rental housing stock is an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

An estimated 31.53 percent, or 1,264 households, in Coffeyville earn \$35,000 to \$74,999 per year, of which some are prospective renters of market-rate housing. By 2030, households earning \$35,000 to \$74,999 are expected to increase dramatically, suggesting a strong growth in the demand for market-rate rental housing. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Large-scale market-rate apartment development targeting move-up renters is best suited on the west side of Coffeyville. In addition, the construction of market-rate duplexes for rent is appropriate infill development.

With nearly 34.8 percent of households in Coffeyville earning less than \$25,000, there is projected to be a continued need for affordable rental housing. In addition, Coffeyville's senior population is large and growing, generating a growing demand for affordable rental housing geared specifically to low-income and seniors. Only six income-based senior apartment properties, totaling just 242 dwelling units, currently operate in Coffeyville, suggesting a supply-demand imbalance.

Based on Coffeyville's income and age demographics, as well as current supply of affordable rental housing, over the next ten-years additional construction of income-based rental properties for singles, families and seniors will be required. Appropriate location for the development of future affordable rental housing is within the portion of Coffeyville located south of 11th Street.

Housing Needs Analysis
City of Coffeyville, Kansas
August 2022

HOUSING NEEDS ANALYSIS CITY OF COFFEYVILLE, KANSAS

August 2022

INTRODUCTION

The City of Coffeyville has prepared a Housing Assessment that evaluates the City of Coffeyville's current housing segments and quantifies housing demand. Based on the assessment findings, housing market opportunities for the City of Coffeyville are identified. The Housing Assessment also offers insight to the Coffeyville housing market for Developer and Investor purposes.

The Housing Assessment is segmented into five sections, including: 1) a community-wide demographic and economic assessment; 2) existing housing characteristics; 3) for-sale housing analysis; 4) rental housing assessment, and 5) housing demand projections.

The Demographic and Economic Assessment section identifies the housing area, population and household growth trends, household types, household incomes, educational attainment and historical employment growth trends. This section of the assessment provides the baseline data necessary in forecasting future demand for-sale and rental housing in Coffeyville, Kansas. The demographic profile of a community affects housing demand and the types of housing that are needed. The housing life-cycle stages are: entry-level households, first-time homebuyers and move-up renters, move-up homebuyers, empty-nesters, younger independent seniors and older seniors.

The Housing Stock Characteristics Assessment section of the report identifies the inventory, age and composition of Coffeyville's existing housing stock, housing tenure and occupancies, inventory of for-sale and rental housing, and the lack of new home construction. The goal is to identify current and future opportunities to support new housing stock in Coffeyville.

The For-Sale Housing Assessment section addresses recent trends in the sale of existing single-family homes, historical inventory of homes actively on the market, and an assessment of active residential subdivisions.

The Rental Housing Market Assessment section of the report assesses market-rate, income-based and senior housing communities in Coffeyville in an effort to gauge the inventory, quality and occupancies of the current rental housing stock. The section clearly identifies the need for rental housing stock of all types.

The Housing Demand section of the report provides housing demand forecasts by product type for the City of Coffeyville. Demand for additional housing in the City of Coffeyville will primarily come from household growth and the large workforce living outside Coffeyville. The lack of quality rental housing can also be a source of future housing demand.

Based on the assessment findings housing demand forecasts by product type were quantified for the City of Coffeyville and opportunities to support new housing construction will be identified; including appropriate market segmentation, housing product, and location.

DEMOGRAPHIC AND ECONOMIC ASSESSMENT

This section of the assessment examines economic and demographic factors impacting the City of Coffeyville, including: population and household growth trends; age distribution; educational attainment; household income, and employment trends. Quantifying these demographic and economic characteristics will assist in projecting the future demand for housing in Coffeyville.

Population and Households

A community's population growth patterns play significant roles in the demand for housing and supportable property values. Over the past six decades, Coffeyville experienced steady population loss, declining by 49.22 percent from 17,382 residents in 1960 to 8,826 residents by 2020. Coffeyville's current population can be compared to Coffeyville's population between 1900 to 1910.

Year	Population
2020	8,826
2010	10,295
2000	11,021
1990	12,917
1980	15,185
1970	15,116
1960	17,382
1950	17,113
1940	17,355
1930	16,198
1920	13,452
1910	12,687
1900	4,953

Source 2020 US Census

The U.S. Census Bureau reported annual population estimates for Coffeyville from 1990 to 2020. During this 30-year timeframe, the Coffeyville population declined by 31.6 percent, a loss 4,091 residents.

The Wichita State University Center for Economic Development and Business Research projects the Coffeyville population will continue to decline through 2030, dropping to 7,500, a loss of 1,326 residents from the 2020 Census. This projected 15.02 percent decline from 2020 to 2030 in population, if realized, would have a detrimental impact on the local housing market in the form of declining future demand and trends in housing values.

The 2020 Census showed the median age in Coffeyville is 37.1 and is expected to rise to 38 years in the future. The population aged 65+ is projected to increase by 8.7 percent by 2030, while children ages 0 to 18 will decline by 6.0 percent. The population of residents

in their prime working years, aged 25 to 54 years, is projected to decline by 4.4 percent from 2020 to 2030. These expected declines in population and shifts in age demographics will result in shifts in housing needs, unless corrected.

Over the past decade, the composition of households in Coffeyville shifted slightly with single female and non-family householder comprising larger market shares. The number of female householder families with no husband present 1,454. The number of married-couple households stands at 1,267. The number of married-couple households with children under 18 years is 459. Shifts in the types of households in Coffeyville have likely had an impact on the composition of housing demand and new home construction.

City of Coffeyville Household Types

Total Households	3,995
Average Household Size	2.22
Households with one or more people under 18 years	26.4%
Households with one or more people 60 years and over	40.8%
Householder living alone	43.4%
Householder 65 years and over	17.4%

Total Families	2,082
Average Family Size	3.07

Source 2020 US Census

The number of householders 65 years and older account for 17.4 percent of all households in Coffeyville. In the coming years, senior households are expected to have a growing impact on the Coffeyville housing market and the demand for independent and assisted living facilities. Senior independent and assisted living facilities are in short supply, and provide developer and investor opportunity.

Population Age Distribution

The age composition of a community's population plays a significant role in the demand for housing. As a person ages, their housing needs change. The following Population By Age information summarizes the primary age groups according to Coffeyville's population, including adolescent (0-19 years); college-age adults (20 to 24 years); young adults (25 to 34 years); family/working adults (35-44 years); empty nesters (45-54 years and 55-64 years); and elderly (65+ years). Each of these age groups possess distinctively different consumer and housing needs, but present opportunities for both developers and investors.

Population by Age

Adolescent (0-19 years)	2,481
College age adults (20 to 24 years)	495
Young adults (25 to 34 years)	1,245
Family/working adults (35-44 years)	894
Empty nesters (45-54 years and 55-64 years)	2,088
Elderly (65+ years)	1,621

Source 2020 US Census

Educational Attainment

Because income increases with advancing educational attainment, communities with high education levels generally support higher levels of homeownership and housing values. The U.S. Census Bureau provided 2020 educational attainment levels for the population age 25 years and over for the City of Coffeyville, Kansas.

Educational Attainment Levels – Coffeyville, KS For Residents 25 Year and Over

Less than 9 th Grade	217	3.5%
9 th to 12 th grade, no diploma	704	11.4%
High School graduate (plus equivalency)	1,815	29.3%
Some College, no degree	1,701	27.5%
Associate's degree	641	10.4%
Bachelor's degree	866	14.0%
Graduate or professional degree	248	4.0%

Source 2020 US Census

Coffeyville residents on average are less educated than the norms for both Kansas and the United States. Approximately 28.4 percent of Coffeyville residents 25 years and over have attained Associate, Bachelors and/or advanced degrees. By comparison, 35.7 percent of Kansas residents and 39.1 percent of U.S. residents possess an Associate, Bachelors and/or advanced degree. Coffeyville's below average educational levels place constraints on attainable incomes, housing values and homeownership levels, but the large Coffeyville workforce living outside Coffeyville increases the educational attainment level drastically.

Household Income

Generally, as incomes rise higher housing costs are supported. The 2020 Household Income In Past 12 Months (in 2020 inflation-adjusted) information summarizes the 2020 Household Income In Past 12 Months (in 2020 inflation-adjusted).

2020 Household Income in Past 12 Months (in 2020 inflation-adjusted)

Total Household	3,995	100%
Less than \$15,000	886	22.1%
\$15,000 - \$24,999	509	12.7%
\$25,000 - \$34,999	613	15.3%
\$35,000 - \$49,999	630	15.7%
\$50,000 - \$74,999	634	15.8%
\$75,000 - \$99,999	176	4.4%
\$100,000 - \$149,999	327	8.1%
\$150,000 - \$199,000	89	2.2%
\$200,000 or more	131	3.2%

Source 2020 US Census

The U.S. Census Bureau estimated the 2020 median household income for Kansas of \$61,091, and the United States of \$67,521. The 2020 median household income of \$34,727 for the City of Coffeyville is well below the national and statewide averages. According to U.S. Census during 2020, an estimated 34.8 percent of households in Coffeyville earned less than \$25,000 annually. These households tend to be perpetual renters, but given the low

cost of existing single-family housing in Coffeyville, can support the purchase of rehabilitated housing. During 2020, an estimated 17.9 percent of households earned \$75,000 or more, fueling a definite demand for move-up and luxury housing.

Approximately half of the city’s households are estimated to earn less than \$35,000 annually in 2020. Household income of \$35, 000 to \$49,999 have a budgeted home purchase ranging from \$70,400 - \$82,100 depending on interest rates, credit score and debt ratio. In 2020, 17.9 percent of all Coffeyville households possess median incomes of \$75,000 or more. Depending upon interest rates, credit score and debt ratio, 17.9 percent of all Coffeyville households could afford a budgeted house purchase of \$151,600 to \$557,700. Due to the definite shortage of new home construction, developers and investors have a large household income segment for new home and rental property construction. These household income trends suggest over the next 10 + years a continued strong need in Coffeyville for affordable housing, and a strong growth in the need for move-up and luxury housing. Source 2020 US Census

Coffeyville Poverty

According to the US Census data, the poverty rate in Coffeyville is 29.26%. One out of every 3.4 residents of Coffeyville lives in poverty. 2,582 of the 8,826 Coffeyville residents reported income levels below the poverty line in 2020. Nearly 40 percent of the 2,582 Coffeyville residents living below the poverty line are children under the age of 18 years. Source 2020 US Census

The Poverty Rate across the state of Kansas is 11.4%, meaning Coffeyville has a dramatically higher than the average percentage of residents below the poverty line when compared to the rest of Kansas. The largest demographic living in poverty are Males 18 - 24, followed by Females 25 – 34, and then Females 18 - 24. Source 2020 US Census

Poverty income households tend to be perpetual renters; therefore, there will always be a definite need for low-income rental property. Developers and investors involved with Federal tax credit programs will find ample opportunity in Coffeyville.

Employment Trends

Since gains in employment generally fuels population, income and housing market growth, employment trends are a reliable indicator of general economic conditions and housing demand. Typically, households prefer to live near work for convenience.

According to the U.S. Census Bureau, as of the 2020 Census, the leading employment sector in Coffeyville included management, business, science and arts occupations (906 jobs); sales and office occupations (889 jobs); production, transportation and material moving occupations (749 jobs); and natural resources, construction, and maintenance occupations (276 jobs). When compared to statewide averages, Coffeyville supports above-average concentrations of jobs in manufacturing; transportation, warehousing and utilities; and education and health care services.

The composition of an area’s employment base helps to dictate income levels and the composition of housing demand. High levels

of such white collar occupations as professional and technical services; financial, insurance and real estate; and administrative generate demand for professional office space, while health and social services jobs create demand for owner-occupied housing.

The information below provides a comparison of civilian employment levels by occupation for Coffeyville, as published in the 2020 Census.

Coffeyville Occupation Employed 16 Years And Over

Civilian employed population 16 years and over: 3,667

Management, business, science, and arts occupations: 906

Management, business, and financial occupations: 299

Management occupations 236

Business and financial operations occupations 63

Computer, engineering, and science occupations: 81

Computer and mathematical occupations 19

Architecture and engineering occupations 28

Life, physical, and social science occupations 34

Education, legal, community service, arts, and media occupations: 297

Community and social service occupations 34

Legal occupations 0

Educational instruction, and library occupations 248

Arts, design, entertainment, sports, and media occupations 15

Healthcare practitioners and technical occupations: 229

Health diagnosing and treating practitioners and other technical occupations 137

Health technologists and technicians 92

Service occupations: 847

Healthcare support occupations 290

Protective service occupations:	152
Firefighting and prevention, and other protective service workers including supervisors	96
Law enforcement workers including supervisors	56
Food preparation and serving related occupations	165
cleaning and maintenance occupations	165
Personal care and service occupations	75
Sales and office occupations:	889
Sales and related occupations	493
Office and administrative support occupations	396
Natural resources, construction, and maintenance occupations:	276
Farming, fishing, and forestry occupations	50
Construction and extraction occupations	87
Installation, maintenance, and repair occupations	139
Production, transportation, and material moving occupations:	749
Production occupations	511
Transportation occupations	130
Material moving occupations	108

Source 2020 US Census

Coffeyville has been successful in generating new jobs in the area, but have not capitalized on those jobs due to a lack of affordable, adequate housing. According to the U.S. Census Bureau in 2020, Coffeyville supported 3,667 jobs, of which less than 35 percent were residents of the City. Nonresidents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Developers and Investors will be profitable in any housing segment they choose.

Unemployment Trends

Since 2005 the unemployment rate in Coffeyville, Kansas has ranged from 13.8% in July 2009, to 3.5% in September 2019. The current unemployment rate for Coffeyville is 4.7% , as of August 2022.

Business Location Factors

Interviews conducted with the Coffeyville Community College, United School District 445, Chamber of Commerce, City Staff,

business owners and several local real estate agents identified assets/opportunities and constraints/limitations of Coffeyville, Kansas as a business location. The bullet points below summarize the content of those interviews.

Assets / Opportunities

- Coffeyville offers a low cost of labor;
- Low housing costs for owner-occupied, but quality is in question;
- The City of Coffeyville supports a large employment base, but employees live somewhere other than Coffeyville;
- The City of Coffeyville operates an electric utility with the opportunity to offer prospective businesses low electricity rates and sufficient capacity;
- The City of Coffeyville can provide prospective businesses adequate domestic water and sanitary sewer service capacity;
- Coffeyville offers good highway access that affords convenient overnight trucking to a large geographic area and major metropolitan areas. Highway 169 through Coffeyville is the shortest route between Kansas City and Tulsa;
- Coffeyville offers excellent short-line and regional rail service as well as close proximity to the Port of Catoosa;
- City-owned industrial park provides a large inventory of fully serviced land for prospective businesses as well as the opportunity to offer economic incentives in the form of discounted land acquisition costs;
- Coffeyville supports a strong existing industrial base highlighted by such major companies as John Deere;
- The presence of Coffeyville Community College assists in providing an educated and skilled workforce;
- The City of Coffeyville's commercial real property tax levy compares favorably to similar sized cities in Southeast Kansas;
- The City of Coffeyville has in the past offered economic incentives to prospective businesses; and
- Presence of medical services at the Coffeyville Regional Medical Center.

Constraints / Limitations

- Coffeyville's declining population and labor pool places limitations on attracting major retailers and employers, plus employees have no place to live;
- Coffeyville's real property mill levy is high because of the population loss;
- The City of Coffeyville has suffered from steady population decline over the past several decades and no one is building anything;
- Despite supporting a large employment base, most workers employed in Coffeyville live outside Coffeyville;
- Coffeyville suffers from an old housing stock with a limited inventory of quality for sale and rental housing;
- Given its small population base Coffeyville supports low community amenities such as retail, entertainment, personal services and recreation;
- Coffeyville will never experience growth, given the shortage of all types of housing;
- Simply put, Coffeyville needs housing of all types; and
- Coffeyville suffers from an inferiority complex.

Coffeyville possesses ample advantages for attracting businesses, jobs and development activity. The large manufacturing base and presence of such major companies as Coffeyville Resources, Acme, and John Deere are favorable assets for attracting additional industry. Other community assets include city-owned electric service, adequate public utilities, availability of economic incentives and presence of Coffeyville Community College and Coffeyville Regional Medical Center. Challenges facing future economic development of Coffeyville include a limited stock of quality housing, community amenities, declining population and labor force.

Conclusions

The City of Coffeyville is a rural community located in Montgomery County in southeast Kansas. A community's population size, growth, household types, age composition, educational attainment and income levels play significant roles in the demand for housing.

A community's population growth patterns play significant roles in the demand for housing and supportable property values. Over the past six decades, Coffeyville experienced steady population loss, declining by 49.22 percent from 17,382 residents in 1960 to 8,826 residents by 2020. Coffeyville's current population can be compared to Coffeyville's population between 1900 to 1910. The

Wichita State University Center for Economic Development and Business Research projects Coffeyville's population will continue to decline through 2030, dropping to 7,500, a loss of 1,326 residents from the 2020 Census. This projected population loss, if realized, would have a significant detrimental impact on the future demand for housing and value appreciation in Coffeyville.

A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock at that time. Most of the damaged homes were demolished; accounting for decline in the City's housing stock from 2000 to 2010. As of 2020, an additional 366 homes have been demolished due to blighted or unsafe conditions. At the time of this report, a total of 825 homes have been removed from Coffeyville's housing stock, which represents an additional 8 percent removed from Coffeyville's housing stock. It is estimated that over 700 homes and rentals are still substandard in Coffeyville.

Over the past decade the composition of households in Coffeyville shifted slightly with the number of female householder families with no husband present rising by 2.0 percent and number of married-couple families with children under 18 years old declining by 22.8 percent. These shifts in the types of households in Coffeyville have likely had an impact on the composition of housing demand.

The age composition of a community's population plays a significant role in the demand for housing. Housing demand and expenditures change as individuals grow older. Over the decade the number of family/working adult residents has greatly declined, while the number of elderly (65+ years) declined by 7.0 percent and children ages 0 to 18 years declined by 5.0 percent. Absolute population gains were the largest for empty nesters ages 55 to 64 years, suggesting a future growing demand for senior housing in the form of independent living and assisted living facilities. The population aged 65+ is projected to increase by 8.7 percent by 2030 while children ages 0 to 18 will decline by 6.0 percent.

Education levels figure into a community's socio-economic status. Income increases with advancing educational attainment; therefore, communities with high education levels generally support higher levels of homeownership and housing values. Coffeyville residents on average are less educated than the norms for both Kansas and the United States. Approximately 28.4 percent of Coffeyville residents 25 years and over have attained associate, bachelors and advanced degrees. By comparison, 35.7 percent of Kansas residents and 39.1 percent of U.S. residents possess an associate, bachelors or advanced degree. Coffeyville's below average educational levels place constraints on attainable incomes, housing values and homeownership levels, but the large Coffeyville workforce living outside Coffeyville increases the educational attainment level drastically.

Supportable residential housing values and the mix of housing are a function of resident income levels. Generally, as income rises higher, home ownership levels and housing costs are supported. An estimated 38.8 percent of households in Coffeyville earn less than \$25,000 annually. These households tend to be perpetual renters, but given the low cost of existing single-family housing in Coffeyville, they can support the purchase of rehabilitated housing.

Meanwhile, an estimated 17.9 percent of households earn \$75,000 or more, fueling demand for move-up and luxury housing.

Approximately half of the city's households are estimated to earn less than \$35,000 annually by 2020. By 2020, 17.9 percent of all Coffeyville households are estimated to possess median incomes of \$75,000 or more, a total of 723 households. These household income trends suggest over the next ten years a continued strong need in Coffeyville for affordable housing, and a strong growth in the need for move-up and luxury housing.

Coffeyville and Montgomery County have been successful in generating new jobs in the area, but have not fully capitalized on those jobs due to a lack of affordable, adequate housing. According to the U.S. Census Bureau, in 2020 Coffeyville supported 3,667 jobs, of which less than 35 percent were residents of the City. Nonresidents working in Coffeyville represent an untapped housing market of all types.

HOUSING STOCK CHARACTERISTICS ASSESSMENT

This section of the assessment analyzes the City of Coffeyville's existing housing stock by identifying the inventory, occupancies, age and type of the existing housing inventory as well as recent trends in new home construction activity. The goal is to identify current and future opportunities to support new housing stock in Coffeyville.

Housing Stock Inventory and Occupancies

The 2020 Census inventoried 4,956 housing units in Coffeyville, Kansas, down 10.7 percent from 5,550 housing units reported by the 2000 Census. A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock. Most of the damaged homes were demolished accounting for decline in the City's housing stock from 2000 to 2010. The overall occupancy rate for existing housing in Coffeyville was reported by the 2020 Census at 80.6 percent with 3,995 housing units occupied. The information below identifies 2020 Census inventory and occupancy data for Coffeyville's housing stock.

Coffeyville, Kansas Housing Stock and Occupancies; 2020 Census

Total housing units	4,956	4,956
Occupied housing units	3,995	80.6%
Owner occupied:	2,316	57.9%
Renter occupied:	1,679	42.1%
Vacant housing units	961	19.4%
Homeowner vacancy rate	3.5	
Rental vacancy rate	5.9	

Source 2020 US Census

The 2000 Census reported that 4,691 housing units were occupied in Coffeyville, including 3,047 owner-occupied units and 1,644

renter-occupied units. By the 2020 Census, the occupied inventory had declined to 3,995 housing units. From 2000 to 2020, the number of owner-occupied housing units in Coffeyville decreased by 15.4 percent to 2,316 units by 2020. Meanwhile, over the decade Coffeyville's inventory of renter-occupied housing units increased slightly from 1,644 housing units in 2000 to 1,679 housing units by 2020. The overall occupancy rate declined from 84.5 percent in 2000 to 80.6 percent by 2020.

Age of Housing Stock

The information below compares the age of Coffeyville's housing stock with that of the State of Kansas, as reported by the 2020 American Community Survey published by the U.S. Census Bureau. Coffeyville's housing stock is relatively old with over two-thirds of the existing inventory built prior to 1960 (compared to 36.9% for Kansas). Newer housing built since 1990 represents just over 10 percent of Coffeyville's total inventory, compared to 25.5 percent for Kansas. New home construction from 2000 to 2010 decreased by nearly 72 percent over the 394 housing units built during the 1990's. According to the City of Coffeyville Building Inspection Department permitting from 2010 to 2020, no new housing was added to Coffeyville. In 2021, two new houses were built ranging in price from \$220,000 to 250,000, both sold prior to completion. The age of Coffeyville's housing stock is the primary reason why quality housing that meets buyer's needs is in short supply.

Coffeyville, Kansas Housing Stock by Year Built

2010 to 2020	0
2000 to 2009	111
1990 to 1999	394
1980 to 1989	327
1970 to 1979	428
1960 to 1969	423
1940 to 1959	1,571
1939 or Earlier	1,730

Source 2020 US Census

Housing Stock by Structure Type

The information below identifies Coffeyville's housing stock by unit type as reported by the 2020 American Community Survey.

Coffeyville, Kansas Housing Stock by Type 2020

Total housing units	4,956	4,956
1-unit, detached	3,885	78.4%
1-unit, attached	32	0.6%
2 units	138	2.8%
3 or 4 units	196	4.0%
5 to 9 units	207	4.2%
10 to 19 units	33	0.7%
20 or more units	315	6.4%
Mobile home	150	3.0%
Boat, RV, van, etc.	0	0.0%

2020 US Census

Coffeyville's housing stock is dominated by detached single-family homes that account for 78.4 percent of the total inventory. This preference for detached housing is more common in outlying and rural areas. To illustrate, detached single-family housing accounts for 72.6 percent of Kansas' housing units.

Another common characteristic of outlying and rural area's housing mix is a modest inventory of multi-family housing units. However, in Coffeyville multi-family structures with 20 or more dwelling units account for 6.4 percent of the total housing stock, compared to 4.6 percent for all of Kansas. The above average rate for multi-family housing may be due to the city's large percentage of lower income households and the corresponding large inventory income-based apartment properties. The housing stock of 2 to 4 unit structures accounts for 6.8 percent of Coffeyville's housing units but just 5.6 percent of Kansas'. 2020 US Census

Coffeyville's current demographics and mix of housing suggests that the city must address all segments of housing with emphasis on affordable multi-family rental and for-sale housing to foster a more diverse housing market that meets the needs of a wider range of household types.

For 2020, the U.S. Census Bureau estimated that 2,316 owner-occupied housing units in Coffeyville were occupied. Detached single-family homes accounted for 78.4 percent of all occupied owner-occupied housing units. Meanwhile, an estimated 1,679 rental housing units were occupied. Renters were much less likely to occupy detached single-family homes accounting for just 42 percent of all occupied rental units.

The dominance of 10+ unit apartment properties stems from a large inventory of income-based rental housing and preference for 2 to 4 unit properties might originate from Coffeyville's small town character and the dominance of detached single-family housing.

Housing Conditions

Housing is one of the most visible and tangible characteristics of a community's desirability as a place to live, and the vitality of a community often centers on the quality of its housing stock. Thus, it is important that the City of Coffeyville's housing stock remains in good condition, but that appears not to be the norm.

Upon inspection it was concluded that the City of Coffeyville's housing stock appears to be in fair condition, but there are housing units (particularly in the older parts of town) suffering from deferred maintenance and disinvestment. There are an estimated 961 vacant housing units throughout Coffeyville with the City identifying approximately 366 housing units that have been demolished since 2007, and an estimated 150 more that require demolition due to poor and unsafe conditions. The City of Coffeyville recently approved the demolition of 20 housing units, with another 130 housing units earmarked for future demolition. It is estimated that over 700 homes are still substandard. Also, with few exceptions, the stock of multi-family rental property is old and substandard. It must be noted that there is definite opportunity for quality, upper-scale rental property.

With over two-thirds of Coffeyville's existing housing stock built prior to 1960, many homes might not be energy efficient, or there may be issues with heating, electrical or plumbing systems simply because of their age. Other homes built in the 1960's and 1970's may be in good condition but in need of updating to make them more appealing to current buyer preferences. Newer housing built since 1990 represents just 10 percent of Coffeyville's total inventory and is located primarily in the west and northwest portions of the city. Single-family housing built in the past 30 years appears to be in good condition and offers modern design and features. The most upscale new housing in Coffeyville is within the Northbrook subdivision located on Overlook Drive north of Woodland Avenue. It must be noted that Coffeyville's newer housing built since the 1990's represents 10% of Coffeyville's housing stock, the 2007 flood removed over 10% of Coffeyville's housing stock.

FOR-SALE HOUSING MARKET ANALYSIS

This section of the report evaluates the City of Coffeyville's for-sale housing market by identifying: 1) new and existing home sale trends; 2) current supply of for-sale homes on the market; and 3) active residential subdivisions. Stakeholder interviews were also conducted with the purpose of identifying future for-sale opportunities in Coffeyville. The goal was to determine the Coffeyville for-sale housing market's ability to support near-term new housing construction. Note: Due to the lack of new home construction over the past ten years; the 2007 flood; and the volatile pandemic for-sale housing market, historical data must be utilized.

Home Sale Trends

Multiple Listing Service ("MLS") data provided by local realtors was consulted to ascertain recent single-family home sales trends for Coffeyville. From a peak of 192 home sales in 2006, total home sales declined gradually over the next five years to a low of 97 home sales in 2011. Reason for the dramatic shift can be attributed to the 2007 flood, which the Coffeyville housing stock has not recovered. Home sales experienced the largest drop in 2009, declining by 38.1 percent over 2008. The trend in declining home sales was attributed to a weakening national and local economy, national housing slump and more restrictive lending practices. Also, the insecurity of Coffeyville's future after the 2007 flood.

During 2012 home sales in Coffeyville rebounded, up 40.2 percent to a reported 136 homes sold. Home sales declined 12.5 percent in 2013 to 119 sales as interest rates escalated and the inventory of homes on the market declined throughout the year.

Monthly sales in Coffeyville ranged from a low of 4.33 sales in January to a high of 12.78 sales in August. Home sales seem to be most active during the hot summer months from May to September, and lowest during the winter months of January and February. Since 2013, an average of nearly 10.5 homes sold per month in Coffeyville. From 2009 to 2011 annual sales proceeds declined to a low of \$5.2 million, a 54.1 percent drop from the peak in 2006.

Key indicators that are reflective of the health of a local for-sale housing market include annual sales velocity, average sales price, average days on the market (“DOM”) and average sales price as a percentage of the average list price. Home sale prices in Coffeyville peaked in 2008 at an average price of \$71,412. In 2013, the average home sales price dropped 9.1 percent to \$64,927. Through 2020, due to a weakening economy and declining home sales velocity the average sale price declined by another 18.2 percent to \$53,100. Over the past two years during the pandemic, housing demand has accelerated the average sales price, but for the purpose of this assessment, the 2020 average sales price of \$53,100 will be utilized.

A healthy for-sale housing market generally operates at an average days on the market of 90 days or less. At the height of Coffeyville’s housing market, the average days on the market were reported by the Southeast Kansas MLS at 71 days in 2006, and 58 days in 2008, indicative of a healthy supply and demand balance. As the national economy weakened and housing demand softened, the average days on the market rose to a high of 111 days by 2010. As demand has strengthened the average days on the market have moderated to 90 days; however, due to the pandemic, the average days on market has dropped considerably.

With the exception of red hot housing markets homes generally sell for less than the listing price. A healthy for-sale housing market generally garners a sale price of 95 percent or better of the listing price. At the peak of the market from 2006 to 2008 Coffeyville supported an average sales price equating to 92.9 percent to 95.1 percent of the average list price. The assessment of For-Sale housing market utilizes historical data to illustrate when Coffeyville’s For-Sale housing market was relatively consistent. Over the past ten years the average sales price has declined to a low of 80.9 percent of the average list price. The pandemic has skewed the average sales price to an overvalued market.

The active listing market can also provide insight into the condition of a local for-sale housing market. The year-end number of active listings, average list price, month’s supply and average days on the market from 2009 through 2013 for Coffeyville was consistent. The consistency of for-sale housing market remained through 2020, until the pandemic.

As Coffeyville’s for-sale housing market softened over the years, both the number of active listings and months of supply dropped to below market equilibrium levels declining a healthy level of six months. As a result, the average list price over the years has been on the decline, and the average days on the market on the rise, before the pandemic. Prior to the pandemic, a continued decline in the inventory of available listings should have placed upward pressure on list prices and reduce the months of supply and average days on the market, but that was not the case for Coffeyville.

Data published by the Southeast Kansas MLS illustrates the lack of new housing in Coffeyville. In 2021, two new homes were built with a listing price range from \$220,000 to 250,000. Both new homes sold prior to completion. The age of Coffeyville’s housing stock is the primary reason why quality housing that meets buyer’s needs is in short supply.

Based on home sales data published by the Southeast Kansas MLS prior to the pandemic, it appears that while Coffeyville supports a diverse for-sale housing market, it is heavily skewed to homes priced under \$100,000. Older, smaller homes are very affordable and are suitably priced for first-time buyers and empty nesters seeking to down-size prior to the pandemic. Newer housing located primarily in the western portion of the city is suitable for move-up buyers and people relocating from outside the area. Primary complaints of area realtors are the lack of quality move-up housing product and the limited supply of new, modern homes built over the past 20 years. These market deficiencies have limited the ability of Coffeyville to attract new hires to the community as evident by the fact that less than 35 percent of people employed locally live in Coffeyville. People employed locally are desperate for any type of housing and condition sometimes does not matter in the effort to be closer to work. There is an opportunity in Coffeyville to construct new housing targeting the first-time, move-up and upscale market segments.

Current Supply of Homes on the Market

Prior to the pandemic, substandard homes remained on the for-sale market while quality homes sold quickly. Potential homebuyers sought housing outside of Coffeyville and is evident by the 2/3rds of Coffeyville’s workforce living outside of Coffeyville.

Past history shows that nearly 82 percent of the homes on the market were priced under \$100,000. The active listings prior to the pandemic indicated that homes were on the market between 3 and 1,365 days, averaging 180 days on the market. The homes ranged in size from 800 to 4,515 square feet, averaging 1,795 square feet. The average asking pricing equates to \$50.06 per square foot. The most expensive homes are located in the Northbrook subdivision with available homes priced from \$230,000 to \$499,900.

Active Residential Subdivisions

As mentioned earlier in the report, Coffeyville’s housing is old with no new homes constructed since 2010 and only 111 homes built from 2000 to 2009. The last subdivision developed is located immediately south of the Brown Mansion on U.S. 169. Built by Pollet Construction, the subdivision is designed for both market-rate for-sale homes and subsidized rental housing. The subdivision has performed poorly given its location on the south side of the city and the blend of market-rate and subsidized rental housing. To date, just two new homes were built in 2021 since 2010 with a listing price range from \$220,000 to 250,000. Both new homes sold prior to completion. Prior to the pandemic, some homes remained on the market for over 6-years.

Northbrook within the northwest quadrant of Coffeyville is the latest luxury home subdivision to be developed in Coffeyville and 14 homes have been constructed. Four homes were available for sale in Northbrook priced from \$230,000 to \$499,900.

Conclusions

The 2010 Census inventoried 5,021 housing units in Coffeyville, Kansas, down 9.5 percent from 5,550 housing units reported by the 2000 Census. The 2020 Census inventoried 4,956 housing units in

Coffeyville, Kansas, down 1.3 percent from 5,021 housing units reported by the 2010 Census. A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock. Most of the damaged homes were demolished; accounting for decline in the City's housing stock from 2000 to 2010. As of 2020, an additional 366 homes have been demolished due to blighted or unsafe conditions. At the time of this assessment, a total of 825 homes have been removed from Coffeyville's housing stock. It is estimated that over 700 homes are still substandard. The overall occupancy rate for existing housing in Coffeyville was reported by the 2020 Census at 80.6 percent with 3,995 housing units occupied.

Coffeyville's housing stock is relatively old with over two-thirds of the existing inventory built prior to 1960 (compared to 36.9% for Kansas). Newer housing built since 1990 represents just over 10 percent of Coffeyville's total inventory. According to the U.S. Census Bureau from 2000 to 2020, just 111 new housing units were built in Coffeyville. Although, the 1990 through 2020 new housing unit construction represents a 10% increase, the 2007 flood removed over 10% of the existing housing stock.

Not so similar to the national housing market, Coffeyville has suffered from declining sales velocity and property values. Due to the pandemic home sales velocity, average sales price and total sales proceeds improved considerably, suggesting Coffeyville's for-sale housing market is in recovery; however, the trend is forecasted to end in future years.

Due to Coffeyville's lack of new construction, past historical information must be utilized to show potential. From 2005 through 2013, a total of 1,130 homes sold in Coffeyville. After peaking at 192 home sales in 2006, single family housing sales in Coffeyville declined steadily to a low of 97 sales in 2011. Home sales experienced the largest drop in 2009, declining by 38.1 percent over 2008. The trend in declining home sales was attributed to a weakening national and local economy, national housing slump and more restrictive lending practices. During 2012, home sales in Coffeyville rebounded, up 40.2 percent to a reported 136 homes sold. Home sales declined 12.5 percent in 2013 to 119 sales as interest rates escalated and the inventory of homes on the market declined throughout the year.

Home sale prices in Coffeyville peaked in 2008 at an average price of \$71,412. In 2013, the average home sales price dropped 9.1 percent to \$64,927. Through 2020, due to a weakening economy, the 2007 flood, and declining home sales velocity, the average sale price declined by another 18.2 percent to \$53,100. Over the past two years during the pandemic, housing demand has accelerated the average sales price, but for the purpose of this assessment, the 2020 average sales price of \$53,100 will be utilized.

Given the limited new home construction since 2000, new home sales in Coffeyville accounted for a very small market share of total home sales. From 2000 through 2010 the MLS reported a total of just 111 new home sales in Coffeyville. From 2010 through 2020, no new home sales have occurred. In 2021, two new homes were built and sold before completion.

Based on home sales data published by the Southeast Kansas MLS prior to the pandemic, it appears that while Coffeyville supports a diverse for-sale housing market, it is heavily skewed to homes priced under \$100,000. Older, smaller homes are very affordable and are suitably priced for first time buyers and empty nesters seeking to down-size prior to the pandemic. Newer housing located primarily in the western portion of the city is suitable for move-up buyers and people relocating from outside the area. Primary complaints of area realtors are the lack of quality move-up housing product, and the limited supply of newer, modern homes built over the past 20 years. These market deficiencies have limited the ability of Coffeyville to attract new hires to the community as evident by the fact that more than 65 percent of people employed live outside Coffeyville. People employed locally are desperate for any type of housing, and condition sometimes does not matter in the effort to be closer to work. There is an opportunity in Coffeyville to construct new housing targeting the first-time, move-up and upscale market segments.

Interviews were conducted with several realtors in an effort to gain a deeper understanding of Coffeyville's for-sale housing market. The comments received are summarized below.

- A lot of Oklahoma residents work in Coffeyville, providing for an untapped housing market opportunity.
- There is a demand in Coffeyville for luxury housing priced above \$200,000. Northbrook is the only custom home subdivision developed over the past 20 years. Many newly hired executives buy homes in Bartlesville or Tulsa, Oklahoma. In the past two years, several doctors have moved to Coffeyville and generated demand for luxury for-sale and rental housing. The Big Hill area of Coffeyville is an excellent location for the construction of luxury housing.
- The construction of new luxury housing in Coffeyville will trigger a domino effect allowing first-time homebuyers to purchase move-up housing vacated by families moving into luxury homes.
- Pent-up demand in Coffeyville exists for new housing targeting young families, priced from \$120,000 to \$160,000.
- There has been very little new home construction over the past 25 years. The lack of newer, modern housing hampers the Coffeyville housing market and results in many homebuyers to purchase homes outside of the city.
- The presence of deteriorated homes in Coffeyville and poor condition of some residential neighborhoods are issues for prospective homebuyers.
- The west and north portions of Coffeyville represent the most desirable residential areas and support the highest demand for for-sale housing.

RENTAL HOUSING MARKET ANALYSIS

This section of the report evaluates the City of Coffeyville's rental housing market. Three rental housing products were assessed, including: 1) market-rate housing; 2) income based apartments; and 3) senior housing.

Coffeyville Rental Market

According to the 2020 Census, the housing stock of Coffeyville totals 4,956 dwelling units, of which 17.9 percent, or 889 dwelling units, are in multi-unit structures. The homeownership rate for Coffeyville is 53.2 percent, compared to 68.2 percent for Kansas. Over the past three decades the housing stock of Coffeyville has declined by 20.1 percent, from 6,203 dwelling units in 1990 to 4,956 dwelling units in 2020. During this 30-year period, the population of Coffeyville declined by 30.1 percent. The loss of 1,247 housing units is attributed both to the demolition of substandard properties as well as the 2007 flood that impacted 459 dwelling units.

The City has addressed the deteriorated and dilapidated housing problem in recent years by dedicated funds for demolition and pursuing demolition of approximately 40 or more structures each year. As of 2020, an additional 366 homes have been demolished due to blighted or unsafe conditions. At the time of this assessment, a total of 825 homes have been removed from Coffeyville's housing stock. It is estimated that over 700 homes are still substandard. In addition, the City of Coffeyville has recently rated 150 residential properties within the city limits. Based on the findings of the rating system, the city is now in the process of entering into the eminent domain process on approximately 150+ homes for the purpose of demolition.

The City faces a continuing reduction in the inventory of available affordable housing units through deterioration, dilapidation and from the demolition of uninhabitable housing that resulted from the 2007 flood. Homes in the flood impacted area were renting at a reported \$250 to \$300 per month.

Rental housing accounts for 42 percent of Coffeyville's occupied housing stock, totaling 1,679 dwelling units. The existing stock of rental housing is old with the median year built reported at 1956, compared to 1968 for the state of Kansas. In addition, according to realtors interviewed, much of Coffeyville's stock of market-rate rental housing consists of single-family homes with approximately one-third of the inventory owned by absentee landlords. There is an extreme shortage of quality rental inventory.

The median monthly rents in Coffeyville is \$642. There is no difference in rent between a single-family home rental and that of a multi-family apartment property. No bedroom rent ranges primarily from \$300 to \$1,500. For 1-bedroom, rent primarily ranges from \$300 to \$1,500 or more. For 2-bedroom, rent ranges from \$500 to \$1,500. For 3 or more bedrooms, from \$750 to \$1,500 or more. High-end rental housing, of which there is little, generally commands a monthly rent of \$1,200 to \$1,500. Quality rental properties in Coffeyville generally rent quickly. Realtors

interviewed indicated rental housing in Coffeyville is currently operating at an average vacancy rate of just 5.9 percent.

Total:	1,679
No bedroom:	80
With cash rent:	80
Less than \$300	44
\$300 to \$499	0
\$500 to \$749	0
\$750 to \$999	0
\$1,000 to \$1,499	0
\$1,500 or more	36
1 bedroom:	403
With cash rent:	403
Less than \$300	101
\$300 to \$499	121
\$500 to \$749	121
\$750 to \$999	0
\$1,000 to \$1,499	0
\$1,500 or more	60
2 bedrooms:	744
With cash rent:	693
Less than \$300	9
\$300 to \$499	64
\$500 to \$749	417
\$750 to \$999	186
\$1,000 to \$1,499	17
\$1,500 or more	0
No cash rent	51
3 or more bedrooms:	452
With cash rent:	427
Less than \$300	39
\$300 to \$499	34
\$500 to \$749	106
\$750 to \$999	172
\$1,000 to \$1,499	43
\$1,500 or more	33
No cash rent	25

2020 US Census

Very little attached rental housing has been constructed in Coffeyville over the past 35 years. As a result, much of the rental housing is old and poorly maintained. Given the area's declining population and modest income levels, despite a healthy overall occupancy rate, existing rental housing garners modest rental rates.

According to the U.S. Census Bureau, Coffeyville's median household income of \$31,878 is 40 percent below the national with nearly 39 percent of all households earning less than \$25,000 annually. In addition, 18.1 percent of the Coffeyville population is aged 65 years and older. Based on the income levels and age

distribution of Coffeyville residents, considerable demand exists for affordable rental and senior housing.

Rental Housing Assessment

In an effort to identify current rental housing market conditions in Coffeyville, Kansas a survey was conducted of larger rental properties. In addition, interviews were conducted with real estate agents and rental housing management firms. For purposes of the analysis, rental properties were classified into three groups, including: 1) market-rate housing; 2) income-based apartments; and 3) senior housing. Independent and assisted living senior communities were excluded from the survey. The property data was compiled via the Montgomery County parcel search and contacting property managers and leasing agents. Findings of the competitive apartment survey are summarized in the table on the following page.

Ten large-scale rental apartment properties were surveyed in Coffeyville totaling 404 dwelling units. Half of the assessed apartment properties are located in or near downtown Coffeyville. Given the demographics of the Coffeyville population highlighted by low income levels and a large elderly population all ten properties operate as tax credit or income-based rental apartment communities. Four properties totaling 162 dwelling units are available to singles and families with six properties totaling 242 dwelling units catering exclusively to seniors. No exclusively market-rate apartment properties were identified in Coffeyville. The assessed apartment communities offer limited amenities, the most common being laundry facilities and playground. The senior apartment properties generally operate a community room.

Survey of Coffeyville Large-Scale Apartment Properties

Income-Base Properties	Year Built	# of Units	Tax Credit/Section 8
Cleveland Apartments			
*502 East 2 nd Street	1981	24	Yes
*705 East 3 rd Street	1983	24	Yes
Coffeyville Village Apartments			
*601-619 East 3 rd Street	1969	42	Yes
Mill Supply Apartments			
713 Union Street	2010	32	Yes
Coffeyville Garden Apartments			
2516 West 10 th Street	1969	40	Yes
Senior Housing	Year Built	# of Units	Tax Credit/Section 8
Patterson Square Apartments			
401 Union Street	1982	24	Yes
Manor House			
101 East 5 th Street	1981	51	Yes
Pickwick Place Apartments			
600 Maple Street	1977	60	Yes

Dale Apartments			
206 West 8 th Street	1925	47	Yes
Bella Rose Villas			
1203 West 14 th Street	1961	20	Yes
Sycamore Landing Apartments			
701 Lewark Street	1994	40	Yes
Montgomery County Parcel Search			

The tax credit and income-based apartment communities assessed were newer built, or acquired and rehabbed, using tax credits; or, are operated as Section 8 low income housing. Conversations with managers and leasing agents indicated that demand for affordable rental housing is strong, marked by low vacancies. Investors and Developers utilizing Federal tax credits will find opportunity in Coffeyville.

Coffeyville's inventory of rental apartments is old, with an average year built of 1976. All but two of the apartment communities were built prior to 1984. The 32-unit Mill Supply Apartments located at 713 Union Street in downtown Coffeyville is the latest apartment property to be built, opening in 2010.

The modest inventory of affordable rental apartments and current population demographics suggest Coffeyville is in desperate need of additional tax credit and/or income-based rental units.

***Note – Coffeyville Resources demolished 3 income-based apartments in 2022, reducing the total # of apartments from 162 to currently only 72.**

Market-Rate Housing

The housing assessment did not identify any large-scale, market-rate apartment properties in Coffeyville. Local realtors indicated single-family homes and 2 to 4 unit properties account for the bulk of market-rate rental housing in Coffeyville.

According to the 2020 American Community Survey published by the U.S. Census Bureau, detached single-family homes account for 37.1 percent of all occupied rental units. Properties with 2 to 4 dwelling units account for 21.3 percent of all renter-occupied units.

There is no difference in rent between a single-family home rental and that of a multi-family apartment property. Monthly rents for single-family homes generally range from \$500 to \$1,500 for 2-bedroom homes, and \$750 to \$1,500 for 3-bedroom/2 bath homes. High-end rental housing, of which there is very little, generally commands a monthly rent of \$1,200 to \$1,500 or more. The median rental rate in Coffeyville is \$642 per month. Realtors estimated the current vacancy rate for single-family rental units at approximately 5.9 percent. Quality rental housing in Coffeyville rents quickly.

As of the date of this assessment, very little single-family homes were available for rent in Coffeyville, quoting an asking rental rate of \$675 to \$1,200 per month. Two bedroom homes are renting for \$775 to \$1,500 per month, with three bedroom homes renting for \$850 to \$1,500.

The absence of quality market-rate rental properties in Coffeyville results in higher income households seeking housing to look elsewhere. A quality rental housing stock is an important

component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

Income-Based Apartments

Over one-third of Coffeyville households earn less than \$25,000 per year which creates considerable demand for subsidized and affordable housing. In Coffeyville, affordable housing assistance takes the form of Section 42 Tax Credit Program and the Department of Housing and Urban Development (“HUD”) provides subsidized housing through its Section 8 Housing Choice Voucher Program.

Eligibility for the Section 8 Choice Voucher Program is determined based on the total annual gross income and family size and is limited to U.S. citizens and specified categories of non-citizens who have eligible immigration status. All Section 8 programs use the very low-income or low-income standards of the median income for the county or metropolitan area in which the eligible household chooses to live. Based on Montgomery County’s median household income of \$45,288, for FY 2020 the maximum very low-income limit ranges from \$22,800 annually for a one-person household to \$43,000 annually for an 8-person household. The low-income limit (60% of County’s median income) ranges from \$27,360 annually for a one- person household to \$51,600 annually for an 8-person household.

The Multifamily Tax-Subsidy Projects income limits are used to determine qualification levels, and to set rental rates for low-income housing tax-credit or tax-exempt bond projects. Eligibility for the Section 42 Tax Credit Program is determined based on maximum income limits set as a percentage of area median income adjusted for household size.

The City identified ten tax credit and income-based rental properties in Coffeyville with a total of 404 dwelling units. Monthly rents are based on 30 percent of adjusted gross income. Four of the assessed properties totaling 162 dwelling units rent to singles and families. The unit mix includes 52 one-bedroom, 48 two-bedroom/one bath, 20 two bedroom/two bath and 43 three bedroom/2 bath models. Three of the assessed properties were confirmed to be built or rehabilitated using tax credits, including the Cleveland Apartments, Coffeyville Garden Apartments and Mill Supply Apartments.

The 48-unit Cleveland Apartments occupy two locations at the northeast corner of 2nd and Cedar Streets and the southeast corner of 3rd and Linden Streets on the eastside of Coffeyville. The properties were rehabbed using tax credits and placed in service in 1997 and 1999.

The 40-unit Coffeyville Garden Apartments located at 2516 West 10th Street were rehabbed using tax credits. Monthly rents are inclusive of utilities.

The 32-unit Mill Supply Apartments located at 713 Union Street in downtown Coffeyville is the latest apartment property to be built, opening in 2010. The unit mix includes 10 one-bedroom, 2-two bedroom/1 bath and 20 two-bedroom/two bath units.

Senior Housing

Six senior apartment properties operate in Coffeyville totaling 242 dwelling units, all of which are tax credit and/or income-based. Because the properties cater to seniors the unit mix is dominated by one-bedroom models which account for 89.3 percent of the total senior apartment housing stock, or 216 dwelling units. Four of the properties were confirmed to be built or rehabilitated using tax credits, including the Patterson Square Apartments, Dale Apartments, Bella Rose Villas and Sycamore Landing Apartments.

The 40-unit Sycamore Landing Apartments located at 701 Lewark Street were built in 1994 using tax credits. The unit mix includes 38 one-bedroom models, and two 2-bedroom/1 bath models.

The 24-unit Patterson Square Apartments, located at 401 Union Street, were built in 1982 and rehabbed in 1997 using tax credits. All the apartment units are one-bedroom models.

The 20-unit Bella Rose Villas, located at 1203 West 14th Street, were built in 1961 and rehabbed in 2006 using tax credits. The property’s unit mix includes 16 one-bedroom models, and four two-bedroom/ one bath models.

The 47-unit Dale Apartments, located at 206 West 8th Street, were built in 1925 and rehabbed in 2008 using tax credits. The 6-story brick building is located in downtown Coffeyville and features ground floor commercial space. The property’s unit mix includes 20 studios and 27 one-bedroom models. At the time of this assessment, the Dale Apartments have new ownership and intend to rehab the apartments using tax credits.

Coffeyville’s current senior population 65+ years of age totals 1,622 residents. By 2030, the city’s senior population is forecast to increase by 11.9 percent, or 220 residents, generating increased need for senior housing.

Conclusions

Rental housing accounts for 42 percent of Coffeyville’s occupied housing stock, totaling 1,679 dwelling units. An estimated one-third of the rental housing stock is owned by absentee landlords. The existing stock of rental housing is old with the median year built reported at 1956, compared to 1968 for the state of Kansas. Very little, if any, attached rental housing has been constructed in Coffeyville over the past 25 years. As a result, much of the rental housing is old and poorly maintained.

The median monthly rents in Coffeyville is \$642. No bedroom rent ranges from \$300 to \$1,500. For 1-bedroom, rent ranges from \$300 to \$1,500 or more. For 2-bedroom, rent ranges from \$500 to \$1,500. For 3 or more bedrooms, \$750 to \$1,500 or more. High-end rental housing, of which there is little, generally commands a monthly rent of \$1,200 to \$1,500. The median rental rate in Coffeyville is \$642 per month. Quality rental properties in Coffeyville generally rent quickly. Realtors interviewed indicated rental housing in Coffeyville currently operates at an average vacancy rate of just 5.9 percent.

Ten larger rental apartment properties were surveyed in Coffeyville, totaling 404 dwelling units. Given the demographics of the Coffeyville population highlighted by low income levels and a large elderly population, all ten properties operate as tax credit or income-based rental apartment communities. Four properties totaling 162 dwelling units are available to singles and families with six properties totaling 242 dwelling units catering exclusively to seniors. No exclusively market-rate apartment properties were identified in Coffeyville. Developers and investors will find opportunity by constructing luxury apartments, because there is no market-rate apartments in Coffeyville. Also, nonresidents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a great potential for market-rate apartments.

Over one-third of Coffeyville households earn less than \$25,000 per year which creates considerable demand for income-based and affordable housing. The 2020 Census reported that people aged 65+ accounted for 18.3 percent of Coffeyville's total population, or 1,622 residents. The state-wide average for residents 65+ years is 13.2 percent, indicating Coffeyville supports an above average senior population. Estimates indicate that by 2030 the city's senior population to increase by 220 residents, generating increased need for senior housing.

The modest inventory of affordable rental apartments and current population demographics suggest Coffeyville can support additional income-based rental units.

The primary barrier for prospective renters in Coffeyville is the limited availability of quality rental units in the form of single-family homes and apartment properties. The absence of quality rental properties in Coffeyville results in higher income households seeking housing to look elsewhere outside the City of Coffeyville. A quality rental housing stock is an important component of fostering a healthy for sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

FORECAST HOUSING DEMAND

The previous sections of this assessment analyzed the existing housing supply and the growth and demographic characteristics of the population and households in Coffeyville, Kansas. This section of the assessment provides housing needs estimates for the City of Coffeyville Developers and Investors.

Demographic Profile and Housing Demand

The demographic profile of a community affects housing demand and the types of housing that is needed and supportable. The various housing life-cycle stages are defined in the text below.

Entry-Level Householders

- Often prefer to rent basic, inexpensive apartments
- Usually singles or couples without children in their early 20's

- Will often "double-up" with roommates in an apartment setting

First-Time Homebuyers and Move-Up Renters

- Often prefer to purchase modestly-priced, single-family homes; or, rent more upscale apartments
- Usually married or cohabitating couples, in their mid-20's or 30's, some with children, but most are without children

Move-up Homebuyers

- Typically prefer to purchase newer, larger, and therefore, more expensive single-family homes
- Typically, families with children where householders are in their late 30's to 40's

Empty-Nesters and Never-Nesters

- Empty-nesters are persons whose children have grown and left home while never-nesters are persons who never had children
- Prefer owning but will consider renting their housing
- Some will move to alternative lower-maintenance housing products such as patio homes, garden homes and condominiums
- Generally, couples in their 50's or 60's

Younger Independent Seniors

- Prefer owning but will consider renting their housing
- Will often move (at least part of the year) to retirement havens in the Sunbelt, and desire to reduce their responsibilities for upkeep and maintenance
- Generally, couples in their late 60's or 70's

Older Seniors

- May need to move out of their single family home due to physical and/or health constraints, or desire to reduce their responsibilities for upkeep and maintenance
- Generally single females (widows) in their mid-70's or older

Smaller communities and rural areas such as Coffeyville, Kansas tend to have higher proportions of younger households that own their housing than in larger centers or metropolitan areas. In addition, senior households tend to move to alternative housing at an older age. These conditions are a result of housing market dynamics, which typically provide more affordable single-family housing for young households and a scarcity of senior housing alternatives for older households. Therefore, the age categories for housing life cycles will be somewhat different in Coffeyville than in the nearby metropolitan areas of Wichita, Tulsa, and Kansas City.

Over the next ten-years, residents 35 to 64 years of age will have the biggest effect on the housing market in Coffeyville, with this age accounting for over one-third of the city's population. Some of

those residents in their mid-30's and 40's will prefer more expensive, single-family homes, while others who become empty-nesters may prefer to downsize. Seniors will also have a significant impact on the local housing market as the number of residents 65+ years of age is estimated to increase over the coming decade. Some of these people will move out of their single-family homes into independent or assisted living communities. Finally, over the coming the next ten years, the young population in Coffeyville aged 20 to 24 years will be entering the housing market, placing increased demand on affordable housing.

Housing Demand Calculations

Residential housing absorption estimates for the City of Coffeyville, Kansas through the year 2030 were forecast based on an economic model of the new housing market. Key input to the model includes historical patterns in annual residential building permit activity; projected population growth; average household formation rates, and income levels. Demographic characteristics for the City of Coffeyville published by the U.S. Census influencing the demand and composition of housing are summarized in the following information.

Future demand for additional housing in Coffeyville, Kansas will primarily come from household growth, and the attraction of workers living outside of Coffeyville. Replacement need will also contribute to the demand for additional residential housing stock. Pent-up demand can also be a source of housing demand and generally occurs when the overall rental vacancy rate is below the 5 to 7 percent stabilized rate. While the 2020 Census reported the overall occupancy rate for rental housing in Coffeyville at 94.1 percent, great demand exists given the large stock of rental housing in poor condition. Only two large market-rate apartment properties have been built since 1990 in Coffeyville and our research indicates there is great demand for newer, contemporary product.

According to the Coffeyville Building Inspection Department from 2010 to 2020, no new residential housing units were constructed within the City of Coffeyville. Supportable residential housing absorption over the next 10-years will be a function of resident population growth and household size while income levels and age composition will dictate the type and mix of housing product.

Over the past six decades, Coffeyville experienced steady population loss, declining by 49.22 percent from 17,382 residents in 1960 to 8,826 residents by 2020. Coffeyville's current population can be compared to Coffeyville's population between 1900 to 1910. Coffeyville's population is projected to decline by 15.0 percent from 2020 to 2030, to 7,500 residents which is consistent with prior decade decline since 1960.

The rate of population loss continues and it appears the negative impact of the 2007 flood has never subsided. Based on these market factors, Coffeyville is forecasted to still decline through 2030. Consistent with national trends, the elderly and family/working adult populations are expected to continue increasing. The City of Coffeyville's average household size as published by the 2020 Census is 2.22 persons. Therefore, Coffeyville's forecast population decline through 2030 is 597 households, unless new housing units are constructed.

Another potential source of future housing demand in Coffeyville is the capture of employees of local businesses that are non-residents. According to the U.S. Census Bureau in 2020, Coffeyville supported 3,667 jobs, of which less than 35 percent were residents of the City. Realtors cited the lack of quality housing as a principal reason why local employees live elsewhere. At modest capture, rates of 10 to 15 percent pent-up housing demand is estimated at 238 to 357 dwelling units.

Another factor in calculating demand for housing is an examination of replacement need. Replacement need is generated from the loss of housing, or the need to replace housing units that are physically or functionally obsolete. A review of the age of Coffeyville's housing stock from the U.S. Census Bureau revealed that 1,850 housing units, or 22.5 percent of the total housing stock, were built prior to 1940. As a means to address the issue of substandard and neglected properties the City of Coffeyville has rated each residential property in the city. Based on the findings of the rating system, the city is now in the process of entering into the eminent domain process on approximately 150 homes for the purpose of demolition. Given Coffeyville's large inventory of vacant substandard and neglected housing units, replacement need is anticipated to be negligible.

To conclude, through population growth and the modest capture of nonresidents working locally, new housing demand from 2020 through 2030 in Coffeyville is estimated at 238 to 357 dwelling units. According to the 2020 Census, Coffeyville's mix of occupied housing units was 57.9 percent owner-occupied, and 42.1 percent renter occupied. This report estimates that through 2030, owner-occupied housing will account for 60 percent of all new housing units, with renter-occupied housing accounting for the remaining 40 percent. Therefore, through 2030, the mix of new housing demand is estimated at 142 to 214 owner-occupied units, and 95 to 142 rental units.

According to the 2020 Census, an estimated 961 residential dwelling units were unoccupied in Coffeyville. Given the level of recent housing demolition activity, and large inventory of deteriorated and functionally obsolete housing in Coffeyville, this report assumes that the bulk of new housing demand forecast through 2030 will migrate to new housing.

Household income levels directly influence housing affordability. From 2020 to 2030, it is forecasted 13.7 percent increase in the average household income of Coffeyville to \$39,484 annually. By 2030, an estimated 17.9 percent of households will earn \$75,000 or more. Coffeyville's large concentration of low-income households and small percentage of high-income households suggests a strong need for affordable housing and restricts the size of the luxury housing market.

Future new housing demand in Coffeyville by price range was based on a \$5,000 down payment, 30-year fixed loan, Interest rate of 4.5% and 6.5%, 700 credit score, and debt ratio of 33% of gross household income could purchase a new home in the following ranges:

630-Households \$35,000-\$49,999 home purchase amount \$70,400-\$82,100. 634-Households \$50,000-\$74,999 home purchase amount \$122,000-\$142,500. 176-Households \$75,000-\$99,999 home purchase amount \$151,600-\$177,100. 327-Households \$100,000-\$149,999 home purchase amount \$240,100-\$280,000.

Approximately 15.7 percent (630) of Coffeyville households earn from \$35,000 to \$49,999 per year. Approximately 15.8 percent (634) of Coffeyville households earn \$50,000 to \$74,999. Approximately 4.4 percent (176) of Coffeyville households earn \$75,000 to \$99,999. Approximately 8.1 percent (327) of Coffeyville households earn from \$100,000 to \$149,999.

At a sale price of approximately \$130.00 per square foot for new single-family construction, it is difficult to offer new homes priced under \$130,000. Based on current and estimated future household income growth in Coffeyville, through the year 2030, new demand for housing priced under \$130,000 is forecast to account for 15 percent of total owner-occupied housing absorption. Housing priced from \$130,000 to \$179,999 is forecasted to account for 30 percent of total owner-occupied housing absorption. Homes priced from \$180,000 to \$219,999 are estimated to account for 35 percent of new housing demand. Homes priced at \$220,000 and over are anticipated to account for 20 percent of total for-sale housing absorption.

Income levels suggest considerable new demand for affordable rental housing will materialize in Coffeyville through the year 2030. An estimated 34.8 percent of households in Coffeyville earn less than \$25,000 annually. These households tend to be perpetual renters. Through 2030, rental housing at rents of less than \$500, in the City of Coffeyville, is forecasted to account for 21.9 percent of total new rental housing absorption, or 20 to 31 dwelling units. An estimated 59.6 percent of new rental housing absorption, or 56 to 84 dwelling units, will originate at rents of \$500 to \$999 per month. An estimated 9.1 percent of new rental housing absorption, or 9 to 13 dwelling units, will originate at rents of \$1,000 to \$1,500 or more per month.

ASSESSMENT CONCLUSIONS

Findings and recommendations provided by the Housing Assessment prepared for the City of Coffeyville, Kansas include:

- Quantify 10-year housing absorption for the City of Coffeyville and
- Identify opportunities for future new housing construction in Coffeyville, including market segmentation (i.e., prospective target markets and pricing), housing product types (i.e., for-sale, rental and senior housing) and location of development sites.

Forecast Housing Demand

Through population growth and the modest capture of non-residents working locally, new housing demand from 2020 through 2030 in Coffeyville is estimated at 238 to 357 dwelling units.

According to the 2020 Census, Coffeyville's mix of occupied housing units was 57.9 percent owner-occupied and 42.1 percent renter-occupied. This report estimates that through 2030, owner-occupied housing will account for 60 percent of all new housing units, with renter-occupied housing accounting for the remaining 40 percent. Therefore, through 2030, the mix of new housing demand is estimated at 142 to 214 owner-occupied units, and 95 to 142 rental units.

Household income levels directly influence housing affordability. From 2020 to 2030, there is a forecasted 13.7 percent increase in the average household income of Coffeyville to \$39,484 annually. By 2030, an estimated 17.9 percent of households will earn \$75,000 or more. Coffeyville's large concentration of low-income households and small percentage of high-income households suggests a strong need for affordable housing and restricts the size of the luxury housing market.

Based on current and estimated future household income growth in Coffeyville, through the year 2030 new demand for housing priced under \$130,000 is forecast to account for 15 percent of total owner-occupied housing absorption. Housing priced from \$130,000 to \$179,999 is forecast to account for 30 percent of total owner-occupied housing absorption. Homes priced from \$180,000 to \$219,999 are estimated to account for 35 percent of new housing demand. Homes priced at \$220,000 and over are anticipated to account for 20 percent of total for-sale housing absorption.

Income levels suggest considerable new demand for affordable rental housing will materialize in Coffeyville through the year 2030. An estimated 34.8 percent of households in Coffeyville earn less than \$25,000 annually. These households tend to be perpetual renters. Through 2030, rental housing at rents of less than \$500 in the City of Coffeyville is forecasted to account for 21.9 percent of total new rental housing absorption, or 20 to 31 dwelling units. An estimated 59.6 percent of new rental housing absorption, or 56 to 84 dwelling units, will originate at rents of \$500 to \$999 per month. An estimated 9.1 percent of new rental housing absorption, or 9 to 13 dwelling units, will originate at rents of \$1,000 to \$1,500 or more per month.

Housing Market Opportunities

Coffeyville has successfully attracted a large employment base, including such notable companies as John Deere and Acme; however, despite supporting approximately 3,667 jobs, only 35 percent of workers reside in the community. A primary hurdle in attracting new residents is the limited availability of quality for-sale and rental housing. Several area employers indicated a difficulty in filling available positions due primarily to the shortage of quality housing in Coffeyville. Many new employees at local firms relocating to the area must seek housing in such places as Bartlesville, Oklahoma and Tulsa, Oklahoma to commute to work. For Coffeyville to successfully retain and attract jobs, as well as lure new residents, it must offer prospective employers and their employees a more diverse mix of quality housing, including both new for sale and rental product.

Single-family housing in Coffeyville is very affordable. In 2020,

the average sales price was just \$53,100 for resale homes, but the housing stock only appears to be in fair condition. There are housing units (particularly in the older parts of town) suffering from deferred maintenance and disinvestment. Therefore, the current housing market is limited to hourly workers, office staff and management. However, what is needed is a greater mix and stock of quality new for-sale housing priced from \$130,000 to \$179,999, aimed at entry-level and first-time move-up buyers; and \$220,000+, targeting upper management, professionals and physicians. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction.

Coffeyville's west side is the preferred location for new home construction targeting entry-level and first-time move-up buyers, while boasting schools, shopping, recreation, health services and employment. New semi-custom and custom housing priced at \$220,000 and above will require a unique and prestigious location. The Big Hill area in northwest Coffeyville, highlighted by excellent view corridors and the presence of two golf courses, and the Northbrook custom home subdivision, are ideal locations for the development of a premier single-family home community.

The primary barrier for prospective renters in Coffeyville is the limited availability of quality rental units in the form of single-family homes, duplexes and apartment properties. The absence of quality rental properties in Coffeyville results in higher income households seeking housing to look elsewhere outside Coffeyville. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. A quality rental housing stock is an important component of fostering a healthy for-sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

An estimated 31.53 percent, or 1,264 households, in Coffeyville earn \$35,000 to \$74,999 per year, of which some are prospective renters of market-rate housing. By 2030, households earning \$35,000 to \$74,999 are expected to increase dramatically, suggesting a strong growth in the demand for market-rate rental housing. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Large-scale market-rate apartment development targeting move-up renters is best suited on the west side of Coffeyville. In addition, the construction of market-rate duplexes for rent is appropriate infill development.

With nearly 34.8 percent of households in Coffeyville earning less than \$25,000, there is projected to be a continued need for affordable rental housing. In addition, Coffeyville's senior population is large and growing, generating a growing demand for affordable rental housing geared specifically to low-income and seniors. Only six income-based senior apartment properties totaling just 242 dwelling units currently operate in Coffeyville, suggesting a supply-demand imbalance.

Based on Coffeyville's income and age demographics, as well as current supply of affordable rental housing, over the next ten-years additional construction of income-based rental properties for singles, families and seniors will be required. Appropriate location for the development of future affordable rental housing is within the portion of Coffeyville located south of 11th Street.

ATTACHMENTS

EXHIBIT A

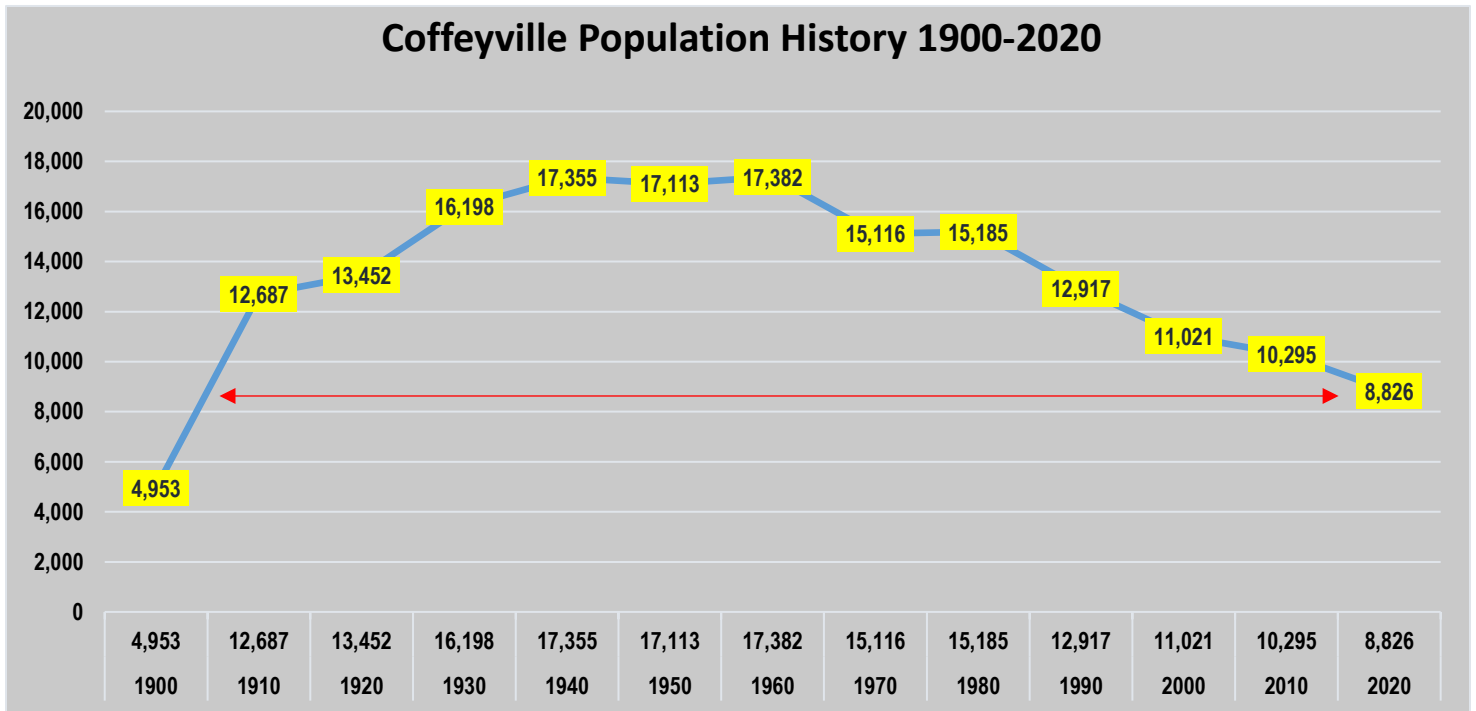


EXHIBIT B

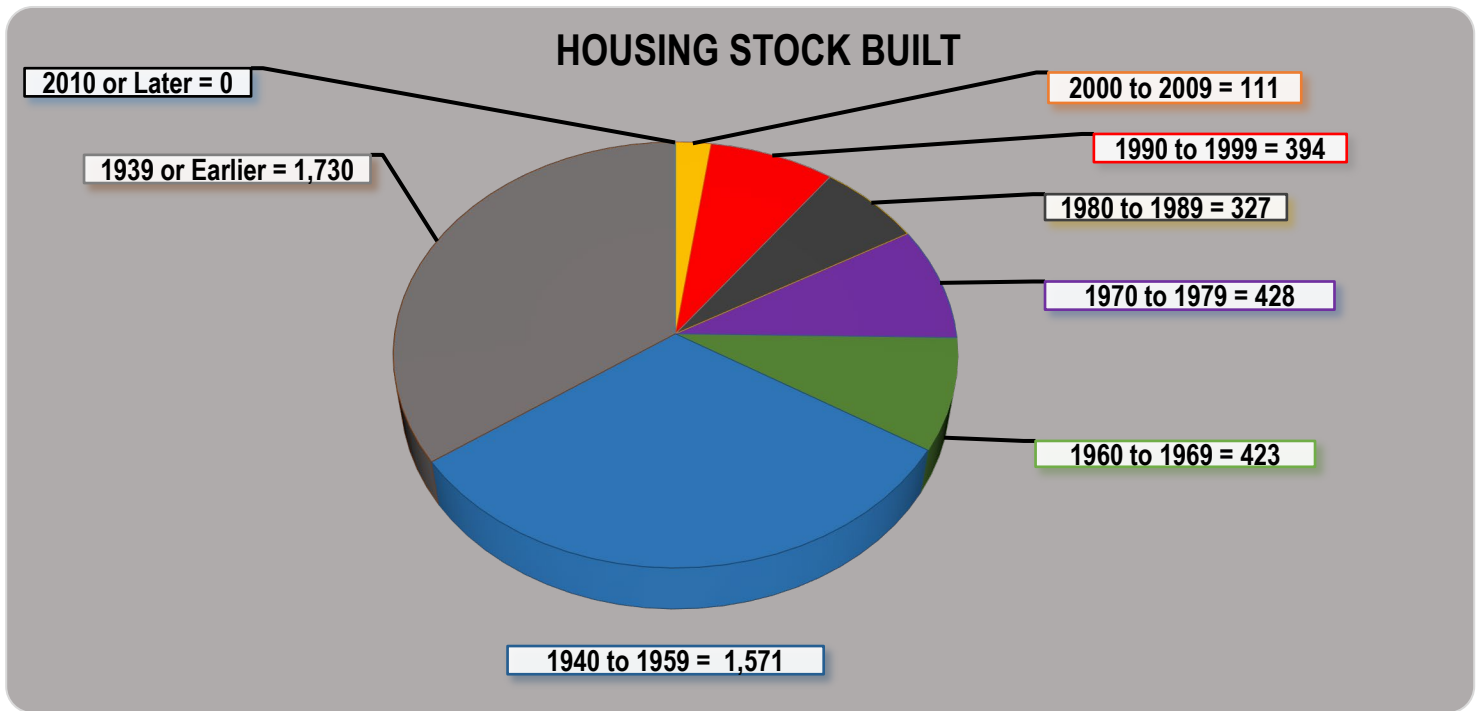


EXHIBIT C

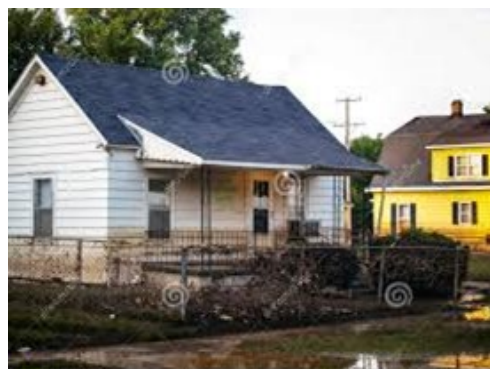
Total Household Income Affordability Estimates

Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$35,000	\$963	\$570	\$82,100	700	30yr fixed	\$5,000	4.5%	\$77,100	\$391
\$35,000	\$963	\$550	\$70,400	700	30yr fixed	\$5,000	6.5%	\$65,400	\$413
\$35,000 - \$49,999 630 Households 15.70%									
Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$50,000	\$1,375	\$675	\$142,500	700	30yr fixed	\$5,000	4.5%	\$137,500	\$697
\$50,000	\$1,375	\$630	\$122,200	700	30yr fixed	\$5,000	6.5%	\$117,200	\$741
\$50,000 - \$74,999 634 Households 15.80%									
Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$75,000	\$2,062	\$1,190	\$177,100	700	30yr fixed	\$5,000	4.5%	\$172,100	\$872
\$75,000	\$2,062	\$1,135	\$151,600	700	30yr fixed	\$5,000	6.5%	\$146,600	\$927
\$75,000 - \$99,999 176 Households 4.40%									
Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$100,000	\$2,750	\$1,350	\$280,000	700	30yr fixed	\$5,000	4.5%	\$275,000	\$1,393
\$100,000	\$2,750	\$1,265	\$240,100	700	30yr fixed	\$5,000	6.5%	\$235,100	\$1,486
\$100,000 - \$149,999 327 Households 8.10%									
Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$150,000	\$4,125	\$2,025	\$419,300	700	30yr fixed	\$5,000	4.5%	\$414,300	\$2,099
\$150,000	\$4,125	\$1,895	\$358,000	700	30yr fixed	\$5,000	6.5%	\$353,000	\$2,231
\$150,000 - \$199,000 89 Households 2.20%									
Household	33% Housing	Debts	Budget	Credit	Loan	Down	Interest	Loan	P & I Mo.
Income	Cost			Score	Type	Payment	Rate	Amount	Payment
\$200,000	\$5,500	\$2,700	\$557,700	700	30yr fixed	\$5,000	4.5%	\$552,700	\$2,800
\$200,000	\$5,500	\$2,525	\$476,000	700	30yr fixed	\$5,000	6.5%	\$471,000	\$2,977
\$200,000 or more 131 Households 3.20%									

EXHIBIT D

2007 COFFEYVILLE, KANSAS FLOOD

On July 2nd, 2007 Coffeyville, Kansas experienced flooding due to a levee breach primarily caused by prolonged record rain levels which affected the town of Coffeyville, Kansas. Residents were swamped with waters that rose more than 30 feet in some areas and the governor of Kansas declared 18 counties as disaster areas. An estimated 40,000 gallons of crude oil contaminated floodwaters. A year after a refinery oil spill into floodwaters blanketed a third of this southeast Kansas town, little remains in the area that was damaged.



A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock. Most of the damaged homes were demolished; accounting for decline in the City's housing stock from 2000 to 2010.

SUMMARY OF MAJOR FINDINGS

The City of Coffeyville has prepared a Housing Assessment Analysis that evaluates the City of Coffeyville's current for-sale and rental housing, quantifies near-term housing demand and identifies housing opportunities to capture and support new housing construction. The Assessment's major findings are summarized in the text below.

Economic and Demographic Overview

The City of Coffeyville is a rural community located in Montgomery County in southeast Kansas. A community's population size, growth, household types, age composition, educational attainment and income levels play significant roles in the demand for housing.

A community's population growth patterns play significant roles in the demand for housing and supportable property values. Over the past six decades, Coffeyville experienced steady population loss, declining by 49.22 percent from 17,382 residents in 1960 to 8,826 residents by 2020. Coffeyville's current population can be compared to Coffeyville's population between 1900 to 1910.

Over the past decade, the composition of households in Coffeyville shifted slightly with single female and non-family householder comprising larger market shares. The number of female householder families with no husband present 1,454. The number of married-couple households stands at 1,267. The number of married-couple households with children under 18 years is 459. Shifts in the types of households in Coffeyville have likely had an impact on the composition of housing demand and new home construction.

The number of householders 65 years and older account for 17.4 percent of all households in Coffeyville. In the coming years, senior households are expected to have a growing impact on the Coffeyville housing market and the demand for independent and assisted living facilities. Senior independent and assisted living facilities are in short supply and provide developer and investor opportunity.

Coffeyville residents on average are less educated than the norms for both Kansas and the United States. Approximately 28.4 percent of Coffeyville residents 25 years and over have attained associate, bachelors and/or advanced degrees. By comparison, 35.7 percent of Kansas residents and 39.1 percent of U.S. residents possess an associate, bachelors and/or advanced degree. Coffeyville's below average educational levels place constraints on attainable incomes, housing values and homeownership levels, but the large Coffeyville workforce living outside Coffeyville increases the educational attainment level drastically.

The U.S. Census Bureau estimated the 2020 median household income for Kansas of \$61,091 and the United States of \$67,521. The 2020 median household income of \$34,727 for the City of Coffeyville is well below the national and statewide averages. According to U.S. Census, during 2020 an estimated 34.8 percent of households in Coffeyville earned less than \$25,000 annually. These households tend to be perpetual renters but given the low

cost of existing single-family housing in Coffeyville can support the purchase of rehabilitated housing. During 2020, an estimated 17.9 percent of households earned \$75,000 or more, fueling a definite demand for move-up and luxury housing.

According to the US Census data, the poverty rate in Coffeyville is 29.26%. One out of every 3.4 residents of Coffeyville lives in poverty. 2,582 of the 8,826 Coffeyville residents reported income levels below the poverty line in 2020. Nearly 40 percent of the 2,582 Coffeyville residents living below the poverty line are children under the age of 18 years. Source 2020 US Census

Poverty income households tend to be perpetual renters; therefore, there will always be a definite need for low-income rental property. Developers and investors involved with Federal tax credit programs will find ample opportunity in Coffeyville.

Coffeyville has been successful in generating new jobs in the area, but have not capitalized on those jobs due to a lack of affordable, adequate housing. According to the U.S. Census Bureau, in 2020 Coffeyville supported 3,667 jobs, of which less than 35 percent were residents of the City. Non-residents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Developers and Investors will be profitable in any housing segment they choose.

Since 2005 the unemployment rate in Coffeyville, Kansas has ranged from 3.5% in September 2019 to 13.8% in July 2009. The current unemployment rate for Coffeyville is 4.7% in August of 2022.

For-Sale Housing Market

The 2010 Census inventoried 5,021 housing units in Coffeyville, Kansas, down 9.5 percent from 5,550 housing units reported by the 2000 Census. The 2020 Census inventoried 4,956 housing units in Coffeyville, Kansas, down 1.3 percent from 5,021 housing units reported by the 2010 Census. A reported 459 homes were damaged by the 2007 flood, representing approximately 10 percent of Coffeyville's housing stock. Most of the damaged homes were demolished; accounting for decline in the City's housing stock from 2000 to 2010. As of 2020, an additional 366 homes have been demolished due to blighted or unsafe conditions. At the time of this assessment, a total of 825 homes have been removed from Coffeyville's housing stock. It is estimated that over 700 homes are still substandard. The overall occupancy rate for existing housing in Coffeyville was reported by the 2020 Census at 80.6 percent with 3,995 housing units occupied.

Coffeyville's housing stock is relatively old with over two-thirds of the existing inventory built prior to 1960 (compared to 36.9% for Kansas). Newer housing built since 1990 represents just over 10 percent of Coffeyville's total inventory. According to the U.S. Census Bureau from 2000 to 2020, just 111 new housing units were built in Coffeyville. Although, the 1990 through 2020 new housing unit construction represents a 10% increase, the 2007 flood removed over 10% of the existing housing stock.

Due to Coffeyville's lack of new construction, past historical information must be utilized to show potential. From 2005 through 2013 a total of 1,130 homes sold in Coffeyville. After peaking at 192 home sales in 2006, single family housing sales in Coffeyville declined steadily to a low of 97 sales in 2011. Home sales experienced the largest drop in 2009, declining by 38.1 percent over 2008. The trend in declining home sales was attributed to a weakening national and local economy, national housing slump and more restrictive lending practices. During 2012 home sales in Coffeyville rebounded, up 40.2 percent to a reported 136 homes sold. Home sales declined 12.5 percent in 2013 to 119 sales as interest rates escalated and the inventory of homes on the market declined throughout the year.

Home sale prices in Coffeyville peaked in 2008 at an average price of \$71,412. In 2013, the average home sales price dropped 9.1 percent to \$64,927. Through 2020, due to a weakening economy, the 2007 flood and declining home sales velocity the average sale price declined by another 18.2 percent to \$53,100. Over the past two years during the pandemic, housing demand has accelerated the average sales price, but for the purpose of this assessment, the 2020 average sales price of \$53,100 will be utilized.

Given the limited new home construction since 2000, new home sales in Coffeyville accounted for a very small market share of total home sales. From 2000 through 2010 the MLS reported a total of just 111 new home sales in Coffeyville. From 2010 through 2020, no new home sales have occurred. In 2021, two new home were built and sold before completion.

Based on home sales data published by the Southeast Kansas MLS prior to the pandemic, appears that while Coffeyville supports a diverse for-sale housing market, it is heavily skewed to homes priced under \$100,000. Older, smaller homes are very affordable and are suitably priced for first time buyers and empty nesters seeking to down-size prior to the pandemic. Newer housing located primarily in the western portion of the city is suitable for move-up buyers and people relocating from outside the area. Primary complaints of area realtors are the lack of quality move-up housing product and the limited supply of newer, modern homes built over the past 20 years. These market deficiencies have limited the ability of Coffeyville to attract new hires to the community as evident by the fact that more than 65 percent of people employed live outside Coffeyville. People employed locally are desperate for any type of housing and condition sometimes does not matter in the effort to be closer to work. There is an opportunity in Coffeyville to construct new housing targeting the first-time, move-up and upscale market segments.

Interviews were conducted with several realtors in an effort to gain a deeper understanding of Coffeyville's for-sale housing market. The comments received are summarized below.

- A lot of Oklahoma residents work in Coffeyville, providing for an untapped housing market opportunity.
- There is a demand in Coffeyville for luxury housing priced above \$200,000. Northbrook is the only custom home subdivision developed over the past 20 years. Many newly hired executives buy homes in Bartlesville or Tulsa,

Oklahoma. In the past two years several doctors have moved to Coffeyville and generated demand for luxury for-sale and rental housing. The Big Hill area of Coffeyville is an excellent location for the construction of luxury housing.

- The construction of new luxury housing in Coffeyville will trigger a domino effect allowing first-time homebuyers to purchase move-up housing vacated by families moving into luxury homes.
- Pent-up demand in Coffeyville exists for new housing targeting young families priced from \$120,000 to \$160,000.
- There has been very little new home construction over the past 25 years. The lack of newer, modern housing hampers the Coffeyville housing market and results in many homebuyers to purchase homes outside of the city.
- The presence of deteriorated homes in Coffeyville and poor condition of some residential neighborhoods are issues for prospective homebuyers.
- The west and north portions of Coffeyville represent the most desirable residential areas and support the highest demand for for-sale housing.

Rental Housing Market

Rental housing accounts for 42 percent of Coffeyville's occupied housing stock, totaling 1,679 dwelling units. An estimated one-third of the rental housing stock is owned by absentee landlords. The existing stock of rental housing is old with the median year built reported at 1956, compared to 1968 for the state of Kansas. Very little if any attached rental housing has been constructed in Coffeyville over the past 25 years. As a result, much of the rental housing is old and poorly maintained.

The median monthly rent in Coffeyville is \$642. No bedroom rent ranges from \$300 to \$1,500. For 1-bedroom, rent ranges from \$300 to \$1,500 or more. For 2-bedroom, rent ranges from \$500 to \$1,500. For 3 or more bedrooms, \$750 to \$1,500 or more. High-end rental housing, of which there is little, generally commands a monthly rent of \$1,200 to \$1,500. The median rental rate in Coffeyville is \$642 per month. Quality rental properties in Coffeyville generally rent quickly. Realtors interviewed indicated rental housing in Coffeyville is current operating at an average vacancy rate of just 5.9 percent.

Ten larger rental apartment properties were surveyed in Coffeyville totaling 404 dwelling units. Given the demographics of the Coffeyville population, highlighted by low income levels and a large elderly population, all ten properties operate as tax credit or income-based rental apartment communities. Four properties totaling 162 dwelling units are available to singles and families with six properties totaling 242 dwelling units catering exclusively to seniors. No exclusively market-rate apartment properties were identified in Coffeyville. Developers and investors will find

opportunity by constructing luxury apartments, because there is no market-rate apartments in Coffeyville. Also, nonresidents working in Coffeyville that leave the City limits to live totals 2,384. Nonresidents working in Coffeyville represent an untapped workforce housing market and a great potential for market-rate apartments.

Over one-third of Coffeyville households earn less than \$25,000 per year which creates considerable demand for income-based and affordable housing. The 2020 Census reported that people aged 65+ accounted for 18.3 percent of Coffeyville's total population, or 1,622 residents. The state-wide average for residents 65+ years is 13.2 percent, indicating Coffeyville supports an above average senior population. Estimates indicate that by 2030 the city's senior population to increase by 220 residents, generating increased need for senior housing.

The modest inventory of affordable rental apartments and current population demographics suggest Coffeyville can support additional income-based rental units.

The primary barrier for prospective renters in Coffeyville is the limited availability of quality rental units in the form of single-family homes and apartment properties. The absence of quality rental properties in Coffeyville results in higher income households seeking housing to look elsewhere outside the City of Coffeyville. A quality rental housing stock is an important component of fostering a healthy for sale housing market by offering prospective residents the opportunity to live in the community before buying a home.

Study Conclusions

Findings and recommendations provided by the Housing Demand Market Analysis prepared for the City of Coffeyville, Kansas include:

- Quantify 5-year housing absorption for the City of Coffeyville and
- Identify housing market opportunities in Coffeyville, including market segmentation, housing product types (i.e., for-sale, rental and senior housing) and location.

Forecast Housing Demand

Through population growth and the modest capture of non-residents working locally new housing demand from 2020 through 2030 in Coffeyville is estimated at 238 to 357 dwelling units. According to the 2020 Census Coffeyville's mix of occupied housing units was 57.9 percent owner-occupied and 42.1 percent renter occupied. This report estimates that through 2030, owner-occupied housing will account for 60 percent of all new housing units with renter-occupied housing accounting for the remaining 40 percent. Therefore, through 2030 the mix of new housing demand is estimated at 142 to 214 owner-occupied units and 95 to 142 rental units.

Household income levels directly influence housing affordability. From 2020 to 2030 it is forecasted 13.7 percent increase in the

average household income of Coffeyville to \$39,484 annually. By 2030, an estimated 17.9 percent of households will earn \$75,000 or more. Coffeyville's large concentration of low-income households and small percentage of high-income households suggests a strong need for affordable housing and restricts the size of the luxury housing market.

Income levels suggest considerable new demand for affordable rental housing will materialize in Coffeyville through the year 2030. An estimated 34.8 percent of households in Coffeyville earn less than \$25,000 annually. These households tend to be perpetual renters. Through 2030 rental housing at rents of less than \$500 in the City of Coffeyville is forecast to account for 21.9 percent of total new rental housing absorption, or 20 to 31 dwelling units. An estimated 59.6 percent of new rental housing absorption, or 56 to 84 dwelling units, will originate at rents of \$500 to \$999 per month. An estimated 9.1 percent of new rental housing absorption, or 9 to 13 dwelling units, will originate at rents of \$1,000 to \$1,500 or more per month.

Housing Market Opportunities

Coffeyville has successfully attracted a large employment base including such notable companies as John Deere and Acme; however, despite supporting approximately 3,667 jobs, only 35 percent of workers reside in the community. A primary hurdle in attracting new residents is the limited availability of quality for-sale and rental housing. Several area employers indicated a difficulty in filling available positions due primarily to the shortage of quality housing in Coffeyville. Many new employees at local firms relocating to the area must seek housing in such places as Bartlesville, Oklahoma and Tulsa, Oklahoma to commute to work. For Coffeyville to successfully retain and attract jobs as well as lure new residents it must offer prospective employers and their employees a more diverse mix of quality housing, including both new for sale and rental product.

Single-family housing in Coffeyville is very affordable. In 2020, the average sales price was just \$53,100 for resale homes, but the housing stock only appears to be in fair condition. There are housing units (particularly in the older parts of town) suffering from deferred maintenance and disinvestment. Therefore, the current housing market is limited to hourly workers, office staff and management. However, what is needed is a greater mix and stock of quality new for-sale housing priced from \$130,000 to \$179,999 aimed at entry-level and first-time move-up buyers and \$220,000+ targeting upper management, professionals and physicians. Considering 2,384 non-residents working in Coffeyville leave the City limits to live, non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction.

Coffeyville's west side is the preferred location for new home construction targeting entry-level and first-time move-up buyers, boasting schools, shopping, recreation, health services and employment. New semi-custom and custom housing priced at \$220,000 and above will require a unique and prestigious location. The Big Hill area in northwest Coffeyville highlighted by excellent view corridors and the presence of two golf courses and the

Northbrook custom home subdivision is an ideal location for the development of a premier single-family home community.

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An estimated 31.53 percent, or 1,264 households, in Coffeyville earn \$35,000 to \$74,999 per year, of which some are prospective renters of market-rate housing. By 2030, households earning \$35,000 to \$74,999 are expected to increase dramatically, suggesting a strong growth in the demand for market-rate rental housing. Considering 2,384 non-residents working in Coffeyville leave the City limits to live. Non-residents working in Coffeyville represent an untapped workforce housing market and a potential for all segments of new housing unit construction. Large-scale market-rate apartment development targeting move-up renters is best suited on the west side of Coffeyville. In addition, the construction of market-rate duplexes for rent is appropriate infill development.

With nearly 34.8 percent of households in Coffeyville earning less than \$25,000 there is projected to be a continued need for affordable rental housing. In addition, Coffeyville's senior population is large and growing, generating a growing demand for affordable rental housing geared specifically to low-income and seniors. Only six income-based senior apartment properties, totaling just 242 dwelling units, currently operate in Coffeyville, suggesting a supply-demand imbalance.

Based on Coffeyville's income and age demographics as well as current supply of affordable rental housing, over the next ten-years additional construction of income-based rental properties for singles, families and senior will be required. Appropriate location for the development of future affordable rental housing is within the portion of Coffeyville located south of 11th Street.

 CITY OF COFFEYVILLE BOARD OF COMMISSIONERS AGENDA ITEM		
MEETING DATE	August 11, 2026	
RESOLUTION OR ORDINANCE NUMBER	Ordinance No. S-26-02 and Resolution No. R-26-91	
AGENDA TITLE	Authorization and Sale of General Obligation Bonds, Series 2026-A	
REQUESTING DEPARTMENT	Finance Department	
PRESENTER	Finance Director	
FISCAL INFORMATION	Cost as recommended:	
	Budget Line Item:	
	Balance Available	
	New Appropriation Required:	☐ Yes ☐ No
PURPOSE	To authorize the issuance and sale of General Obligation Bonds, Series 2026-A, in the approximate principal amount of \$9,280,000 to finance water system improvements and related issuance costs.	
BACKGROUND	The City Commission previously authorized water system improvements pursuant to K.S.A. 65-163d et seq. The bond ordinance authorizes issuance of General Obligation Bonds, Series 2026-A, and the accompanying resolution prescribes the final terms, sale, delivery, security provisions, and related covenants. The bonds will provide funding for approximately \$9,000,000 in water system improvements plus issuance-related costs.	
SPECIAL NOTES	Bond amount and purchaser information will be finalized based on the successful bid received on August 11, 2026.	

ANALYSIS	The bonds are general obligations of the City and are payable from ad valorem taxes levied without limitation as to rate or amount. The resolution establishes the terms, payment procedures, debt service accounts, investment provisions, continuing disclosure requirements, and other bond administration requirements.
PUBLIC INFORMATION PROCESS	Publication of the ordinance or a summary thereof is required in the City's official newspaper following adoption.
BOARD OR COMMISSION RECOMMENDATION	None.
STAFF RECOMMENDATION	Approve Ordinance No. S-26-02 and adopt Resolution No. R-26-91 authorizing the issuance, sale, and delivery of General Obligation Bonds, Series 2026-A.
REFERENCE DOCUMENTS ATTACHED	Draft Ordinance No. S-26-02 Draft Resolution No. R-26-91

ORDINANCE NO. S-26-02

OF

THE CITY OF COFFEYVILLE, KANSAS

PASSED

AUGUST 11, 2026

**GENERAL OBLIGATION BONDS
SERIES 2026-A**

ORDINANCE NO. S-26-02

AN ORDINANCE AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF GENERAL OBLIGATION BONDS, SERIES 2026-A, OF THE CITY OF COFFEYVILLE, KANSAS; PROVIDING FOR THE LEVY AND COLLECTION OF AN ANNUAL TAX FOR THE PURPOSE OF PAYING THE PRINCIPAL OF AND INTEREST ON SAID BONDS AS THEY BECOME DUE; AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH; AND MAKING CERTAIN COVENANTS WITH RESPECT THERETO.

WHEREAS, the City of Coffeyville, Kansas (the “City”) is a city of the first class, duly created, organized and existing under the Constitution and laws of the State; and

WHEREAS, pursuant to the laws of the State of Kansas applicable thereto, by proceedings duly had, the City Commission of the City (the “Governing Body”) has authorized the following improvements (the “Improvements”) to be made in the City, to-wit:

<u>Project Description</u>	<u>Res. No.</u>	<u>Authority (K.S.A.)</u>	<u>Amount</u>
Water System Improvements	R-26-84	65-163d <i>et seq.</i>	\$9,000,000

WHEREAS, the Governing Body is authorized by law to issue general obligation bonds of the City to pay the costs of the Improvements; and

WHEREAS, none of such general obligation bonds heretofore authorized have been issued and the City proposes to issue \$9,280,000* of its general obligation bonds[, together with bid premium thereon,] to pay the costs of the Improvements; and

WHEREAS, the Governing Body has advertised the sale of the Bonds in accordance with the law and at a meeting held in the City on this date awarded the sale of such Bonds to the best bidder.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF COFFEYVILLE, KANSAS, AS FOLLOWS:

Section 1. Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms in this Ordinance shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

“**Act**” means the Constitution and statutes of the State, including K.S.A. 10-101 to 10-125, inclusive, K.S.A. 10-620 *et seq.* and K.S.A. 65-163d *et seq.*, all as amended and supplemented.

“**Bond and Interest Fund**” means the Bond and Interest Fund of the City for its general obligation bonds.

“**Bond Resolution**” means the resolution to be adopted by the Governing Body prescribing the terms and details of the Bonds and making covenants with respect thereto.

“Bonds” means the City's General Obligation Bonds, Series 2026-A, dated September 3, 2026, authorized by this Ordinance.

“City” means the City of Coffeyville, Kansas.

“Clerk” means the duly appointed and acting Clerk of the City or, in the Clerk's absence, the duly appointed Deputy, Assistant or Acting Clerk.

“Finance Director” means the duly appointed and acting Director of Finance of the City or, in the Director of Finance 's absence, the duly appointed Deputy, Assistant or Acting Director of Finance of the City.

“Governing Body” means the City Commission of the City.

“Mayor” means the duly elected and acting Mayor of the City or, in the Mayor's absence, the duly appointed and/or elected Vice Mayor or Acting Mayor of the City.

“Ordinance” means this Ordinance authorizing the issuance of the Bonds.

“State” means the State of Kansas.

“Substitute Improvements” means the substitute or additional improvements of the City authorized in the manner set forth in the Bond Resolution.

Section 2. Authorization of the Bonds. There shall be issued and hereby are authorized and directed to be issued the General Obligation Bonds, Series 2026-A, of the City in the principal amount of \$9,280,000*, for the purpose of providing funds to: (a) pay the costs of the Improvements; and (b) pay costs of issuance of the Bonds.

Section 3. Security for the Bonds. The Bonds shall be general obligations of the City payable as to both principal and interest from ad valorem taxes, which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the City. The full faith, credit and resources of the City are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Section 4. Terms, Details and Conditions of the Bonds. The Bonds shall be dated and bear interest, shall mature and be payable at such times, shall be in such forms, shall be subject to redemption and payment prior to the maturity thereof, and shall be issued and delivered in the manner prescribed and subject to the provisions, covenants and agreements set forth in the Bond Resolution hereafter adopted by the Governing Body.

Section 5. Levy and Collection of Annual Tax. The Governing Body shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by levying and collecting the necessary taxes upon all of the taxable tangible property within the City in the manner provided by law.

The taxes above referred to shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the general ad valorem taxes of the City are levied and collected, shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due and the fees and expenses of the paying agent for the Bonds. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the City Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the City and to reimburse said general funds for money so expended when said taxes are collected.

Section 6. Further Authority. The Mayor, Finance Director, Clerk and other City officials are hereby further authorized and directed to execute any and all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of the Ordinance, and to make alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 7. Governing Law. This Ordinance and the Bonds shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Section 8. Effective Date. This Ordinance shall take effect and be in full force from and after its passage by the Governing Body and publication of the Ordinance or a summary thereof in the official City newspaper.

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PASSED by the City Commission on August 11, 2026 and **SIGNED** by the Mayor.

(SEAL)

James R. Falkner, Mayor

ATTEST:

Meissa Carter, City Clerk

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RESOLUTION NO. R-26--91

OF

THE CITY OF COFFEYVILLE, KANSAS

ADOPTED

AUGUST 11, 2026

**GENERAL OBLIGATION BONDS
SERIES 2026-A**

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RESOLUTION NO. R-26-91

A RESOLUTION PRESCRIBING THE FORM AND DETAILS OF AND AUTHORIZING AND DIRECTING THE SALE AND DELIVERY OF GENERAL OBLIGATION BONDS, SERIES 2026-A, OF THE CITY OF COFFEYVILLE, KANSAS, PREVIOUSLY AUTHORIZED BY ORDINANCE NO. S-26—02 OF THE ISSUER; MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF; AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS CONNECTED THEREWITH.

WHEREAS, the Issuer has heretofore passed the Ordinance authorizing the issuance of the Bonds;
and

WHEREAS, the Ordinance authorized the City Commission of the Issuer (the “Governing Body”) to adopt a resolution prescribing certain details and conditions and to make certain covenants with respect to the issuance of the Bonds; and

WHEREAS, the Governing Body hereby finds and determines that it is necessary for the Issuer to authorize the issuance and delivery of the Bonds in the principal amount of \$9,280,000* to pay the costs of the Improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COFFEYVILLE, KANSAS, AS FOLLOWS:

DEFINITIONS

Definitions of Words and Terms. In addition to words and terms defined elsewhere herein, the following words and terms as used in this Bond Resolution shall have the meanings hereinafter set forth. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing persons shall include firms, associations and corporations, including public bodies, as well as natural persons.

“Act” means the Constitution and statutes of the State, including K.S.A. 10-101 to 10-125, inclusive, K.S.A. 10-620 *et seq.* and K.S.A. 65-163d *et seq.*, all as amended and supplemented.

[**“AG”** means Assured Guaranty Inc., a Maryland domiciled financial guaranty insurance company, or any successor thereto.]

“Authorized Denomination” means \$5,000 or any integral multiples thereof.

[**“BAM”** means Build America Mutual Assurance Company, a New York domiciled mutual insurance corporation, or any successor thereto.]

“Beneficial Owner” of the Bonds includes any Owner of the Bonds and any other Person who, directly or indirectly has the investment power with respect to such Bonds.

“Bond and Interest Fund” means the Bond and Interest Fund of the Issuer for its general obligation bonds.

“Bond Counsel” means the firm of Gilmore & Bell, P.C., or any other attorney or firm of attorneys whose expertise in matters relating to the issuance of obligations by states and their political subdivisions is nationally recognized and acceptable to the Issuer.

[**“Bond Insurance Policy”** means the municipal bond insurance policy issued by the Bond Insurer concurrently with the delivery of the Bonds guaranteeing the scheduled payment when due of the principal of and interest on the Bonds.

“Bond Insurer” means [AG] [BAM] with respect to the Bonds.]

“Bond Payment Date” means any date on which principal of or interest on any Bond is payable.

“Bond Register” means the books for the registration, transfer and exchange of Bonds kept at the office of the Bond Registrar.

“Bond Registrar” means the State Treasurer and any successors and assigns.

“Bond Resolution” means this resolution relating to the Bonds.

“Bonds” or **“Bond”** means the General Obligation Bonds, Series 2026-A, authorized and issued by the Issuer pursuant to the Ordinance and this Bond Resolution.

“Business Day” means a day other than a Saturday, Sunday or any day designated as a holiday by the Congress of the United States or by the Legislature of the State and on which the Paying Agent is scheduled in the normal course of its operations to be open to the public for conduct of its operations.

“Cede & Co.” means Cede & Co., as nominee of DTC and any successor nominee of DTC.

“City” means the City of Coffeyville, Kansas.

“Clerk” means the duly appointed and/or elected Clerk or, in the Clerk's absence, the duly appointed Deputy Clerk or Acting Clerk of the Issuer.

“Code” means the Internal Revenue Code of 1986, as amended, and the applicable regulations promulgated thereunder by the United States Department of the Treasury.

“Compliance Account” means the Compliance Account created pursuant to *Section 501* hereof.

“Consulting Engineer” means an independent engineer or engineering firm, or architect or architectural firm, having a favorable reputation for skill and experience in the construction, financing and operation of public facilities, at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Consulting Engineer by this Bond Resolution.

“Costs of Issuance” means all costs of issuing the Bonds, including but not limited to all publication, printing, signing and mailing expenses in connection therewith, registration fees, financial advisory fees, all legal fees and expenses of Bond Counsel and other legal counsel, expenses incurred in

connection with compliance with the Code, all expenses incurred in connection with receiving ratings on the Bonds, and any premiums or expenses incurred in obtaining municipal bond insurance on the Bonds.

“Costs of Issuance Account” means the Costs of Issuance Account for General Obligation Bonds, Series 2026-A created pursuant to **Section 501** hereof.

“Dated Date” means September 3, 2026.

“Debt Service Account” means the Debt Service Account for General Obligation Bonds, Series 2026-A created within the Bond and Interest Fund pursuant to **Section 501** hereof.

“Debt Service Requirements” means the aggregate principal payments (whether at maturity or pursuant to scheduled mandatory sinking fund redemption requirements) and interest payments on the Bonds for the period of time for which calculated; provided, however, that for purposes of calculating such amount, principal and interest shall be excluded from the determination of Debt Service Requirements to the extent that such principal or interest is payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof with the Paying Agent or other commercial bank or trust company located in the State and having full trust powers.

“Defaulted Interest” means interest on any Bond which is payable but not paid on any Interest Payment Date.

“Defeasance Obligations” means any of the following obligations:

(a) United States Government Obligations that are not subject to redemption in advance of their maturity dates; or

(b) [evidences of ownership of proportionate interests in future interest and principal payments on United States Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor and the underlying United States Government Obligations are not available to any person claiming through the custodian or to whom the custodian may be obligated; or

(c) [obligations of any state or political subdivision of any state, the interest on which is excluded from gross income for federal income tax purposes and which meet the following conditions:

(1) the obligations are (i) not subject to redemption prior to maturity or (ii) the trustee for such obligations has been given irrevocable instructions concerning their calling and redemption and the issuer of such obligations has covenanted not to redeem such obligations other than as set forth in such instructions;

(2) the obligations are secured by cash or United States Government Obligations that may be applied only to principal of, premium, if any, and interest payments on such obligations;

(3) such cash and the principal of and interest on such United States Government Obligations (plus any cash in the escrow fund) are sufficient to meet the liabilities of the obligations;

(4) such cash and United States Government Obligations serving as security for the obligations are held in an escrow fund by an escrow agent or a trustee irrevocably in trust;

(5) such cash and United States Government Obligations are not available to satisfy any other claims, including those against the trustee or escrow agent; and

(6) such obligations are rated in a rating category by Moody's or Standard & Poor's that is no lower than the rating category then assigned by that Rating Agency to United States Government Obligations.

“Derivative” means any investment instrument whose market price is derived from the fluctuating value of an underlying asset, index, currency, futures contract, including futures, options and collateralized mortgage obligations.

“Disclosure Undertaking” means the Continuing Disclosure Undertaking, dated as of the Dated Date, relating to certain obligations contained in the SEC Rule.

“DTC” means The Depository Trust Company, a limited-purpose trust company organized under the laws of the State of New York, and its successors and assigns, including any successor securities depository duly appointed.

“DTC Representation Letter” means the Blanket Letter of Representation from the Issuer and the Paying Agent to DTC which provides for a book-entry system, or any agreement between the Issuer and Paying Agent and a successor securities depository duly appointed.

“Event of Default” means each of the following occurrences or events:

(a) Payment of the principal and of the redemption premium, if any, of any of the Bonds shall not be made when the same shall become due and payable, either at Stated Maturity or by proceedings for redemption or otherwise;

(b) Payment of any installment of interest on any of the Bonds shall not be made when the same shall become due; or

(c) The Issuer shall default in the due and punctual performance of any other of the covenants, conditions, agreements and provisions contained in the Bonds or in this Bond Resolution (other than the covenants relating to continuing disclosure requirements contained herein and in the Disclosure Undertaking) on the part of the Issuer to be performed, and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the Issuer by the Owner of any of the Bonds then Outstanding.

“Federal Tax Certificate” means the Issuer's Federal Tax Certificate, dated as of the Issue Date, as the same may be amended or supplemented in accordance with the provisions thereof.

“Finance Director” means the duly appointed and acting Finance Director of the Issuer or, in the Finance Director's absence, the duly appointed Deputy, Assistant or Acting Finance Director of the Issuer.

“Financeable Costs” means the amount of expenditure for an Improvement which has been duly authorized by action of the Governing Body to be financed by general obligation bonds, less: (a) the amount of any temporary notes or general obligation bonds of the Issuer which are currently Outstanding and available to pay such Financeable Costs; and (b) any amount of Financeable Costs which has been

previously paid by the Issuer or by any eligible source of funds unless such amounts are entitled to be reimbursed to the Issuer under State or federal law.

“Fiscal Year” means the twelve month period ending on December 31.

“Funds and Accounts” means funds and accounts created pursuant to or referred to in *Section 501* hereof.

“Governing Body” means the City Commission of the Issuer.

“Improvement Fund” means the Improvement Fund for General Obligation Bonds, Series 2026.A created pursuant to *Section 501* hereof.

“Improvements” means the improvements referred to in the preamble to the Ordinance and any Substitute Improvements.

“Independent Accountant” means an independent certified public accountant or firm of independent certified public accountants at the time employed by the Issuer for the purpose of carrying out the duties imposed on the Independent Accountant by this Bond Resolution.

[**“Insurer’s Fiscal Agent”** means the agent designated by the Bond Insurer pursuant to the Bond Insurance Policy.]

“Interest Payment Date(s)” means the Stated Maturity of an installment of interest on any Bond which shall be June 1 and December 1 of each year, commencing June 1, 2027.

“Issue Date” means the date when the Issuer delivers the Bonds to the Purchaser in exchange for the Purchase Price.

“Issuer” means the City and any successors or assigns.

“Maturity” when used with respect to any Bond means the date on which the principal of such Bond becomes due and payable as therein and herein provided, whether at the Stated Maturity thereof or call for redemption or otherwise.

“Mayor” means the duly elected and acting Mayor, or in the Mayor's absence, the duly appointed and/or elected Vice Mayor or Acting Mayor of the Issuer.

“Moody's” means Moody's Investors Service, a corporation organized and existing under the laws of the State of Delaware, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, “Moody's” shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer [with notice to the Bond Insurer].

“Notice Address” means with respect to the following entities:

(a) To the Issuer at:

City Hall
1022 W. 7th Street

Coffeyville, Kansas 67337
Fax: (620) 252-6175

- (b) To the Paying Agent at:

State Treasurer of the State of Kansas
Landon Office Building
900 Southwest Jackson, Suite 201
Topeka, Kansas 66612-1235
Fax: (785) 296-6976

- (c) To the Purchaser:

[Purchaser]
[Purchaser Address]
[Purchaser City, State] [Zip]
Fax: [Purchaser Fax]

- (d) To the Rating Agency(ies):

Moody's Municipal Rating Desk
7 World Trade Center
250 Greenwich Street, 23rd Floor
New York, New York 10007

S&P Global Ratings, a division of S&P Global Inc.
55 Water Street, 38th Floor
New York, New York 10004

- [(e) To the Bond Insurer:

Assured Guaranty Inc.
31 West 52nd Street
New York, New York 10019
Telephone: (212) 826-0100; Fax: (212) 339-3529

Build America Mutual Assurance Company
28 Liberty Street, 59th Floor
New York, New York 10005
Attn: Surveillance, Re: Policy No. [_____]
Telephone: (212) 235-2500; Fax: (212) 962-1710
Email: notices@buildamerica.com

or such other address as is furnished in writing to the other parties referenced herein.

“Notice Representative” means:

- (a) With respect to the Issuer, the Clerk.
- (b) With respect to the Bond Registrar and Paying Agent, the Chief Financial Officer.

(c) With respect to any Purchaser, the manager of its Municipal Bond Department.

(d) With respect to any Rating Agency, any Vice President thereof.

[(e) With respect to the Bond Insurer, *[AG: Attn: Managing Director – Surveillance – Re: Policy No. [____]]* **[BAM: Attn: Surveillance – Re: Policy No. [____]] (with a copy to Attn: General Counsel at the same address and at claims@buildamerica.com or at Telecopier: (212) 962-1524 and marked as “URGENT MATERIAL ENCLOSED” if the notice refers to an event of default or a claim on the Bond Insurance Policy).]**.]

“Official Statement” means Issuer’s Official Statement relating to the Bonds.

“Ordinance” means Ordinance No. S-26-[____] of the Issuer authorizing the issuance of the Bonds, as amended from time to time.

“Outstanding” means, when used with reference to the Bonds, as of a particular date of determination, all Bonds theretofore authenticated and delivered, except the following Bonds:

(a) Bonds theretofore canceled by the Paying Agent or delivered to the Paying Agent for cancellation;

(b) Bonds deemed to be paid in accordance with the provisions of *Article VII* hereof; [and]

(c) Bonds in exchange for or in lieu of which other Bonds have been authenticated and delivered hereunder[.]; and

(d) Bonds, the principal or interest of which has been paid by the Bond Insurer.]

“Owner” when used with respect to any Bond means the Person in whose name such Bond is registered on the Bond Register. Whenever consent of the Owners is required pursuant to the terms of this Bond Resolution, and the Owner of the Bonds, as set forth on the Bond Register, is Cede & Co., the term Owner shall be deemed to be the Beneficial Owner of the Bonds.

“Participants” means those financial institutions for whom the Securities Depository effects book-entry transfers and pledges of securities deposited with the Securities Depository, as such listing of Participants exists at the time of such reference.

“Paying Agent” means the State Treasurer and any successors and assigns.

“Permitted Investments” shall mean the investments hereinafter described, provided, however, no moneys or funds shall be invested in a Derivative: (a) investments authorized by K.S.A. 12-1675 and amendments thereto; (b) the municipal investment pool established pursuant to K.S.A. 12-1677a, and amendments thereto; (c) direct obligations of the United States Government or any agency thereof; (d) the Issuer's temporary notes issued pursuant to K.S.A. 10-123 and amendments thereto; (e) interest-bearing time deposits in commercial banks or trust companies located in the county or counties in which the Issuer is located which are insured by the Federal Deposit Insurance Corporation or collateralized by securities described in (c); (f) obligations of the federal national mortgage association, federal home loan banks, federal home loan mortgage corporation or government national mortgage association; (g) repurchase agreements for securities described in (c) or (f); (h) investment agreements or other obligations of a financial

institution the obligations of which at the time of investment are rated in either of the three highest rating categories by Moody's or Standard & Poor's; (i) investments and shares or units of a money market fund or trust, the portfolio of which is comprised entirely of securities described in (c) or (f); (j) receipts evidencing ownership interests in securities or portions thereof described in (c) or (f); (k) municipal bonds or other obligations issued by any municipality of the State as defined in K.S.A. 10-1101 which are general obligations of the municipality issuing the same; [or] (l) bonds of any municipality of the State as defined in K.S.A. 10-1101 which have been refunded in advance of their maturity and are fully secured as to payment of principal and interest thereon by deposit in trust, under escrow agreement with a bank, of securities described in (c) or (f); or (m) other investment obligations authorized by the laws of the State and approved in writing by the Bond Insurer], all as may be further restricted or modified by amendments to applicable State law.

“Person” means any natural person, corporation, partnership, joint venture, association, firm, joint-stock company, trust, unincorporated organization, or government or any agency or political subdivision thereof or other public body.

“Purchase Price” means the principal amount of the Bonds plus accrued interest to the date of delivery[, plus a bid premium of \$_____].

“Purchaser” means [Purchaser], [Purchaser City, State], the original purchaser of the Bonds, and any successor and assigns.

“Rating Agency” means any company, agency or entity that provides, pursuant to request of the Issuer, financial ratings for the Bonds.

“Rebate Fund” means the Rebate Fund for General Obligation Bonds, Series 2026-A created pursuant to *Section 501* hereof.

“Record Dates” for the interest payable on any Interest Payment Date means the fifteenth day (whether or not a Business Day) of the calendar month next preceding such Interest Payment Date.

“Redemption Date” means, when used with respect to any Bond to be redeemed, the date fixed for the redemption of such Bond pursuant to the terms of this Bond Resolution.

“Redemption Price” means, when used with respect to any Bond to be redeemed, the price at which such Bond is to be redeemed pursuant to the terms of this Bond Resolution, including the applicable redemption premium, if any, but excluding installments of interest whose Stated Maturity is on or before the Redemption Date.

“Replacement Bonds” means Bonds issued to the Beneficial Owners of the Bonds in accordance with *Section 213* hereof.

“SEC Rule” means Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

“Securities Depository” means, initially, DTC, and its successors and assigns.

“Special Record Date” means the date fixed by the Paying Agent pursuant to *Article II* hereof for the payment of Defaulted Interest.

“Standard & Poor's” or “S&P” means S&P Global Ratings, a division of S&P Global Inc., a corporation organized and existing under the laws of the State of New York, and its successors and assigns, and, if such corporation shall be dissolved or liquidated or shall no longer perform the functions of a securities rating agency, Standard & Poor's shall be deemed to refer to any other nationally recognized securities rating agency designated by the Issuer [with notice to the Bond Insurer].

“State” means the state of Kansas.

“State Treasurer” means the duly elected Treasurer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the State.

“Stated Maturity” when used with respect to any Bond or any installment of interest thereon means the date specified in such Bond and this Bond Resolution as the fixed date on which the principal of such Bond or such installment of interest is due and payable.

“Substitute Improvements” means the substitute or additional improvements of the Issuer described in *Article V* hereof.

[**“Term Bonds”** means the Bonds scheduled to mature in the year 2046.]

[**“____ Term Bonds”** means the Bonds scheduled to mature in the year ____.]

[**“2046 Term Bonds”** means the Bonds scheduled to mature in the year 2046.]

[**“Term Bonds”** means collectively the [____] Term Bonds[, the [____] Term Bonds] and the 2046 Term Bonds.]

“Treasurer” means the duly appointed and/or elected Treasurer of the Issuer or, in the Treasurer's absence, the duly appointed Deputy Treasurer or acting Treasurer of the Issuer.

“United States Government Obligations” means bonds, notes, certificates of indebtedness, treasury bills or other securities constituting direct obligations of, or obligations the principal of and interest on which are fully and unconditionally guaranteed as to full and timely payment by, the United States of America, including evidences of a direct ownership interest in future interest or principal payment on obligations issued by the United States of America (including the interest component of obligations of the Resolution Funding Corporation), or securities which represent an undivided interest in such obligations, which obligations are rated in the highest rating category by a nationally recognized rating service and such obligations are held in a custodial account for the benefit of the Issuer.

AUTHORIZATION AND DETAILS OF THE BONDS

Authorization of the Bonds. The Bonds have been heretofore authorized and directed to be issued pursuant to the Ordinance in the principal amount of \$9,280,000*, for the purpose of providing funds to: (a) pay the costs of the Improvements; and (b) pay Costs of Issuance.

Description of the Bonds. The Bonds shall consist of fully registered bonds in an Authorized Denomination, and shall be numbered in such manner as the Bond Registrar shall determine. All of the

Bonds shall be dated as of the Dated Date, shall become due in the amounts, on the Stated Maturities, subject to redemption and payment prior to their Stated Maturities as provided in **Article III** hereof, and shall bear interest at the rates per annum as follows:

[SERIAL BONDS]

Stated Maturity <u>December 1</u>	Principal <u>Amount</u>	Annual Rate <u>of Interest</u>	Stated Maturity <u>December 1</u>	Principal <u>Amount</u>	Annual Rate <u>of Interest</u>
2027	\$ _____	_____ %	2037	\$ _____	_____ %
2028			2038		
2029			2039		
2030			2040		
2031			2041		
2032			2042		
2033			2043		
2034			2044		
2035			2045		
2036			2046		

[TERM BONDS]

Stated Maturity <u>December 1</u>	Principal <u>Amount</u>	Annual Rate <u>of Interest</u>
2046	\$ _____	_____ %]

The Bonds shall bear interest at the above specified rates (computed on the basis of a 360-day year of twelve 30-day months) from the later of the Dated Date or the most recent Interest Payment Date to which interest has been paid on the Interest Payment Dates in the manner set forth in **Section 204** hereof.

Each of the Bonds, as originally issued or issued upon transfer, exchange or substitution, shall be printed in accordance with the format required by the Attorney General of the State and shall be substantially in the form attached hereto as **EXHIBIT A** or as may be required by the Attorney General pursuant to the Notice of Systems of Registration for Kansas Municipal Bonds, 2 Kan. Reg. 921 (1983), in accordance with the Kansas Bond Registration Law, K.S.A. 10-620 *et seq.*

Designation of Paying Agent and Bond Registrar. The State Treasurer is hereby designated as the Paying Agent for the payment of principal of and interest on the Bonds and Bond Registrar with respect to the registration, transfer and exchange of Bonds. The Mayor of the Issuer is hereby authorized and empowered to execute on behalf of the Issuer an agreement with the Bond Registrar and Paying Agent for the Bonds.

The Issuer will at all times maintain a Paying Agent and Bond Registrar meeting the qualifications herein described for the performance of the duties hereunder. The Issuer reserves the right to appoint a successor Paying Agent or Bond Registrar[, and shall appoint a successor Paying Agent at the request of the Bond Insurer,] by (a) filing with the Paying Agent or Bond Registrar then performing such function a certified copy of the proceedings giving notice of the termination of such Paying Agent or Bond Registrar and appointing a successor, and (b) causing notice of appointment of the successor Paying Agent and Bond Registrar to be given by first class mail to each Owner. No resignation or removal of the Paying Agent or Bond Registrar shall become effective until a successor [acceptable to the Bond Insurer] has been appointed and has accepted the duties of Paying Agent or Bond Registrar. [Each successor Paying Agent shall be

approved in writing by the Bond Insurer before the appointment of such successor Paying Agent shall become effective.]

Every Paying Agent or Bond Registrar appointed hereunder shall at all times meet the requirements of K.S.A. 10-501 *et seq.* and K.S.A. 10-620 *et seq.*, respectively.

Method and Place of Payment of the Bonds. The principal of, or Redemption Price, and interest on the Bonds shall be payable in any coin or currency which, on the respective dates of payment thereof, is legal tender for the payment of public and private debts.

The principal or Redemption Price of each Bond shall be paid at Maturity to the Person in whose name such Bond is registered on the Bond Register at the Maturity thereof, upon presentation and surrender of such Bond at the principal office of the Paying Agent.

The interest payable on each Bond on any Interest Payment Date shall be paid to the Owner of such Bond as shown on the Bond Register at the close of business on the Record Date for such interest (a) by check or draft mailed by the Paying Agent to the address of such Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of \$500,000 or more in aggregate principal amount of Bonds, by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank ABA routing number and account number to which such Owner wishes to have such transfer directed.

Notwithstanding the foregoing provisions of this Section, any Defaulted Interest with respect to any Bond shall cease to be payable to the Owner of such Bond on the relevant Record Date and shall be payable to the Owner in whose name such Bond is registered at the close of business on the Special Record Date for the payment of such Defaulted Interest, which Special Record Date shall be fixed as hereinafter specified in this paragraph. The Issuer shall notify the Paying Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment (which date shall be at least 30 days after receipt of such notice by the Paying Agent) and shall deposit with the Paying Agent at the time of such notice an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Paying Agent for such deposit prior to the date of the proposed payment. Following receipt of such funds the Paying Agent shall fix a Special Record Date for the payment of such Defaulted Interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment. The Paying Agent shall promptly notify the Issuer of such Special Record Date and, in the name and at the expense of the Issuer, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefore to be mailed, by first class mail, postage prepaid, to each Owner of a Bond entitled to such notice at the address of such Owner as it appears on the Bond Register not less than 10 days prior to such Special Record Date.

The Paying Agent shall keep a record of payment of principal and Redemption Price of and interest on all Bonds and at least annually shall forward a copy or summary of such records to the Issuer.

Payments Due on Saturdays, Sundays and Holidays. In any case where a Bond Payment Date is not a Business Day, then payment of principal, Redemption Price or interest need not be made on such Bond Payment Date but may be made on the next succeeding Business Day with the same force and effect as if made on such Bond Payment Date, and no interest shall accrue for the period after such Bond Payment Date.

Registration, Transfer and Exchange of Bonds. The Issuer covenants that, as long as any of the Bonds remain Outstanding, it will cause the Bond Register to be kept at the office of the Bond Registrar as herein provided. Each Bond when issued shall be registered in the name of the Owner thereof on the Bond Register.

Bonds may be transferred and exchanged only on the Bond Register as provided in this Section. Upon surrender of any Bond at the principal office of the Bond Registrar, the Bond Registrar shall transfer or exchange such Bond for a new Bond or Bonds in any Authorized Denomination of the same Stated Maturity and in the same aggregate principal amount as the Bond that was presented for transfer or exchange.

Bonds presented for transfer or exchange shall be accompanied by a written instrument or instruments of transfer or authorization for exchange, in a form and with guarantee of signature satisfactory to the Bond Registrar, duly executed by the Owner thereof or by the Owner's duly authorized agent.

In all cases in which the privilege of transferring or exchanging Bonds is exercised, the Bond Registrar shall authenticate and deliver Bonds in accordance with the provisions of this Bond Resolution. The Issuer shall pay the fees and expenses of the Bond Registrar for the registration, transfer and exchange of Bonds provided for by this Bond Resolution and the cost of printing a reasonable supply of registered bond blanks. Any additional costs or fees that might be incurred in the secondary market, other than fees of the Bond Registrar, are the responsibility of the Owners of the Bonds. In the event any Owner fails to provide a correct taxpayer identification number to the Paying Agent, the Paying Agent may make a charge against such Owner sufficient to pay any governmental charge required to be paid as a result of such failure. In compliance with Code § 3406, such amount may be deducted by the Paying Agent from amounts otherwise payable to such Owner hereunder or under the Bonds.

The Issuer and the Bond Registrar shall not be required (a) to register the transfer or exchange of any Bond that has been called for redemption after notice of such redemption has been mailed by the Paying Agent pursuant to *Article III* hereof and during the period of 15 days next preceding the date of mailing of such notice of redemption; or (b) to register the transfer or exchange of any Bond during a period beginning at the opening of business on the day after receiving written notice from the Issuer of its intent to pay Defaulted Interest and ending at the close of business on the date fixed for the payment of Defaulted Interest pursuant to this *Article II*.

The Issuer and the Paying Agent may deem and treat the Person in whose name any Bond is registered on the Bond Register as the absolute Owner of such Bond, whether such Bond is overdue or not, for the purpose of receiving payment of, or on account of, the principal or Redemption Price of and interest on said Bond and for all other purposes. All payments so made to any such Owner or upon the Owner's order shall be valid and effective to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid, and neither the Issuer nor the Paying Agent shall be affected by any notice to the contrary.

At reasonable times and under reasonable regulations established by the Bond Registrar, the Bond Register may be inspected and copied by [the Bond Insurer or] the Owners (or a designated representative thereof) of 10% or more in principal amount of the Bonds then Outstanding or any designated representative of such Owners whose authority is evidenced to the satisfaction of the Bond Registrar.

Execution, Registration, Authentication and Delivery of Bonds. Each of the Bonds, including any Bonds issued in exchange or as substitutions for the Bonds initially delivered, shall be executed for and on behalf of the Issuer by the manual, electronic or facsimile signature of the Mayor, attested by the manual,

electronic or facsimile signature of the Clerk, and the seal of the Issuer shall be affixed thereto or imprinted thereon. The Mayor and Clerk are hereby authorized and directed to prepare and execute the Bonds in the manner herein specified, and to cause the Bonds to be registered in the office of the Clerk, which registration shall be evidenced by the manual, electronic or facsimile signature of the Clerk with the seal of the Issuer affixed thereto or imprinted thereon. The Bonds shall also be registered in the office of the State Treasurer, which registration shall be evidenced by the manual, electronic or facsimile signature of the State Treasurer with the seal of the State Treasurer affixed thereto or imprinted thereon. In case any officer whose signature appears on any Bonds ceases to be such officer before the delivery of such Bonds, such signature shall nevertheless be valid and sufficient for all purposes, as if such person had remained in office until delivery. Any Bond may be signed by such persons who at the actual time of the execution of such Bond are the proper officers to sign such Bond although at the date of such Bond such persons may not have been such officers.

The Mayor and Clerk are hereby authorized and directed to prepare and execute the Bonds as herein specified, and when duly executed, to deliver the Bonds to the Bond Registrar for authentication.

The Bonds shall have endorsed thereon a certificate of authentication substantially in the form attached hereto as **EXHIBIT A** hereof, which shall be manually executed by an authorized officer or employee of the Bond Registrar, but it shall not be necessary that the same officer or employee sign the certificate of authentication on all of the Bonds that may be issued hereunder at any one time. No Bond shall be entitled to any security or benefit under this Bond Resolution or be valid or obligatory for any purpose unless and until such certificate of authentication has been duly executed by the Bond Registrar. Such executed certificate of authentication upon any Bond shall be conclusive evidence that such Bond has been duly authenticated and delivered under this Bond Resolution. Upon authentication, the Bond Registrar shall deliver the Bonds to the Purchaser upon instructions of the Issuer or its representative.

Mutilated, Lost, Stolen or Destroyed Bonds. If (a) any mutilated Bond is surrendered to the Bond Registrar or the Bond Registrar receives evidence to its satisfaction of the destruction, loss or theft of any Bond, and (b) there is delivered to the Issuer and the Bond Registrar such security or indemnity as may be required by each of them, then, in the absence of notice to the Issuer or the Bond Registrar that such Bond has been acquired by a bona fide purchaser, the Issuer shall execute and, upon the Issuer's request, the Bond Registrar shall authenticate and deliver, in exchange for or in lieu of any such mutilated, destroyed, lost or stolen Bond, a new Bond of the same Stated Maturity and of like tenor and principal amount.

If any such mutilated, destroyed, lost or stolen Bond has become or is about to become due and payable, the Issuer, in its discretion, may pay such Bond instead of issuing a new Bond.

Upon the issuance of any new Bond under this Section, the Issuer and the Paying Agent may require the payment by the Owner of a sum sufficient to cover any tax or other governmental charge that may be imposed in relation thereto and any other expenses (including the fees and expenses of the Paying Agent) connected therewith.

Every new Bond issued pursuant to this Section shall constitute a replacement of the prior obligation of the Issuer, and shall be entitled to all the benefits of this Bond Resolution equally and ratably with all other Outstanding Bonds.

Cancellation and Destruction of Bonds Upon Payment. All Bonds that have been paid or redeemed or that otherwise have been surrendered to the Paying Agent, either at or before Maturity, shall be cancelled by the Paying Agent immediately upon the payment, redemption and surrender thereof to the Paying Agent and subsequently destroyed in accordance with the customary practices of the Paying Agent. The Paying

Agent shall execute a certificate in duplicate describing the Bonds so cancelled and destroyed and shall file an executed counterpart of such certificate with the Issuer.

Book-Entry Bonds; Securities Depository. The Issuer and Paying Agent have entered into a DTC Representation Letter with DTC. The Bonds shall initially be registered to Cede & Co., the nominee for the Securities Depository, and no Beneficial Owner will receive certificates representing their respective interests in the Bonds, except in the event the Bond Registrar issues Replacement Bonds as provided in this Section. It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its Participants and receive and transmit payment of principal of, premium, if any, and interest on, the Bonds to the Participants until and unless the Bond Registrar authenticates and delivers Replacement Bonds to the Beneficial Owners as described in the following paragraph.

The Issuer may decide, subject to the requirements of the Operational Arrangements of DTC (or a successor Securities Depository), and the following provisions of this section to discontinue use of the system of book-entry transfers through DTC (or a successor Securities Depository):

(a) If the Issuer determines (1) that the Securities Depository is unable to properly discharge its responsibilities, or (2) that the Securities Depository is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, or (3) that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds; or

(b) if the Bond Registrar receives written notice from Participants having interests in not less than 50% of the Bonds Outstanding, as shown on the records of the Securities Depository (and certified to such effect by the Securities Depository), that the continuation of a book-entry system to the exclusion of any Bonds being issued to any Owner other than Cede & Co. is no longer in the best interests of the Beneficial Owners of the Bonds, then the Bond Registrar shall notify the Owners of such determination or such notice and of the availability of certificates to Owners requesting the same, and the Bond Registrar shall register in the name of and authenticate and deliver Replacement Bonds to the Beneficial Owners or their nominees in principal amounts representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption; provided, that in the case of a determination under (a)(1) or (a)(2) of this paragraph, the Issuer, with the consent of the Bond Registrar, may select a successor securities depository in accordance with the following paragraph to effect book-entry transfers.

In such event, all references to the Securities Depository herein shall relate to the period of time when the Securities Depository has possession of at least one Bond. Upon the issuance of Replacement Bonds, all references herein to obligations imposed upon or to be performed by the Securities Depository shall be deemed to be imposed upon and performed by the Bond Registrar, to the extent applicable with respect to such Replacement Bonds. If the Securities Depository resigns and the Issuer, the Bond Registrar or Owners are unable to locate a qualified successor of the Securities Depository in accordance with the following paragraph, then the Bond Registrar shall authenticate and cause delivery of Replacement Bonds to Owners, as provided herein. The Bond Registrar may rely on information from the Securities Depository and its Participants as to the names of the Beneficial Owners of the Bonds. The cost of printing, registration, authentication, and delivery of Replacement Bonds shall be paid for by the Issuer.

In the event the Securities Depository resigns, is unable to properly discharge its responsibilities, or is no longer qualified to act as a securities depository and registered clearing agency under the Securities and Exchange Act of 1934, as amended, the Issuer may appoint a successor Securities Depository provided the Bond Registrar receives written evidence satisfactory to the Bond Registrar with respect to the ability

of the successor Securities Depository to discharge its responsibilities. Any such successor Securities Depository shall be a securities depository which is a registered clearing agency under the Securities and Exchange Act of 1934, as amended, or other applicable statute or regulation that operates a securities depository upon reasonable and customary terms. The Bond Registrar upon its receipt of a Bond or Bonds for cancellation shall cause the delivery of Bonds to the successor Securities Depository in an Authorized Denominations and form as provided herein.]

Nonpresentment of Bonds. If any Bond is not presented for payment when the principal thereof becomes due at Maturity, if funds sufficient to pay such Bond have been made available to the Paying Agent all liability of the Issuer to the Owner thereof for the payment of such Bond shall forthwith cease, determine and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the Owner of such Bond, who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Bond Resolution or on, or with respect to, said Bond. If any Bond is not presented for payment within four (4) years following the date when such Bond becomes due at Maturity, the Paying Agent shall repay, without liability for interest thereon, to the Issuer the funds theretofore held by it for payment of such Bond, and such Bond shall, subject to the defense of any applicable statute of limitation, thereafter be an unsecured obligation of the Issuer, and the Owner thereof shall be entitled to look only to the Issuer for payment, and then only to the extent of the amount so repaid to it by the Paying Agent, and the Issuer shall not be liable for any interest thereon and shall not be regarded as a trustee of such money.

Preliminary and Final Official Statement. The Preliminary Official Statement relating to the Bonds is hereby ratified and approved. For the purpose of enabling the Purchaser to comply with the requirements of Section (b)(1) of the SEC Rule, the Issuer hereby deems the information regarding the Issuer contained in the Preliminary Official Statement to be “final” as of its date, except for the omission of such information as is permitted by Section (b)(1) of the SEC Rule, and the appropriate officers of the Issuer are hereby authorized, if requested, to provide the Purchaser a letter or certification to such effect and to take such other actions or execute such other documents as such officers in their reasonable judgment deem necessary to enable the Purchaser to comply with the requirement of the SEC Rule.

The Official Statement is hereby authorized to be prepared by supplementing, amending and completing the Preliminary Official Statement, with such changes and additions thereto as are necessary to conform to and describe the transaction. The Mayor and Clerk are hereby authorized to execute the Official Statement as so supplemented, amended and completed, and the use and public distribution of the Official Statement by the Purchaser in connection with the reoffering of the Bonds is hereby authorized. The proper officials of the Issuer are hereby authorized to execute and deliver a certificate pertaining to such Official Statement as prescribed therein, dated as of the Issue Date.

The Issuer agrees to provide to the Purchaser within seven business days of the date of the sale of Bonds sufficient copies of the Official Statement to enable the Purchaser to comply with the requirements of the SEC Rule and Rule G-32 of the Municipal Securities Rulemaking Board.

Sale of the Bonds. The sale of the Bonds to the Purchaser and the execution of the official bid form are hereby ratified and confirmed. Delivery of the Bonds shall be made to the Purchaser on the Issue Date (which shall be as soon as practicable after the adoption of this Bond Resolution), upon payment of the Purchase Price.

REDEMPTION OF BONDS

Redemption by Issuer.

Optional Redemption. At the option of the Issuer, Bonds maturing on December 1 in the years 2037, and thereafter, will be subject to redemption and payment prior to their Stated Maturity on December 1, 2036, and thereafter, as a whole or in part (selection of maturities and the amount of Bonds of each maturity to be redeemed to be determined by the Issuer in such equitable manner as it may determine) at any time, at the Redemption Price of 100% (expressed as a percentage of the principal amount), plus accrued interest to the Redemption Date.

[**Mandatory Redemption.** (a) [] *Term Bonds.*] The [] Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements of this Section at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** hereof which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on December 1 in each year, the following principal amounts of such [] Term Bonds:

**Principal
Amount**
\$

Year

*

*Final Maturity]

(b) [] *Term Bonds.* The [] Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements of this Section at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** hereof which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on December 1 in each year, the following principal amounts of such [] Term Bonds:

**Principal
Amount**
\$

Year

[]*

*Final Maturity]

(c) *2046 Term Bonds.*] The 2046 Term Bonds shall be subject to mandatory redemption and payment prior to Stated Maturity pursuant to the mandatory redemption requirements of this Section at a Redemption Price equal to 100% of the principal amount thereof plus accrued interest to the Redemption Date. The taxes levied in **Article IV** hereof which are to be deposited into the Debt Service Account shall be sufficient to redeem, and the Issuer shall redeem on December 1 in each year, the following principal amounts of such 2046 Term Bonds:

**Principal
Amount**
\$

Year

2046*

*Final Maturity]

At its option, to be exercised on or before the 45th day next preceding any mandatory Redemption Date, the Issuer may: (1) deliver to the Paying Agent for cancellation Term Bonds subject to mandatory redemption on said mandatory Redemption Date, in any aggregate principal amount desired; or (2) furnish the Paying Agent funds, together with appropriate instructions, for the purpose of purchasing any Term Bonds subject to mandatory redemption on said mandatory Redemption Date from any Owner thereof whereupon the Paying Agent shall expend such funds for such purpose to such extent as may be practical; or (3) receive a credit with respect to the mandatory redemption obligation of the Issuer under this Section for any Term Bonds subject to mandatory redemption on said mandatory Redemption Date which, prior to such date, have been redeemed (other than through the operation of the mandatory redemption requirements of this subsection) and cancelled by the Paying Agent and not theretofore applied as a credit against any redemption obligation under this subsection. Each Term Bond so delivered or previously purchased or redeemed shall be credited at 100% of the principal amount thereof on the obligation of the Issuer to redeem Term Bonds of the same Stated Maturity on such mandatory Redemption Date, and any excess of such amount shall be credited on future mandatory redemption obligations for Term Bonds of the same Stated Maturity as designated by the Issuer, and the principal amount of Term Bonds to be redeemed by operation of the requirements of this Section shall be accordingly reduced. If the Issuer intends to exercise any option granted by the provisions of clauses (1), (2) or (3) above, the Issuer will, on or before the 45th day next preceding each mandatory Redemption Date, furnish the Paying Agent a written certificate indicating to what extent the provisions of said clauses (1), (2) and (3) are to be complied with, with respect to such mandatory redemption payment.]

Selection of Bonds to be Redeemed. Bonds shall be redeemed only in an Authorized Denomination. When less than all of the Bonds are to be redeemed and paid prior to their Stated Maturity, such Bonds shall be redeemed in such manner as the Issuer shall determine. Bonds of less than a full Stated Maturity shall be selected by the Bond Registrar in a minimum Authorized Denomination of principal amount in such equitable manner as the Bond Registrar may determine.

In the case of a partial redemption of Bonds by lot when Bonds of denominations greater than a minimum Authorized Denomination are then Outstanding, then for all purposes in connection with such redemption a minimum Authorized Denomination of face value shall be treated as though it were a separate Bond of the denomination of a minimum Authorized Denomination. If it is determined that one or more, but not all, of a minimum Authorized Denomination of face value represented by any Bond is selected for redemption, then upon notice of intention to redeem a minimum Authorized Denomination, the Owner or the Owner's duly authorized agent shall forthwith present and surrender such Bond to the Bond Registrar: (1) for payment of the Redemption Price and interest to the Redemption Date of a minimum Authorized Denomination of face value called for redemption, and (2) for exchange, without charge to the Owner thereof, for a new Bond or Bonds of the aggregate principal amount of the unredeemed portion of the principal amount of such Bond. If the Owner of any such Bond fails to present such Bond to the Paying Agent for payment and exchange as aforesaid, such Bond shall, nevertheless, become due and payable on the redemption date to the extent of a minimum Authorized Denomination of face value called for redemption (and to that extent only).

Notice and Effect of Call for Redemption. In the event the Issuer desires to call the Bonds for redemption prior to maturity, written notice of such intent shall be provided to the Bond Registrar in accordance with K.S.A. 10-129, as amended, not less than 45 days prior to the Redemption Date. The Bond Registrar shall call Bonds for redemption and payment and shall give notice of such redemption as herein provided upon receipt by the Bond Registrar at least 45 days prior to the Redemption Date of written instructions of the Issuer specifying the principal amount, Stated Maturities, Redemption Date and Redemption Prices of the Bonds to be called for redemption. [The foregoing provisions of this paragraph shall not apply in the case of any mandatory redemption of Term Bonds hereunder, and Term Bonds shall be called by the Paying Agent for redemption pursuant to such mandatory redemption requirements without the necessity of any action by the Issuer and whether or not the Paying Agent holds moneys available and sufficient to effect the required redemption.]

Unless waived by any Owner of Bonds to be redeemed, if the Issuer shall call any Bonds for redemption and payment prior to the Stated Maturity thereof, the Issuer shall give written notice of its intention to call and pay said Bonds to the Bond Registrar[, the Bond Insurer] and the Purchaser. In addition, the Issuer shall cause the Bond Registrar to give written notice of redemption to the Owners of said Bonds. Each of said written notices shall be deposited in the United States first class mail not less than 30 days prior to the Redemption Date.

All official notices of redemption shall be dated and shall contain the following information:

- (a) the Redemption Date;
- (b) the Redemption Price;
- (c) if less than all Outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption of any Bonds, the respective principal amounts) of the Bonds to be redeemed;
- (d) a statement that on the Redemption Date the Redemption Price will become due and payable upon each such Bond or portion thereof called for redemption and that interest thereon shall cease to accrue from and after the Redemption Date; and
- (e) the place where such Bonds are to be surrendered for payment of the Redemption Price, which shall be the principal office of the Paying Agent.

The failure of any Owner to receive notice given as heretofore provided or an immaterial defect therein shall not invalidate any redemption.

Prior to any Redemption Date, the Issuer shall deposit with the Paying Agent an amount of money sufficient to pay the Redemption Price of all the Bonds or portions of Bonds that are to be redeemed on such Redemption Date.

For so long as the Securities Depository is effecting book-entry transfers of the Bonds, the Bond Registrar shall provide the notices specified in this Section to the Securities Depository. It is expected that the Securities Depository shall, in turn, notify its Participants and that the Participants, in turn, will notify or cause to be notified the Beneficial Owners. Any failure on the part of the Securities Depository or a Participant, or failure on the part of a nominee of a Beneficial Owner of a Bond (having been mailed notice from the Bond Registrar, the Securities Depository, a Participant or otherwise) to notify the Beneficial Owner of the Bond so affected, shall not affect the validity of the redemption of such Bond.

Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds to be redeemed shall become due and payable on the Redemption Date, at the Redemption Price therein specified, and from and after the Redemption Date (unless the Issuer defaults in the payment of the Redemption Price) such Bonds or portion of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with such notice, the Redemption Price of such Bonds shall be paid by the Paying Agent. Installments of interest due on or prior to the Redemption Date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the Owner a new Bond or Bonds of the same Stated Maturity in the amount of the unpaid principal as provided herein. All Bonds that have been surrendered for redemption shall be cancelled and destroyed by the Paying Agent as provided herein and shall not be reissued.

In addition to the foregoing notice, the Issuer shall provide such notices of redemption as are required by the Disclosure Undertaking. Further notice may be given by the Issuer or the Bond Registrar on behalf of the Issuer as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if official notice thereof is given as above prescribed:

(a) Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (1) the CUSIP numbers of all Bonds being redeemed; (2) the date of issue of the Bonds as originally issued; (3) the rate of interest borne by each Bond being redeemed; (4) the maturity date of each Bond being redeemed; and (5) any other descriptive information needed to identify accurately the Bonds being redeemed.

(b) Each further notice of redemption shall be sent at least one day before the mailing of notice to Owners by first class, registered or certified mail or overnight delivery, as determined by the Bond Registrar, to all registered securities depositories then in the business of holding substantial amounts of obligations of types comprising the Bonds and to one or more national information services that disseminate notices of redemption of obligations such as the Bonds.

(c) Each check or other transfer of funds issued for the payment of the Redemption Price of Bonds being redeemed shall bear or have enclosed the CUSIP number of the Bonds being redeemed with the proceeds of such check or other transfer.

The Paying Agent is also directed to comply with any mandatory standards then in effect for processing redemptions of municipal securities established by the State or the Securities and Exchange Commission. Failure to comply with such standards shall not affect or invalidate the redemption of any Bond.

SECURITY FOR BONDS

Security for the Bonds. The Bonds shall be general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Levy and Collection of Annual Tax; Transfer to Debt Service Account. The Governing Body shall annually make provision for the payment of principal of, premium, if any, and interest on the Bonds as the same become due by, to the extent necessary, levying and collecting the necessary taxes upon all of the taxable tangible property within the Issuer in the manner provided by law.

The taxes referred to above shall be extended upon the tax rolls in each of the several years, respectively, and shall be levied and collected at the same time and in the same manner as the other ad valorem taxes of the Issuer are levied and collected. The proceeds derived from said taxes shall be deposited in the Bond and Interest Fund, shall be kept separate and apart from all other funds of the Issuer shall thereafter be transferred to the Debt Service Account and shall be used solely for the payment of the principal of and interest on the Bonds as and when the same become due, taking into account any scheduled mandatory redemptions, and the fees and expenses of the Paying Agent.

If at any time said taxes are not collected in time to pay the principal of or interest on the Bonds when due, the Treasurer is hereby authorized and directed to pay said principal or interest out of the general funds of the Issuer and to reimburse said general funds for money so expended when said taxes are collected.

ESTABLISHMENT OF FUNDS AND ACCOUNTS DEPOSIT AND APPLICATION OF BOND PROCEEDS

Creation of Funds and Accounts. Simultaneously with the issuance of the Bonds, there shall be created within the Treasury of the Issuer the following Funds and Accounts:

- (a) Improvement Fund for General Obligation Bonds, Series 2026-A.
- (b) Debt Service Account for General Obligation Bonds, Series 2026-A (within the Bond and Interest Fund).
- (c) Rebate Fund for General Obligation Bonds, Series 2026-A.
- (d) Costs of Issuance Account for General Obligation Bonds, Series 2026-A.
- (e) Compliance Account.

The Funds and Accounts established herein shall be administered in accordance with the provisions of this Bond Resolution so long as the Bonds are Outstanding.

Deposit of Bond Proceeds. The net proceeds received from the sale of the Bonds shall be deposited simultaneously with the delivery of the Bonds as follows:

- (a) An amount necessary to pay the Costs of Issuance shall be deposited in the Costs of Issuance Account.
- (b) The remaining balance of the proceeds derived from the sale of the Bonds shall be deposited in the Improvement Fund.

Application of Moneys in the Improvement Fund. Moneys in the Improvement Fund shall be used for the sole purpose of: (a) paying the costs of the Improvements, in accordance with the plans and specifications therefor prepared by the Consulting Engineer heretofore approved by the Governing Body and on file in the office of the Clerk, including any alterations in or amendments to said plans and specifications deemed advisable by the Consulting Engineer and approved by the Governing Body; (b) paying interest on the Bonds during construction of the Improvements; (c) paying Costs of Issuance to the extent necessary; and (d) transferring any amounts to the Rebate Fund required by this *Article V*.

Withdrawals from the Improvement Fund shall be made only when authorized by the Governing Body. Each authorization for costs of the Improvements shall be supported by a certificate executed by the Consulting Engineer stating that such payment is being made for a purpose within the scope of this Bond Resolution and that the amount of such payment represents only the contract price of the property, equipment, labor, materials or service being paid for or, if such payment is not being made pursuant to an express contract, that such payment is not in excess of the reasonable value thereof. Authorizations for withdrawals for other authorized purposes shall be supported by a certificate executed by the Clerk (or designate) stating that such payment is being made for a purpose within the scope of this Bond Resolution. Upon completion of the Improvements, any surplus remaining in the Improvement Fund shall be deposited in the Debt Service Account.

Substitution of Improvements; Reallocation of Proceeds.

(a) The Issuer may elect for any reason to substitute or add other public improvements to be financed with proceeds of the Bonds provided the following conditions are met: (1) the Substitute Improvement and the issuance of general obligation bonds to pay the cost of the Substitute Improvement has been duly authorized by the Governing Body in accordance with the laws of the State; (2) a resolution or ordinance authorizing the use of the proceeds of the Bonds to pay the Financeable Costs of the Substitute Improvement has been duly adopted by the Governing Body pursuant to this Section; and (3) the use of the proceeds of the Bonds to pay the Financeable Cost of the Substitute Improvement will not adversely affect the tax-exempt status of the Bonds under State or federal law.

(b) The Issuer may reallocate expenditure of Bond proceeds among all Improvements financed by the Bonds; provided the following conditions are met: (1) the reallocation is approved by the Governing Body; (2) the reallocation shall not cause the proceeds of the Bonds allocated to any Improvement to exceed the Financeable Costs of the Improvement; and (3) the reallocation will not adversely affect the tax-exempt status of the Bonds under State or federal law.

Application of Moneys in Debt Service Account. All amounts paid and credited to the Debt Service Account shall be expended and used by the Issuer for the sole purpose of paying the principal or Redemption Price of and interest on the Bonds as and when the same become due and the usual and customary fees and expenses of the Bond Registrar and Paying Agent. The Treasurer is authorized and directed to withdraw from the Debt Service Account sums sufficient to pay both principal or Redemption Price of and interest on the Bonds and the fees and expenses of the Bond Registrar and Paying Agent as and when the same become due, and to forward such sums to the Paying Agent in a manner which ensures that the Paying Agent will receive immediately available funds in such amounts on or before the Business Day immediately preceding the dates when such principal, interest and fees of the Bond Registrar and Paying Agent will become due. If, through the lapse of time or otherwise, the Owners of Bonds are no longer entitled to enforce payment of the Bonds or the interest thereon, the Paying Agent shall return said funds to the Issuer. All moneys deposited with the Paying Agent shall be deemed to be deposited in accordance with and subject to all of the provisions contained in this Bond Resolution and shall be held in trust by the Paying Agent for the benefit of the Owners of the Bonds entitled to payment from such moneys.

Any moneys or investments remaining in the Debt Service Account after the retirement of the Bonds shall be transferred and paid into the Bond and Interest Fund.

Application of Moneys in the Rebate Fund.

(a) There shall be deposited in the Rebate Fund such amounts as are required to be deposited therein pursuant to the Federal Tax Certificate. All money at any time deposited in the Rebate Fund shall be held in trust, to the extent required to satisfy the Rebate Amount (as defined in the Federal Tax Certificate), for payment to the United States of America, and neither the Issuer nor the Owner of any Bonds shall have any rights in or claim to such money. All amounts deposited into or on deposit in the Rebate Fund shall be governed by this Section and the Federal Tax Certificate.

(b) The Issuer shall periodically determine the arbitrage rebate, if any, under Code § 148(f) in accordance with the Federal Tax Certificate, and the Issuer shall make payments to the United States of America at the times and in the amounts determined under the Federal Tax Certificate. Any moneys remaining in the Rebate Fund after redemption and payment of all of the Bonds and payment and satisfaction of any Rebate Amount, or provision made therefor, shall be deposited into the Bond and Interest Fund.

(c) Notwithstanding any other provision of this Bond Resolution, including in particular *Article VII* hereof, the obligation to pay arbitrage rebate to the United States of America and to comply with all other requirements of this Section and the Federal Tax Certificate shall survive the defeasance or payment in full of the Bonds.

Deposits and Investment of Moneys. Moneys in each of the Funds and Accounts shall be deposited in accordance with laws of the State, in a bank, savings and loan association or savings bank organized under the laws of the State, any other state or the United States: (a) which has a main or branch office located in the Issuer; or (b) if no such entity has a main or branch office located in the Issuer, with such an entity that has a main or branch office located in the county or counties in which the Issuer is located. All such depositories shall be members of the Federal Deposit Insurance Corporation, or otherwise as permitted by State law. All such deposits shall be invested in Permitted Investments as set forth in this Article or shall be adequately secured as provided by the laws of the State. All moneys held in the Funds and Accounts shall be kept separate and apart from all other funds of the Issuer so that there shall be no commingling with any other funds of the Issuer.

Moneys held in any Fund or Account may be invested in accordance with this Bond Resolution and the Federal Tax Certificate in Permitted Investments; provided, however, that no such investment shall be made for a period extending longer than to the date when the moneys invested may be needed for the purpose for which such fund was created. All earnings on any investments held in any Fund or Account shall accrue to and become a part of such Fund or Account.

Application of Moneys in the Costs of Issuance Account. Moneys in the Costs of Issuance Account shall be used by the Issuer to pay the Costs of Issuance. Any funds remaining in the Costs of Issuance Account, after payment of all Costs of Issuance, but not later than the later of 30 days prior to the first Stated Maturity of principal or one year after the date of issuance of the Bonds, shall be transferred to the Improvement Fund until completion of the Improvements and thereafter to the Compliance Account or the Debt Service Account.

Application of Moneys in the Compliance Account. Moneys in the Compliance Account shall be used by the Issuer to pay fees and expenses relating to compliance with federal arbitrage law and state or federal securities laws. Any funds remaining in the Compliance Account on the sixth anniversary of the Issue Date shall be transferred to the Debt Service Account.

DEFAULT AND REMEDIES

Remedies. The provisions of the Bond Resolution, including the covenants and agreements herein contained, shall constitute a contract between the Issuer and the Owners of the Bonds. If an Event of Default occurs and shall be continuing, the Owner or Owners of not less than 10% in principal amount of the Bonds at the time Outstanding shall have the right for the equal benefit and protection of all Owners of Bonds similarly situated:

(a) by mandamus or other suit, action or proceedings at law or in equity to enforce the rights of such Owner or Owners against the Issuer and its officers, agents and employees, and to require and compel duties and obligations required by the provisions of the Bond Resolution or by the Constitution and laws of the State;

(b) by suit, action or other proceedings in equity or at law to require the Issuer, its officers, agents and employees to account as if they were the trustees of an express trust; and

(c) by suit, action or other proceedings in equity or at law to enjoin any acts or things which may be unlawful or in violation of the rights of the Owners of the Bonds.

Limitation on Rights of Owners. The covenants and agreements of the Issuer contained herein and in the Bonds shall be for the equal benefit, protection, and security of the Owners of any or all of the Bonds, all of which Bonds shall be of equal rank and without preference or priority of one Bond over any other Bond in the application of the funds herein pledged to the payment of the principal of and the interest on the Bonds, or otherwise, except as to rate of interest, date of maturity and right of prior redemption as provided in this Bond Resolution. No one or more Owners secured hereby shall have any right in any manner whatever by his or their action to affect, disturb or prejudice the security granted and provided for herein, or to enforce any right hereunder, except in the manner herein provided, and all proceedings at law or in equity shall be instituted, had and maintained for the equal benefit of all Outstanding Bonds.

Remedies Cumulative. No remedy conferred herein upon the Owners is intended to be exclusive of any other remedy, but each such remedy shall be cumulative and in addition to every other remedy and may be exercised without exhausting and without regard to any other remedy conferred herein. No waiver of any default or breach of duty or contract by the Owner of any Bond shall extend to or affect any subsequent default or breach of duty or contract or shall impair any rights or remedies thereon. No delay or omission of any Owner to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or acquiescence therein. Every substantive right and every remedy conferred upon the Owners of the Bonds by this Bond Resolution may be enforced and exercised from time to time and as often as may be deemed expedient. If action or proceedings taken by any Owner on account of any default or to enforce any right or exercise any remedy has been discontinued or abandoned for any reason, or shall have been determined adversely to such Owner, then, and in every such case, the Issuer and the Owners of the Bonds shall, subject to any determination in such action or proceeding or applicable law of the State, be restored to their former positions and rights hereunder,

respectively, and all rights, remedies, powers and duties of the Owners shall continue as if no such suit, action or other proceedings had been brought or taken.

[Control of Remedies Upon an Event of Default and Event of Insolvency. Notwithstanding anything herein to the contrary, upon the occurrence and continuance of an Event of Default, the Bond Insurer, provided the Bond Insurance Policy is in full force and effect and the Bond Insurer shall not be in default thereunder, shall be entitled to control and direct the enforcement of all rights and remedies granted to the Owners under this Bond Resolution. Any reorganization or liquidation plan with respect to the Issuer must be acceptable to the Bond Insurer. In the event of any reorganization or liquidation, the Bond Insurer shall have the right to vote on behalf of all Owners who hold the Bonds insured by the Bond Insurer absent a default by the Bond Insurer under the applicable Bond Insurance Policy insuring such Bonds.]

DEFEASANCE

Defeasance. When any or all of the Bonds, redemption premium, if any, or scheduled interest payments thereon have been paid and discharged, then the requirements contained in this Bond Resolution and the pledge of the Issuer's faith and credit hereunder and all other rights granted hereby shall terminate with respect to the Bonds or scheduled interest payments thereon so paid and discharged. Bonds, redemption premium, if any, or scheduled interest payments thereon shall be deemed to have been paid and discharged within the meaning of this Bond Resolution if there has been deposited with the Paying Agent, or other commercial bank or trust company located in the State and having full trust powers, at or prior to the Stated Maturity or Redemption Date of said Bonds or the interest payments thereon, in trust for and irrevocably appropriated thereto, moneys and/or Defeasance Obligations which, together with the interest to be earned on any such Defeasance Obligations, will be sufficient for the payment of the principal of or Redemption Price of said Bonds and/or interest accrued to the Stated Maturity or Redemption Date, or if default in such payment has occurred on such date, then to the date of the tender of such payments. If the amount to be so deposited is based on the Redemption Price of any Bonds, no such satisfaction shall occur until (a) the Issuer has elected to redeem such Bonds, and (b) either notice of such redemption has been given, or the Issuer has given irrevocable instructions, or shall have provided for an escrow agent to give irrevocable instructions, to the Bond Registrar to give such notice of redemption in compliance with **Article III** hereof. Any money and Defeasance Obligations that at any time shall be deposited with the Paying Agent or other commercial bank or trust company by or on behalf of the Issuer, for the purpose of paying and discharging any of the Bonds, shall be and are hereby assigned, transferred and set over to the Paying Agent or other bank or trust company in trust for the respective Owners of the Bonds, and such moneys shall be and are hereby irrevocably appropriated to the payment and discharge thereof. All money and Defeasance Obligations deposited with the Paying Agent or such bank or trust company shall be deemed to be deposited in accordance with and subject to all of the provisions of this Bond Resolution. [The Issuer shall notify the Bond Insurer of any defeasance under this Section.]

[Notwithstanding anything in this Bond Resolution to the contrary, in the event that the principal and/or interest due on the Bonds shall be paid by the Bond Insurer pursuant to the Bond Insurance Policy, the Bonds shall remain Outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Issuer and the covenants, agreements and other obligations of the Issuer to the Owners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such Owners.]

TAX COVENANTS

General Covenants. The Issuer covenants and agrees that it will comply with: (a) all applicable provisions of the Code necessary to maintain the exclusion from gross income for federal income tax purposes of the interest on the Bonds; and (b) all provisions and requirements of the Federal Tax Certificate. The Mayor and Finance Director are hereby authorized and directed to execute the Federal Tax Certificate in a form approved by Bond Counsel, for and on behalf of and as the act and deed of the Issuer. The Issuer will, in addition, adopt such other ordinances or resolutions and take such other actions as may be necessary to comply with the Code and with all other applicable future laws, regulations, published rulings and judicial decisions, in order to ensure that the interest on the Bonds will remain excluded from federal gross income, to the extent any such actions can be taken by the Issuer.

Survival of Covenants. The covenants contained in this Article and in the Federal Tax Certificate shall remain in full force and effect notwithstanding the defeasance of the Bonds pursuant to *Article VII* hereof or any other provision of this Bond Resolution until such time as is set forth in the Federal Tax Certificate.

[PROVISIONS RELATING TO THE BOND INSURANCE POLICY

***[USE THE FOLLOWING FOR AG:**

Payment Procedure Pursuant to Bond Insurance Policy. As long as the Bond Insurance Policy shall be in full force and effect, the Issuer and the Paying Agent agree to comply with the following provisions:

(a) If, on the Business Day prior to the related Stated Maturity there is not on deposit with the Paying Agent, after making all transfers and deposits required under the Bond Resolution, moneys sufficient to pay the principal of and interest on the Bonds due on such Stated Maturity, the Paying Agent shall give notice to the Bond Insurer and to the Insurer's Fiscal Agent by telephone or telecopy of the amount of such deficiency by 1:00 p.m., New York City time, on such Business Day. If, on the related Stated Maturity, there continues to be a deficiency in the amount available to pay the principal of and interest on the Bonds due on such Stated Maturity, the Paying Agent shall make a claim under the Bond Insurance Policy and give notice to the Bond Insurer and the Insurer's Fiscal Agent (if any) by telephone of the amount of such deficiency, and the allocation of such deficiency between the amount required to pay interest on the Bonds and the amount required to pay principal on the Bonds, confirmed in writing to the Bond Insurer and the Insurer's Fiscal Agent by 1:00 p.m., New York City time, on such Stated Maturity by filling in the form of Notice of Claim and Certificate delivered with the Bond Insurance Policy.

(b) In the event the claim to be made is for a mandatory sinking fund redemption installment, upon receipt of the moneys due, the Paying Agent shall authenticate and deliver to affected Owners who surrender their Bonds a new Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond surrendered. The Paying Agent shall designate any portion of payment of principal on Bonds paid by the Bond Insurer, whether by virtue of mandatory sinking fund redemption, maturity or other advancement of maturity, on its books as a reduction in the principal amount of Bonds registered to the then current Owner, whether DTC or its nominee or otherwise, and shall issue a replacement Bond to the Bond Insurer, registered in the name of the Bond Insurer, in a principal amount equal to the amount of principal so paid (without regard to authorized denominations); provided that the Paying Agent's failure to so

designate any payment or issue any replacement Bond shall have no effect on the amount of principal or interest payable by the Issuer on any Bond or the subrogation rights of the Bond Insurer.

The Paying Agent shall keep a complete and accurate record of all funds deposited by the Bond Insurer into the Policy Payments Account (as hereinafter defined) and the allocation of such funds to payment of interest on and principal paid in respect of any Bond. The Bond Insurer shall have the right to inspect such records at reasonable times upon reasonable notice to the Paying Agent.

Upon payment of a claim under the Bond Insurance Policy the Paying Agent shall establish a separate special purpose trust account for the benefit of Owners referred to herein as the "Policy Payments Account" and over which the Paying Agent shall have exclusive control and sole right of withdrawal. The Paying Agent shall receive any amount paid under the Bond Insurance Policy in trust on behalf of Owners and shall deposit any such amount in the Policy Payments Account and distribute such amount only for purposes of making the payments for which a claim was made. Such amounts shall be disbursed by the Paying Agent to Owners in the same manner as principal and interest payments are to be made with respect to the Bonds under the sections hereof regarding payment of Bonds. It shall not be necessary for such payments to be made by checks or wire transfers separate from the check or wire transfer used to pay debt service with other funds available to make such payments.

Funds held in the Policy Payments Account shall not be invested by the Paying Agent and may not be applied to satisfy any costs, expenses or liabilities of the Paying Agent.

Any funds remaining in the Policy Payments Account following a Stated Maturity date shall promptly be remitted to the Bond Insurer.

(c) The Bond Insurer shall, to the extent it makes any payment of principal of or interest on the Bonds, become subrogated to the rights of the recipients of such payments in accordance with the terms of the Bond Insurance Policy.

(d) The Issuer agrees to pay or reimburse the Bond Insurer any and all charges, fees, costs and expenses which the Bond Insurer may reasonably pay or incur in connection with (1) the administration, enforcement, defense or preservation of any rights or security in respect of the Bond Resolution, (2) the pursuit of any remedies under the Bond Resolution or otherwise afforded by law or equity, (3) any amendment, waiver or other action with respect to, or related to, the Bond Resolution whether or not executed or completed, (4) the violation by the Issuer of any law, rule or regulation, or any judgment, order or decree applicable to it or (5) any litigation or other dispute in connection with the Bond Resolution or the transactions contemplated thereby, other than amounts resulting from the failure of the Bond Insurer to honor its obligations under the Bond Insurance Policy. The Bond Insurer reserves the right to charge a reasonable fee as a condition to executing any amendment, waiver or consent proposed in respect of the Bond Resolution.

(e) Payments required to be made to the Bond Insurer shall be payable solely from the taxes levied pursuant to *Article IV* hereof and shall be paid (1) prior to an Event of Default, to the extent not paid from the Debt Service Account, and (2) after an Event of Default, with respect to amounts other than principal and interest on the Bonds, on the same priority as payments to the Paying Agent for expenses. The obligations to the Bond Insurer shall survive discharge or termination of the Bond Resolution.

(f) The Bond Insurer shall be entitled to pay principal or interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer (as such terms are defined in the Bond Insurance Policy) and any amounts due on the Bonds as a result of acceleration of the

maturity thereof in accordance with this Bond Resolution, whether or not the Bond Insurer has received a Notice (as defined in the Bond Insurance Policy) of Nonpayment or a claim upon the Bond Insurance Policy.

Consent of the Bond Insurer. Any provision of this Bond Resolution expressly recognizing or granting rights in or to the Bond Insurer may not be amended in any manner which affects the rights of the Bond Insurer hereunder without the prior written consent of the Bond Insurer.

The Bond Insurer's consent shall be required in addition to Owner consent, when required, for the execution and delivery of any supplemental resolution, or any amendment, supplement or change to or modification of other documents relating to the security for the Bonds; removal or substitution of the Paying Agent; or approval of any action or document requiring approval of the Owners.

The Bond Insurer shall be deemed to be the sole Owner of the Bonds insured by it for the purpose of exercising any voting right or privilege or giving any consent or direction or taking any other action that the Owners of the Bonds insured by it are entitled to take pursuant to this Bond Resolution.

Notices to the Bond Insurer.

(a) While the Bond Insurance Policy is in effect, the Issuer shall, in addition to the other notice requirements contained in this Bond Resolution, furnish to the Bond Insurer:

(1) As soon as practicable after the filing thereof, a copy of any financial statement, audit and/or annual report of the Issuer;

(2) A copy of any notice to be given to the Owners, including, without limitation, notice of any redemption of or defeasance of Bonds, and any certificate rendered pursuant to this Bond Resolution relating to the security for the Bonds;

(3) Notice of an Event of Default within five business days after the occurrence of such event; and

(4) such additional information as the Bond Insurer may reasonably request.

(b) The Issuer shall notify the Bond Insurer of any failure of the Issuer to provide relevant notices, certificates, etc.

(c) The Issuer will permit the Bond Insurer to discuss the affairs, finances and accounts of the Issuer or any information the Bond Insurer may reasonably request regarding the security for the Bonds with appropriate officers of the Issuer. The Issuer will permit the Bond Insurer to have access to and to make copies of all books and records relating to the Bonds at any reasonable time.

(d) The Bond Insurer shall have the right to direct an accounting at the Issuer's expense, and the Issuer's failure to comply with such direction within thirty (30) days after receipt of written notice of the direction from the Bond Insurer shall be deemed an Event of Default hereunder; provided, however, that if compliance cannot occur within such period, then such period will be extended so long as compliance is begun within such period and diligently pursued, but only if such extension would not materially adversely affect the interests of any Owner.

(e) Notwithstanding any other provision of this Bond Resolution, the Issuer shall immediately notify the Bond Insurer if at any time there are insufficient moneys to make any payments of principal and/or interest as required and immediately upon the occurrence of any Event of Default hereunder.

(f) In each case in which notice or other communication to the Bond Insurer refers to an Event of Default or with respect to which failure on the part of the Bond Insurer to respond shall be deemed to constitute consent or acceptance, then a copy of such notice or other communication shall also be sent to the attention of General Counsel and shall be marked to indicate "URGENT MATERIAL ENCLOSED."

Third Party Beneficiary. To the extent that this Bond Resolution confers upon or gives or grants to the Bond Insurer any right, remedy, or claim under or by reason of this Bond Resolution, the Bond Insurer is hereby explicitly recognized as being a third-party beneficiary hereunder and may enforce any such right, remedy or claim conferred, given or granted hereunder.

Parties Interested Herein. Nothing in this Bond Resolution, expressed or implied is intended or shall be construed to confer upon, or to give to, any person or entity, other than the Issuer, the Bond Insurer, the Paying Agent and the Owners, any right, remedy or claim under or by reason of this Bond Resolution, or any covenant, condition or stipulation hereof, and all covenants, stipulations, promises and agreements in this Bond Resolution contained by and on behalf of the Issuer shall be for the sole and exclusive benefit of the Issuer, the Paying Agent, the Bond Insurer and the Owners of the Bonds.

Suspension of Bond Insurer's Rights. Rights of the Bond Insurer to direct or consent to actions granted under this Bond Resolution shall be suspended during any period in which the Bond Insurer is in default in its payment obligations under the Bond Insurance Policy (except to the extent of amounts previously paid by the Bond Insurer and due and owing to the Bond Insurer) and shall be of no force or effect in the event the Bond Insurance Policy is no longer in effect or the Bond Insurer asserts that the Bond Insurance Policy is not in effect or the Bond Insurer shall have provided written notice that it waives such rights.]*

****[USE THE FOLLOWING FOR BAM:**

Payment Procedure Pursuant to Bond Insurance Policy. As long as the Bond Insurance Policy shall be in full force and effect, the Issuer and the Paying Agent agree to comply with the following provisions:

(a) In the event that principal and/or interest due on the Bonds shall be paid by the Bond Insurer pursuant to the Bond Insurance Policy, the Bonds shall remain outstanding for all purposes, not be defeased or otherwise satisfied and not be considered paid by the Issuer, the assignment and pledge of the trust estate and all covenants, agreements and other obligations of the Issuer to the registered owners shall continue to exist and shall run to the benefit of the Bond Insurer, and the Bond Insurer shall be subrogated to the rights of such registered owners including, without limitation, any rights that such owners may have in respect of securities law violations arising from the offer and sale of the Bonds.

(b) In the event that on the second (2nd) business day prior to the payment date on the Bonds, the Paying Agent has not received sufficient moneys to pay all principal of and interest on the Bonds due on the second (2nd) following business day, the Paying Agent shall immediately notify the Bond Insurer or its designee on the same business day by telephone or electronic mail, of the amount of the deficiency.

(c) If any deficiency is made up in whole or in part prior to or on the payment date, the Paying Agent or Trustee shall so notify the Bond Insurer or its designee.

(d) In addition, if the Paying Agent has notice that any Bondholder has been required to disgorge payments of principal of or interest on the Bonds pursuant to a final, non-appealable order by a

court of competent jurisdiction that such payment constitutes an avoidable preference to such Bondholder within the meaning of any applicable bankruptcy law, then the Paying Agent shall notify the Bond Insurer or its designee of such fact by telephone or electronic mail, or by overnight or other delivery service as to which a delivery receipt is signed by a person authorized to accept delivery on behalf of the Bond Insurer.

(e) The Paying Agent shall irrevocably be designated, appointed, directed and authorized to act as attorney-in-fact for holders of the Bonds as follows:

(1) If there is a deficiency in amounts required to pay interest and/or principal on the Bonds, the Paying Agent or Trustee shall (i) execute and deliver to the Bond Insurer, in form satisfactory to the Bond Insurer, an instrument appointing the Bond Insurer as agent for such holders of the Bonds in any legal proceeding related to the payment of and an assignment to the Bond Insurer of the claims for interest on the Bonds, (ii) receive as designee of the respective holders (and not as Paying Agent) in accordance with the tenor of the Bond Insurance Policy payment from the Bond Insurer with respect to the claims for interest so assigned, and (iii) disburse the same to such respective holders; and

(2) If there is a deficiency in amounts required to pay principal of the Bonds, the Paying Agent shall (i) execute and deliver to the Bond Insurer, in form satisfactory to the Bond Insurer, an instrument appointing the Bond Insurer as agent for such holder of the Bonds in any legal proceeding related to the payment of such principal and an assignment to the Bond Insurer of the Bond surrendered to the Bond Insurer (but such assignment shall be delivered only if payment from the Bond Insurer is received), (ii) receive as designee of the respective holders (and not as Paying Agent) in accordance with the tenor of the Bond Insurance Policy payment therefore from the Bond Insurer, and (iii) disburse the same to such holders.

(f) Payments with respect to claims for interest on and principal of Bonds disbursed by the Paying Agent from proceeds of the Bond Insurance Policy shall not be considered to discharge the obligation of the Issuer with respect to such Bonds, and the Bond Insurer shall become the owner of such unpaid Bond and claims for the interest in accordance with the tenor of the assignment made to it under the provisions of the preceding paragraph (e) or otherwise.

(g) Irrespective of whether any such assignment is executed and delivered, the Issuer and the Paying Agent shall agree for the benefit of the Bond Insurer that:

(1) They recognize that to the extent the Bond Insurer makes payments directly or indirectly (*e.g.*, by paying through the Paying Agent), on account of principal of or interest on the Bonds, the Bond Insurer will be subrogated to the rights of such holders to receive the amount of such principal and interest from the Issuer, with interest thereon, as provided and solely from the sources stated in the transaction documents and the Bonds; and

(2) They will accordingly pay to the Bond Insurer the amount of such principal and interest, with interest thereon as provided in the transaction documents and the Bonds, but only from the sources and in the manner provided therein for the payment of principal of and interest on the Bonds to holders, and will otherwise treat the Bond Insurer as the owner of such rights to the amount of such principal and interest.

Notices to the Bond Insurer.

(a) While the Bond Insurance Policy is in effect, the Issuer shall, in addition to the other notice requirements contained in this Bond Resolution, furnish to the Bond Insurer:

(1) As soon as practicable after the filing thereof, a copy of any financial statement, audit and/or annual report of the Issuer;

(2) A copy of any notice to be given to the Owners, including, without limitation, notice of any redemption of or defeasance of Bonds, and any certificate rendered pursuant to this Bond Resolution relating to the security for the Bonds;

(3) Copies of any filings or notices required to be given by the Issuer pursuant to the Disclosure Undertaking;

(4) Notice of an Event of Default within five business days after the occurrence of such event; and

(5) Such additional information as the Bond Insurer may reasonably request.

(b) The Issuer shall notify the Bond Insurer of any failure of the Issuer to provide relevant notices, certificates, etc.

(c) Notwithstanding any other provision of this Bond Resolution, the Issuer shall immediately notify the Bond Insurer if at any time there are insufficient moneys to make any payments of principal and/or interest as required and immediately upon the occurrence of any Event of Default hereunder.

Third Party Beneficiary. The Bond Insurer is explicitly recognized as and shall be deemed to be a third-party beneficiary of this Bond Resolution and may enforce any right, remedy or claim conferred, given or granted thereunder.

Suspension of Bond Insurer's Rights. Rights of the Bond Insurer to direct or consent to actions granted under this Bond Resolution shall be suspended during any period in which the Bond Insurer is in default in its payment obligations under the Bond Insurance Policy (except to the extent of amounts previously paid by the Bond Insurer and due and owing to the Bond Insurer) and shall be of no force or effect in the event the Bond Insurance Policy is no longer in effect or the Bond Insurer asserts that the Bond Insurance Policy is not in effect or the Bond Insurer shall have provided written notice that it waives such rights.]***

CONTINUING DISCLOSURE REQUIREMENTS

Disclosure Requirements. The Issuer hereby covenants with the Purchaser and the Beneficial Owners to provide and disseminate such information as is required by the SEC Rule and as further set forth in the Disclosure Undertaking, the provisions of which are incorporated herein by reference. Such covenant shall be for the benefit of and enforceable by the Purchaser and the Beneficial Owners.

Failure to Comply with Continuing Disclosure Requirements. In the event the Issuer fails to comply in a timely manner with its covenants contained in the preceding section, the Purchaser and/or any Beneficial Owner may make demand for such compliance by written notice to the Issuer. In the event the Issuer does not remedy such noncompliance within 10 days of receipt of such written notice, the Purchaser or any

Beneficial Owner may in its discretion, without notice or demand, proceed to enforce compliance by a suit or suits in equity for the specific performance of such covenant or agreement contained in the preceding section or for the enforcement of any other appropriate legal or equitable remedy, as the Purchaser and/or any Beneficial Owner shall deem effectual to protect and enforce any of the duties of the Issuer under such preceding section. [The Purchaser or Beneficial Owner shall provide a copy of any such demand or notice to the Bond Insurer.] Notwithstanding any other provision of this Bond Resolution, failure of the Issuer to comply with its covenants contained in the preceding section shall not be considered an Event of Default under this Bond Resolution.

MISCELLANEOUS PROVISIONS

Annual Audit. Annually, promptly after the end of the Fiscal Year, the Issuer will cause an audit to be made of the financial statements of the Issuer for the preceding Fiscal Year by an Independent Accountant. Within 30 days after the completion of each such audit, a copy thereof shall be filed in the office of the Clerk[, and a duplicate copy of the audit shall be mailed to the Bond Insurer]. Such audit shall at all times during the usual business hours be open to the examination and inspection by any taxpayer, any Owner of any of the Bonds, or by anyone acting for or on behalf of such taxpayer or Owner. Upon payment of the reasonable cost of preparing and mailing the same, a copy of any annual audit will, upon request, be sent to any Owner or prospective Owner. As soon as possible after the completion of the annual audit, the Governing Body shall review such audit, and if the audit discloses that proper provision has not been made for all of the requirements of this Bond Resolution, the Issuer shall promptly cure such deficiency.

Amendments. The rights and duties of the Issuer and the Owners, and the terms and provisions of the Bonds or of this Bond Resolution, may be amended or modified at any time in any respect by ordinance or resolution of the Issuer with the written consent of [the Bond Insurer and] the Owners of not less than a majority in principal amount of the Bonds then Outstanding, such consent to be evidenced by an instrument or instruments executed by [the Bond Insurer and] such Owners and duly acknowledged or proved in the manner of a deed to be recorded, and such instrument or instruments shall be filed with the Clerk, but no such modification or alteration shall:

- (a) extend the maturity of any payment of principal or interest due upon any Bond;
- (b) effect a reduction in the amount which the Issuer is required to pay as principal of or interest on any Bond;
- (c) permit preference or priority of any Bond over any other Bond; or
- (d) reduce the percentage in principal amount of Bonds required for the written consent to any modification or alteration of the provisions of this Bond Resolution.

Any provision of the Bonds or of this Bond Resolution may, however, be amended or modified by ordinance or resolution duly adopted by the Governing Body at any time in any legal respect with the written consent of [the Bond Insurer and] the Owners of all of the Bonds at the time Outstanding.

Without notice to or the consent of any Owners, the Issuer may amend or supplement this Bond Resolution for the purpose of curing any formal defect, omission, inconsistency or ambiguity herein, to grant to or confer upon the Owners any additional rights, remedies, powers or authority that may lawfully

be granted to or conferred upon the Owners, to more precisely identify the Improvements, to reallocate proceeds of the Bonds among Improvements, to provide for Substitute Improvements, to conform this Bond Resolution to the Code or future applicable federal law concerning tax-exempt obligations, or in connection with any other change therein which is not materially adverse to the interests of the Owners. [AG: Copies of any amendments shall be provided to each Rating Agency at least 10 days prior to the effective date thereof.][BAM: Copies of any amendments which are consented to by the Bond Insurer shall be provided to Standard & Poor's.]

Every amendment or modification of the provisions of the Bonds or of this Bond Resolution, to which the written consent of the [Bond Insurer and the] Owners is given, as above provided, shall be expressed in a resolution or ordinance adopted by the Governing Body amending or supplementing the provisions of this Bond Resolution and shall be deemed to be a part of this Bond Resolution. A certified copy of every such amendatory or supplemental ordinance or resolution, if any, and a certified copy of this Bond Resolution shall always be kept on file in the office of the Clerk, [shall be delivered to the Bond Insurer] and shall be made available for inspection by the Owner of any Bond or a prospective purchaser or owner of any Bond authorized by this Bond Resolution, and upon payment of the reasonable cost of preparing the same, a certified copy of any such amendatory or supplemental ordinance or resolution or of this Bond Resolution will be sent by the Clerk to any such Owner or prospective Owner.

Any and all modifications made in the manner hereinabove provided shall not become effective until there has been filed with the Clerk a copy of the ordinance or resolution of the Issuer hereinabove provided for, duly certified, as well as proof of any required consent to such modification by [the Bond Insurer and] the Owners of the Bonds then Outstanding. It shall not be necessary to note on any of the Outstanding Bonds any reference to such amendment or modification.

The Issuer shall furnish to the Paying Agent a copy of any amendment to the Bonds or this Bond Resolution which affects the duties or obligations of the Paying Agent under this Bond Resolution.

Notices, Consents and Other Instruments by Owners. Any notice, consent, request, direction, approval or other instrument to be signed and executed by the Owners may be in any number of concurrent writings of similar tenor and may be signed or executed by such Owners in person or by agent appointed in writing. Proof of the execution of any such instrument or of the writing appointing any such agent and of the ownership of Bonds, if made in the following manner, shall be sufficient for any of the purposes of this Bond Resolution, and shall be conclusive in favor of the Issuer and the Paying Agent with regard to any action taken, suffered or omitted under any such instrument, namely:

(a) The fact and date of the execution by any person of any such instrument may be proved by a certificate of any officer in any jurisdiction who by law has power to take acknowledgments within such jurisdiction that the person signing such instrument acknowledged before such officer the execution thereof, or by affidavit of any witness to such execution.

(b) The fact of ownership of Bonds, the amount or amounts, numbers and other identification of Bonds, and the date of holding the same shall be proved by the Bond Register.

In determining whether the Owners of the requisite principal amount of Bonds Outstanding have given any request, demand, authorization, direction, notice, consent or waiver under this Bond Resolution, Bonds owned by the Issuer shall be disregarded and deemed not to be Outstanding under this Bond Resolution, except that, in determining whether the Owners shall be protected in relying upon any such request, demand, authorization, direction, notice, consent or waiver, only Bonds which the Owners know to be so owned shall be so disregarded. Notwithstanding the foregoing, Bonds so owned which have been

pledged in good faith shall not be disregarded as aforesaid if the pledgee establishes to the satisfaction of the Owners the pledgee's right so to act with respect to such Bonds and that the pledgee is not the Issuer.

Notices. Any notice, request, complaint, demand or other communication required or desired to be given or filed under this Bond Resolution shall be in writing, given to the Notice Representative at the Notice Address and shall be deemed duly given or filed if the same shall be: (a) duly mailed by registered or certified mail, postage prepaid; or (b) communicated via fax, with electronic or telephonic confirmation of receipt. Copies of such notices shall also be given to the Paying Agent[and the Bond Insurer]. The Issuer, the Paying Agent[, the Bond Insurer] and the Purchaser may from time to time designate, by notice given hereunder to the others of such parties, such other address to which subsequent notices, certificates or other communications shall be sent.

All notices given by: (a) certified or registered mail as aforesaid shall be deemed duly given as of the date they are so mailed; (b) fax as aforesaid shall be deemed duly given as of the date of confirmation of receipt. If, because of the temporary or permanent suspension of regular mail service or for any other reason, it is impossible or impractical to mail any notice in the manner herein provided, then such other form of notice as shall be made with the approval of the Paying Agent shall constitute a sufficient notice.

Electronic Transactions. The transactions described in this Bond Resolution may be conducted, and documents related to the Bonds may be sent, received, executed, and stored, by electronic means or transmissions. Copies, telecopies, electronic files and other reproductions of original executed documents (or documents executed by electronic means or transmissions) shall be deemed to be authentic and valid counterparts of such documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Further Authority. The officers and officials of the Issuer, including the Mayor, Finance Director, and Clerk, are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable in order to carry out and perform the purposes of this Bond Resolution and to make ministerial alterations, changes or additions in the foregoing agreements, statements, instruments and other documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Severability. If any section or other part of this Bond Resolution, whether large or small, is for any reason held invalid, the invalidity thereof shall not affect the validity of the other provisions of this Bond Resolution.

Governing Law. This Bond Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State.

Effective Date. This Bond Resolution shall take effect and be in full force from and after its adoption by the Governing Body.

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ADOPTED by the City Commission on August 11, 2026.

(SEAL)

James R. Falkner, Mayor

ATTEST:

Melissa Carter, City Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Bond Resolution of the Issuer adopted by the Governing Body on August 11, 2026, as the same appears of record in my office.

DATED: August 11, 2026.

Melissa Carter, City Clerk

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EXHIBIT A
(FORM OF BONDS)

**REGISTERED
NUMBER** __

**REGISTERED
\$**

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a New York Corporation (“DTC”), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or in such other name as is requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other entity as is requested by an authorized representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

**UNITED STATES OF AMERICA
STATE OF KANSAS
COUNTY OF MONTGOMERY
CITY OF COFFEYVILLE
GENERAL OBLIGATION BOND
SERIES 2026-A**

Interest	Maturity	Dated	CUSIP:
Rate: ____%	Date: December 1, 20__	Date: September 3, 2026	

REGISTERED OWNER:

PRINCIPAL AMOUNT:

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Coffeyville, in the County of Montgomery, State of Kansas (the “Issuer”), for value received, hereby acknowledges itself to be indebted and promises to pay to the Registered Owner shown above, or registered assigns, but solely from the source and in the manner herein specified, the Principal Amount shown above on the Maturity Date shown above, unless called for redemption prior to the Maturity Date, and to pay interest thereon at the Interest Rate per annum shown above (computed on the basis of a 360-day year of twelve 30-day months), from the Dated Date shown above, or from the most recent date to which interest has been paid or duly provided for, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2027 (the “Interest Payment Dates”), until the Principal Amount has been paid.

Method and Place of Payment. The principal or redemption price of this Bond shall be paid at maturity or upon earlier redemption to the person in whose name this Bond is registered at the maturity or redemption date thereof, upon presentation and surrender of this Bond at the principal office of the Treasurer of the State of Kansas, Topeka, Kansas (the “Paying Agent” and “Bond Registrar”). The interest payable on this Bond on any Interest Payment Date shall be paid to the person in whose name this Bond is registered on the registration books maintained by the Bond Registrar at the close of business on the Record Date(s) for such interest, which shall be the 15th day (whether or not a business day) of the calendar month next preceding the Interest Payment Date. Such interest shall be payable (a) by check or draft mailed by

the Paying Agent to the address of such Registered Owner shown on the Bond Register or at such other address as is furnished to the Paying Agent in writing by such Registered Owner; or (b) in the case of an interest payment to Cede & Co. or any Owner of \$500,000 or more in aggregate principal amount of Bonds by electronic transfer to such Owner upon written notice given to the Bond Registrar by such Registered Owner, not less than 15 days prior to the Record Date for such interest, containing the electronic transfer instructions including the bank, ABA routing number and account number to which such Registered Owner wishes to have such transfer directed. The principal or redemption price of and interest on the Bonds shall be payable in any coin or currency that, on the respective dates of payment thereof, is legal tender for the payment of public and private debts. Interest not punctually paid will be paid in the manner established in the within defined Bond Resolution.

Definitions. Capitalized terms used herein and not otherwise defined herein shall have the meanings assigned to such terms in the hereinafter defined Bond Resolution.

Authorization of Bonds. This Bond is one of an authorized series of Bonds of the Issuer designated "General Obligation Bonds, Series 2026-A," aggregating the principal amount of \$9,280,000* (the "Bonds") issued for the purposes set forth in the Ordinance of the Issuer authorizing the issuance of the Bonds and the Resolution of the Issuer prescribing the form and details of the Bonds (collectively the "Bond Resolution"). The Bonds are issued by the authority of and in full compliance with the provisions, restrictions and limitations of the Constitution and laws of the State of Kansas, including K.S.A. 65-163d *et seq.*, as amended, and all other provisions of the laws of the State of Kansas applicable thereto.

General Obligations. The Bonds constitute general obligations of the Issuer payable as to both principal and interest from ad valorem taxes which may be levied without limitation as to rate or amount upon all the taxable tangible property within the territorial limits of the Issuer. The full faith, credit and resources of the Issuer are hereby irrevocably pledged for the prompt payment of the principal of and interest on the Bonds as the same become due.

Redemption Prior to Maturity. The Bonds are subject to redemption prior to maturity as set forth in the Bond Resolution.

Book-Entry System. The Bonds are being issued by means of a book-entry system with no physical distribution of bond certificates to be made except as provided in the Bond Resolution. One Bond certificate with respect to each date on which the Bonds are stated to mature or with respect to each form of Bonds, registered in the nominee name of the Securities Depository, is being issued and required to be deposited with the Securities Depository and immobilized in its custody. The book-entry system will evidence positions held in the Bonds by the Securities Depository's participants, beneficial ownership of the Bonds in authorized denominations being evidenced in the records of such participants. Transfers of ownership shall be effected on the records of the Securities Depository and its participants pursuant to rules and procedures established by the Securities Depository and its participants. The Issuer and the Bond Registrar will recognize the Securities Depository nominee, while the Registered Owner of this Bond, as the owner of this Bond for all purposes, including (i) payments of principal of, and redemption premium, if any, and interest on, this Bond, (ii) notices and (iii) voting. Transfer of principal, interest and any redemption premium payments to participants of the Securities Depository, and transfer of principal, interest and any redemption premium payments to beneficial owners of the Bonds by participants of the Securities Depository will be the responsibility of such participants and other nominees of such beneficial owners. The Issuer and the Bond Registrar will not be responsible or liable for such transfers of payments or for maintaining, supervising or reviewing the records maintained by the Securities Depository, the Securities Depository nominee, its participants or persons acting through such participants. While the

Securities Depository nominee is the owner of this Bond, notwithstanding the provision hereinabove contained, payments of principal of, redemption premium, if any, and interest on this Bond shall be made in accordance with existing arrangements among the Issuer, the Bond Registrar and the Securities Depository.

Transfer and Exchange. EXCEPT AS OTHERWISE PROVIDED IN THE BOND RESOLUTION, THIS GLOBAL BOND MAY BE TRANSFERRED, IN WHOLE BUT NOT IN PART, ONLY TO ANOTHER NOMINEE OF THE SECURITIES DEPOSITORY OR TO A SUCCESSOR SECURITIES DEPOSITORY OR TO A NOMINEE OF A SUCCESSOR SECURITIES DEPOSITORY. This Bond may be transferred or exchanged, as provided in the Bond Resolution, only on the Bond Register kept for that purpose at the principal office of the Bond Registrar, upon surrender of this Bond, together with a written instrument of transfer or authorization for exchange satisfactory to the Bond Registrar duly executed by the Registered Owner or the Registered Owner's duly authorized agent, and thereupon a new Bond or Bonds in any Authorized Denomination of the same maturity and in the same aggregate principal amount shall be issued to the transferee in exchange therefor as provided in the Bond Resolution and upon payment of the charges therein prescribed. The Issuer shall pay all costs incurred in connection with the issuance, payment and initial registration of the Bonds and the cost of a reasonable supply of bond blanks. The Issuer and the Paying Agent may deem and treat the person in whose name this Bond is registered on the Bond Register as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes. The Bonds are issued in fully registered form in Authorized Denominations.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Resolution until the Certificate of Authentication and Registration hereon shall have been lawfully executed by the Bond Registrar.

IT IS HEREBY DECLARED AND CERTIFIED that all acts, conditions, and things required to be done and to exist precedent to and in the issuance of this Bond have been properly done and performed and do exist in due and regular form and manner as required by the Constitution and laws of the State of Kansas, and that the total indebtedness of the Issuer, including this series of bonds, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be executed by the manual, electronic or facsimile signature of its Mayor and attested by the manual, electronic or facsimile signature of its Clerk, and its seal to be affixed hereto or imprinted hereon.

CITY OF COFFEYVILLE, KANSAS

(Facsimile Seal)

By: _____ (facsimile)
James R. Falkner, Mayor

ATTEST:

By: _____ (facsimile)
Melissa Carter, City Clerk

CERTIFICATE OF AUTHENTICATION AND REGISTRATION

This Bond is one of a series of General Obligation Bonds, Series 2026-A, of the City of Coffeyville, Kansas, described in the within-mentioned Bond Resolution.

Registration Date: September 3, 2026

Office of the State Treasurer,
Topeka, Kansas,
as Bond Registrar and Paying Agent

By _____

Registration Number: 0126-063-090326-____

LEGAL OPINION

The following is a true and correct copy of the approving legal opinion of Gilmore & Bell, P.C., Bond Counsel, which was dated and issued as of the date of original issuance and delivery of such Bonds:

GILMORE & BELL, P.C.

Attorneys at Law
100 N. Main Suite 800
Wichita, Kansas 67202

(PRINTED LEGAL OPINION)

*[STATEMENT OF INSURANCE

[**AG:** Assured Guaranty Inc. (“AG”) has delivered its municipal bond insurance policy (the “Policy”) with respect to the scheduled payments due of principal of and interest on this Bond to the Treasurer of the State of Kansas, Topeka, Kansas, or its successor, as paying agent for the Bonds (the “Paying Agent”). Said Policy is on file and available for inspection at the principal office of the Paying Agent and a copy thereof may be obtained from AG or the Paying Agent. All payments required to be made under the Policy shall be made in accordance with the provisions thereof. The owner of this Bond acknowledges and consents to the subrogation rights of AG as more fully set forth in the Policy.]

[**BAM:** Build America Mutual Assurance Company (“BAM”) has delivered its municipal bond insurance policy (the “Policy”) with respect to the scheduled payments due of principal of and interest on this Bond to the Treasurer of the State of Kansas, Topeka, Kansas, , or its successor, as paying agent for the Bonds (the “Paying Agent”). Said Policy is on file and available for inspection at the principal office of the Paying Agent and a copy thereof may be obtained from BAM or the Paying Agent. All payments required to be made under the Bond Insurance Policy shall be made in accordance with the provisions thereof. By its

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purchase of these Bonds, the owner acknowledges and consents (i) to the subrogation and all other rights of BAM as more fully set forth in the Bond Insurance Policy and (ii) that upon the occurrence and continuance of a default or an event of default under the Bond Resolution or this Bond, BAM shall be deemed to be the sole owner of the Bonds for all purposes and shall be entitled to control and direct the enforcement of all rights and remedies granted to the owners of the Bonds or the trustee, paying agent, registrar or similar agent for the benefit of such owners under the Bond Resolution, at law or in equity.]]*

BOND ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer to

(Name and Address)

(Social Security or Taxpayer Identification No.)

the Bond to which this assignment is affixed in the outstanding principal amount of \$_____, standing in the name of the undersigned on the books of the Bond Registrar. The undersigned do(es) hereby irrevocably constitute and appoint _____ as agent to transfer said Bond on the books of said Bond Registrar with full power of substitution in the premises.

Dated _____

Name

Social Security or
Taxpayer Identification No.

Signature (Sign here exactly as name(s)
appear on the face of Certificate)

Signature guarantee:

By _____

CERTIFICATE OF CLERK

STATE OF KANSAS)
) SS.
COUNTY OF MONTGOMERY)

The undersigned, Clerk of the City of Coffeyville, Kansas, does hereby certify that the within Bond has been duly registered in my office according to law as of September 3, 2026.

WITNESS my hand and official seal.

(Facsimile Seal)

By: _____ (facsimile)
Melissa Carter, City Clerk

CERTIFICATE OF STATE TREASURER

OFFICE OF THE TREASURER, STATE OF KANSAS

STEVEN JOHNSON, Treasurer of the State of Kansas, does hereby certify that a transcript of the proceedings leading up to the issuance of this Bond has been filed in the office of the State Treasurer, and that this Bond was registered in such office according to law on September 3, 2026.

WITNESS my hand and official seal.

(Facsimile Seal)

By: _____ (facsimile)
Treasurer of the State of Kansas



**CITY OF COFFEYVILLE
BOARD OF COMMISSIONERS AGENDA ITEM**

MEETING DATE	August 11, 2026	
RESOLUTION OR ORDINANCE NUMBER		
AGENDA TITLE	Discuss Data Center Proposal for SPP Transmission Study	
REQUESTING DEPARTMENT	City Manager	
PRESENTER	City Manager Ben Brubaker and Director of Electric Chris Weiner	
FISCAL INFORMATION	Cost as recommended:	\$120k per study paid by developer
	Budget Line Item:	NA
	Balance Available	NA
	New Appropriation Required:	☐ Yes ☒ No
PURPOSE	Discuss the data center proposals received. Seek commission guidance on advancing to the next phase of due diligence by authorizing submission of an SPP transmission study.	

BACKGROUND

Over the past two years, the City has been approached by multiple companies interested in developing data centers in Coffeyville. Staff recently requested formal proposals outlining each developer's concept, anticipated electrical demand, community benefits, and general commercial approach.

To promote transparency, the City held a public information forum on August 6, allowing residents to learn about data centers, ask questions, and provide feedback before any decisions were made.

The proposals received are preliminary and non-binding. No development agreement, electric service agreement, land sale, incentive package, or other contractual commitment is being considered at this time.

The next step in the evaluation process is determining whether the City's electric system and regional transmission infrastructure can support a project of this size. That determination requires a formal transmission study through the Southwest Power Pool (SPP) and coordination with GRDA.

Staff seeks commission guidance on advancing to the next phase of due diligence.

ANALYSIS

Each proposal presents opportunities for significant long-term investment in Coffeyville while recognizing that the City's municipal electric utility is the foundation of any successful project.

The proposals differ in several areas including:

- Initial electrical demand
- Long-term expansion potential
- Proposed electric pricing concepts
- Community investment commitments
- Development approach
- Site selection
- Experience and project partners

These differences will continue to be evaluated if the project advances.

The transmission study is intended to answer several critical questions before any binding decisions are made, including:

- Whether adequate transmission capacity currently exists.
- What infrastructure improvements, if any, would be required.
- Estimated costs of required upgrades.
- Estimated project timelines.
- Potential impacts to the City's electric system.

Completion of the transmission study does **not** obligate the City to approve a project.

The Governing Body will later consider:

- Electric service agreements
- Rate structure
- Infrastructure cost recovery
- Customer protections
- Land transactions
- Community benefit agreements
- Any additional contractual terms

	At each step, the City retains the ability to discontinue negotiations if the project is determined not to be in the best interest of Coffeyville or its utility customers.
PUBLIC INFORMATION PROCESS	The City has intentionally conducted this process in a transparent manner by: • Publicly announcing interest from data center developers. • Requesting formal written proposals. • Conducting public informational videos. • Hosting a public community forum. • Receiving public comment prior to any decision. • Presenting each major milestone before the Governing Body during open meetings. Should the project continue, additional public meetings will occur before any development agreement or electric service agreement is considered.
STAFF RECOMMENDATION	Staff recommends the Governing Body proceed with the SPP transmission study. Staff further recommends authorizing the City Manager to coordinate with the selected developer(s), GRDA, SPP, and other necessary entities to complete the required transmission study and continue project due diligence. Authorization of the transmission study shall not constitute approval of the project or obligate the City to enter into any future agreements.
REFERENCE DOCUMENTS ATTACHED	• Redd Ridge Proposal • Terragrid Proposal • Vinco Proposal • Radiant Power Proposal



August 5, 2026

City Manager and City Staff
City of Coffeyville
Coffeyville, Kansas

Re: Proposed Data Center Development at the Coffeyville Industrial Park

City Manager and City Staff:

Thank you for the opportunity to present our proposal for a phased data center development at the Coffeyville Industrial Park. We also want to thank the Montgomery County Action Council for its work bringing the parties together and helping move this opportunity forward.

Our group has strong local roots and is currently developing projects of similar scope and scale in Tulsa and northeastern Oklahoma. We believe that local connection matters. It gives us a practical understanding of the region, its communities, and the importance of developing projects that create lasting value where they are located.

Our team brings more than a combined 60 years of experience with utility-scale projects. We understand the engineering, interconnection, construction, commercial coordination, and persistence required to move a project like this from a proposal to an operating facility. Just as importantly, we understand the effects a project of this size can have on Coffeyville residents and on the City's electric utility system, and we take those responsibilities seriously.

We believe our experience and approach are a strong complement to the City of Coffeyville. The proposed project can support local construction activity and investment, strengthen the local economy, and create meaningful benefits for the City's electric ratepayers. When the timing is appropriate, we would welcome the opportunity to host City and Montgomery County Action Council representatives for a tour of our current projects while they are under construction.

Our goal is to build a long-term partnership with the City and other interested parties, not simply complete a short-term transaction. We want to work together collaboratively and transparently and develop community first solutions that benefit both the project and the City of Coffeyville.

We appreciate your consideration of the enclosed proposal and look forward to working with all parties to turn this phased vision into an executable plan.

Sincerely,

James Morrealle
Founder
Redd Ridge Consulting

PROPOSED DATA CENTER DEVELOPMENT

Coffeyville Industrial Park | Phased Capacity and Community Partnership Outline

PHASED DEVELOPMENT ROADMAP

Phase 1 - Existing Southwire Capacity – Approx. 22 MW

- **Capacity:** Take the full amount of capacity the City can make available from the existing substation formerly serving the Southwire building, currently estimated at approximately 22 MW.
- **Site:** Secure control and use of the former Southwire building from Phoenix Investors for the initial data center deployment, subject to mutually acceptable terms.
- **Speed to service:** Work with the City and GRDA to confirm available capacity, required studies, interconnection requirements, and an achievable energization schedule.

Phase 2 - Existing 69 kV Substation Expansion - Target: Approx. 50 MW

- **Developer-funded upgrades:** Fund agreed upgrades to the City's existing 69 kV substation serving the Southwire site, including associated substation facilities required for expansion.
- **Target outcome:** Increase total service capacity to at least 50 MW, subject to system studies and required approvals.

Phase 3 - Transmission and Substation Expansion - Target: Approx. 100 MW

- **Transmission upgrades:** Work with the City, GRDA, SPP, and other affected parties to identify and fund the transmission improvements needed to reach approximately 100 MW.
- **Substation upgrades:** Fund additional agreed substation facilities necessary to receive and deliver the expanded capacity.

Phase 4 - Regional-Scale Expansion - Long-Term Target: Approx. 200 MW

- **345 kV pathway:** If the first three phases are successful, collaborate with the City, GRDA, and Evergy to evaluate delivery from the 345 kV project previously discussed by the City.
- **Alternative delivery solution:** If required, fund the development of the necessary 345 kV transmission and related facilities from the nearest feasible Evergy or GRDA interconnection point to Coffeyville.

PROPOSED CUSTOMER AND COMMUNITY BENEFITS

Benefit	Initial Proposal Framework
Community Contribution	\$/MW of capacity contribution made available to beneficial community projects.
City energy margin	Approximately \$0.01 per kWh in addition to the City's applicable GRDA wholesale energy cost, providing revenue the City may use at its discretion.
Study costs	Pay applicable engineering, interconnection, GRDA, SPP, and other third-party study costs associated with evaluating and enabling the project.
Strategic investment	Consider funding mutually beneficial infrastructure, including water-system projects and upgrades to City power-plant facilities that could increase available capacity, improve reliability, or reduce costs for Coffeyville ratepayers.

NEAR-TERM DISCUSSION ITEMS

- **Available capacity and timing:** Confirm the amount and timing of Phase 1 service from the existing Southwire substation.
- **Building and site control:** Identify the path and commercial terms for control and use of the former Southwire facility.
- **Rate structure:** Develop a retail service structure reflecting GRDA wholesale costs, the proposed City margin, demand and delivery charges, curtailment opportunities, and other applicable terms.
- **Study and upgrade plan:** Define the sequence, scope, responsibility, ownership, and cost-recovery treatment for studies and infrastructure upgrades.
- **Partnership structure:** Establish milestones for each phase and identify strategic City projects that could advance capacity, reliability, and ratepayer value.

THE COFFEYVILLE DIGITAL INFRASTRUCTURE PROJECT

Project Summary

July 2026 | Prepared by TerraGrid Infra LLC

At a Glance

Metric	Phase I	Full Buildout
Data center capacity	30 MW	Up to 100 MW
Estimated capital investment	~\$750 million	~\$2.5 billion
Annual energy use at 90% load factor	~236.5 GWh	~788.4 GWh
Illustrative annual electric payment proxy*	~\$20.1 million	~\$66.9 million
Permanent on-site employment target	20+ jobs	40-60 jobs
Estimated peak construction workforce	250-400	500-800
Preferred development approach	Retrofit ~405,000 SF shell	Expand on site / add facilities as required
Municipal cash subsidy contemplated	None	None

* Published LP-25 proxy at the 2026 demand and energy charges, calculated at a 90% load factor. LP-25 applies only below 20 MW and excludes the PCA, taxes and other charges; actual service at 30-100 MW will require a negotiated special rate.

Project Overview

The Coffeyville Digital Infrastructure Project is a proposed artificial-intelligence data center development that would convert an existing industrial building into a high-value, long-term technology asset. The project is planned to begin at approximately 30 Mega Watts (MW) and scale to as much as 100 MW, subject to site control, engineering, SPP/GRDA studies, available utility infrastructure and definitive agreements.

Coffeyville is different from most locations because the City owns the electric utility. The electric utility also generates approximately 56 MW of power to support its own users and sell back into the SPP market. Rather than receiving only a franchise fee or indirect tax benefit, Coffeyville can establish a direct, long-term electric service relationship with a long-term, consistent offtake. The goal is to maximize recurring utility and tax revenue for the community while protecting existing customers (rate payers) and avoiding unnecessary strain on police, fire, schools, roads, electrical infrastructure, and other public services.

The preferred approach is to retrofit the existing, underutilized industrial shell at 2412 N. U.S. Highway 169. By reusing a large, industrially zoned building, the project will reduce the duration of the development schedule, minimize construction waste and allow the project to begin generating revenue sooner than a comparable greenfield, ground up development. At this time, the site and project structure remain subject to ongoing diligence and agreement with the property owner.

Background on Developer, Operator, and Tenant Relationships

Terragrid Infra will act as the primary developer on the project. Terragrid Infra's executive team has a long history of building data centers in the US and around the world. The founders have worked on over 500 MW of bitcoin mines and 1 GW of AI/HPC data center builds.

Terragrid Infra is currently working on over 1.25 GW worth of builds in Texas, South Carolina, and St. Louis. Terragrid Infra has strategic development partnership with NorthPointe Development out of Kansas City who has built out over 15 shells for AWS and other hyperscale tenants. In addition, Terragrid Infra can pull on Collier's Associates out of Western Kentucky for EPC services.

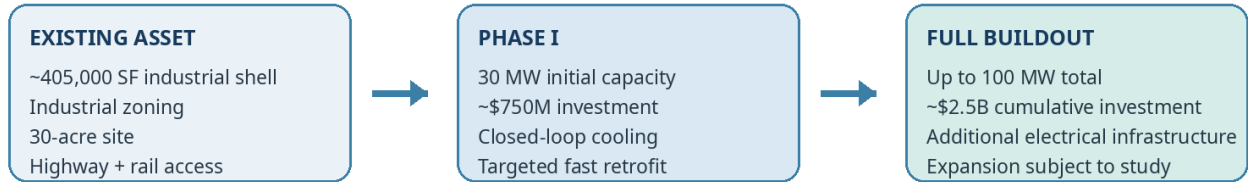
Terragrid Infra is working on projects with multiple operators that include Nvidia-backed STN Inc., White Fiber, and Damac. The projects currently in the portfolio have Anthropic, Nvidia, AWS, Oracle, and Cerberus as computation tenants. Terragrid Infra has identified an operator-tenant combination out of the list above that will work for this site and will be disclosed once the property is under contract.

What Will Be Built

The development would be built in phases so that capital investment and electric load track confirmed utility capacity and customer demand. Phase I would establish a 30 MW AI-computing facility inside the existing industrial shell. Later phases would expand the site toward 100 MW as new dedicated electrical infrastructure is completed and the project satisfies agreed milestones.

PHASED EXISTING-SHELL RETROFIT

Reuse the existing industrial building first, then expand only as power and demand are confirmed.



Dedicated electric service | Fiber diversity | UPS + batteries | Backup generation | Closed-loop cooling

Conceptual development sequence - final configuration subject to engineering and utility studies.

The Existing Industrial Shell

The preferred property is a 405,379-square-foot industrial building on approximately 30 acres in the Coffeyville Industrial Park. Public marketing materials identify industrial zoning, clear heights ranging from approximately 22 feet to 42 feet 6 inches, a 5-inch post-tension slab, existing 12.5 kV service stepped to 277/480 volts, wet sprinklers, highway access and direct rail service. These features make the building a credible candidate for a fast first phase, although structural, roof, electrical, environmental and data-center-specific diligence remain required. [8]

Core Data Center Infrastructure

System	Preliminary design direction
Compute environment	High-density AI computing using modern GPU-based systems
Cooling	Closed-loop liquid cooling with limited municipal makeup water
Electrical	Dedicated utility service, on-site substations, switchgear and redundant distribution
Resiliency	UPS systems, battery storage and backup generation capable of supporting critical load
Fiber	Multiple diverse fiber routes and carrier connectivity, subject to final carrier diligence
Security	Controlled industrial campus with 24/7 monitoring and layered physical security

Faster Than Greenfield Development

A greenfield data center must first construct the building envelope, site circulation and basic building systems before the specialized electrical and mechanical work can begin. An existing-shell retrofit allows those workstreams to overlap. Greenfield developments take between 18 – 24 months to permit, construct, and commission. The target schedule will be finalized after building diligence and the power-delivery study, but the development team expects the shell approach to materially reduce the time to first energization, which will be reduced to 8 – 12 months. One advantage for the development team is that large scale procurement on other projects has improved relationships with electrical infrastructure and HVAC suppliers for critical equipment that will drastically reduce procurement lead items for this project.

Capital Investment and Property-Tax Impact

At the development team's planning assumption of approximately \$25 million of capital investment per Mega Watt, Phase I represents roughly \$750 million of investment and full buildout represents roughly \$2.5 billion. The majority of that investment is expected to be computing, electrical, cooling and resiliency equipment, with the balance invested in the building, land and fixed improvements.

Investment category	Phase I - 30 MW	Full buildout - 100 MW	Tax treatment / note
Total project investment	~\$750M	~\$2.5B	Planning estimate at \$25M/MW
Building, land and fixed improvements	To be determined	To be determined	Potential taxable real property
Servers and commercial/industrial equipment	Majority of spend	Majority of spend	Generally exempt from Kansas property tax if newly acquired after June 30, 2006
Sales tax on qualified project costs	Potentially exempt	Potentially exempt	Kansas SB 98, subject to approval and compliance

Kansas generally assesses commercial and industrial real property at 25% of market value. New commercial and industrial machinery and equipment acquired after June 30, 2006 is generally exempt from property tax. For that reason, the property-tax estimate should not apply Coffeyville's mill levy to the full \$750 million or \$2.5 billion investment. The correct number will depend on how Montgomery County classifies the building and fixed improvements. [6][7]

Note: Final tax amounts will be calculated by the local assessor's office.

A Ratepayer-Protected Public-Power Partnership

The project should create substantial value for Coffeyville without transferring development risk, wholesale-price volatility or stranded infrastructure costs to existing customers. Furthermore, an underutilized asset will foster quick deployment for benefit to City's utility in 8 – 12 months. The final structure will be negotiated after the SPP/GRDA study process, but the following principles are proposed as the starting point.

Commercial principle	Proposed approach
Project-specific studies and upgrades	Developer funds agreed SPP/GRDA studies, dedicated substation work, feeders, metering and other project-specific infrastructure.
No stranded-cost exposure	Construction deposits, milestone payments and termination protections sized to the City's committed costs.
Minimum revenue support	Minimum monthly bill, contract demand and/or take-or-pay protection during ramp and operations.
Credit support	Letter of credit, parent guarantee, tenant support or other security acceptable to the City.
Wholesale cost protection	Transparent pass-through or adjustment mechanism for energy, capacity, transmission, fuel and extraordinary market events.
Curtailment options	Defined voluntary or limited interruptible service with clear notice, duration, frequency and annual-hour limits. Intention is to have as near to firm load as possible.
Long-term commitment	Target 10 year electric service agreement, consistent with project financing and Kansas incentive requirements.
Early termination / decommissioning	Customer remains responsible for agreed unrecovered costs and orderly site restoration.

A Special Rate Will Be Required

Coffeyville's published LP-25 rate applies to loads from 1 MW to less than 20 MW, and its existing ED-25 economic-development rate is capped at 15 MW of aggregated demand. A 30-100 MW data center therefore requires a project-specific rate and contract approved by the City. The published rates are useful only as a reference point. Both LP-25 and ED-25 preserve the City's Production Cost Adjustment, which can recover fuel, purchased-energy, transmission and study costs. [5]

Kansas Data Center Incentive

The project is expected to evaluate the Kansas SB 98 Data Center Sales Tax Exemption. The program provides a 20-year state and local sales-tax exemption for qualified data center costs, subject to approval and requirements that include at least \$250 million of eligible investment within five years, at least 20 new Kansas jobs within two years, and a 10-year electricity purchase agreement with the serving utility. This is a statutory state program; the current project concept does not contemplate a municipal cash grant. [9]

Jobs, Workforce Development and Community Benefits

Data centers are a capital-intensive projects rather than a labor-intensive factory. It should be presented honestly: the largest direct fiscal benefits are the electric relationship, construction activity and tax-base expansion. The permanent jobs that are created, however, are expected to be skilled, stable and well compensated.

Employment impact	Phase I	Full buildout
Permanent on-site jobs	Target 20+ with average salary of \$80k	Target 40-60 with average salary of \$80k
Peak construction workforce	Estimated 250-400	Estimated 500-800
Typical operating functions	Facilities engineering, electrical/mechanical technicians, network operations, security and site management	Expanded operations, maintenance, logistics and technical support

Local Workforce and Vendor Opportunities

- Coordinate with Coffeyville Community and Technical Colleges on electrical, mechanical, controls, networking and facilities-maintenance training.
- Create pathways for local apprentices, veterans and existing industrial workers to enter data center operations.
- Use qualified local and regional contractors for civil work, concrete, electrical installation, mechanical systems, security, maintenance and logistics where commercially reasonable.
- Develop a local vendor outreach process before major construction packages are released.
- Create course at local community college for business owners to understand the uses and benefits of AI in their day to day operations.

Community Benefit Framework

The project team is open to a negotiated community-benefit package that creates a visible and lasting benefit beyond utility and tax revenue. The amount and structure should be agreed after the power economics and development obligations are understood, but we are thinking in the range of \$1-\$3M. Potential priorities identified in discussions with the City include:

Potential priority	Possible structure
Interstate Fair & Rodeo / fairgrounds	One-time capital contribution or milestone payment tied to energization
Coffeyville Community College and USD 445	Training equipment, scholarships, technical programs or STEM support
Public infrastructure	Targeted water, electric, street or site-adjacent improvements
Parks and recreation	Support for an agreed high-visibility community project
Ongoing partnership	Annual community fund or sponsorship tied to operating milestones

High Revenue, Limited Pressure on Public Services

Unlike a large residential development, the project adds no housing units or direct school enrollment. Unlike a labor-intensive industrial facility, it requires a relatively small permanent workforce for the amount of capital invested and electricity purchased. The facility will coordinate with police and fire officials on security, emergency response, battery safety, fuel storage and access, but the project is designed to generate significant recurring revenue without creating a proportionate increase in ongoing municipal service demand.

Why a Data Center Matters for Coffeyville

Data centers are the physical infrastructure behind artificial intelligence, cloud computing, online banking, medical records, communications, logistics and nearly every modern digital service. The demand for AI computing is accelerating capital investment in power-ready communities. Coffeyville can compete by combining an experienced public utility, industrial infrastructure, available real estate and a practical approach to development.

The project would also diversify the City's large-load customer base. Coffeyville has successfully supported refinery, fertilizer, foundry, manufacturing and distribution operations for decades. A data center adds a new technology-based industry while using the same core strengths: reliable power, skilled industrial labor and a community that understands major infrastructure.

A PRACTICAL DEVELOPMENT, NOT A SPECULATIVE LAND PLAY

The initial proposal is tied to a real existing building, a defined 30 MW first phase, a clear 100 MW expansion objective and a willingness to fund project-specific utility infrastructure. The next step is to validate the plan through formal study.

Addressing Public Questions

The City has begun a public due-diligence process and announced plans for a public information session. The project team supports that approach. Residents should receive direct answers, clear assumptions and binding protections rather than broad assurances.

Concern	Common question	Preliminary project response
Electric rates	Will existing customers pay for the data center?	The project proposes to fund and secure project-specific studies and infrastructure. The special rate should recover wholesale energy, capacity, transmission, operating and capital costs before any municipal margin is recognized.
Water use	Will the project consume large quantities of city water?	The design uses closed-loop liquid cooling. The project team's current planning estimate is roughly 10,000 – 15,000 gallons per day of steady-state cooling makeup and domestic use, subject to final engineering. This is a similar amount of water used in a normal commercial building of similar size.
Wastewater / coolant	Will cooling water be dumped into the sewer?	Routine operation is not expected to involve continuous cooling-loop discharge. Any commissioning or maintenance fluid will be characterized, handled and disposed of under manufacturer instructions and applicable permits rather than simply discharged to sewer.
Air quality	Will generators run continuously?	Backup generation is intended for emergencies, system support under agreed conditions and periodic testing (once per month). Final fuel type, hours, emissions controls and permits will be disclosed before construction.
Noise	Will the facility create constant noise?	The design will use acoustic enclosures, equipment selection, barriers and operating controls to meet applicable City standards at the property line. A project-specific noise study will confirm the final design.
Police, fire and schools	Will the project strain local services?	The facility adds no residential units or direct school enrollment and has a small workforce relative to investment. The project will coordinate and fund reasonable site-specific emergency planning, access and training needs.
Electronic waste	What happens to servers when equipment is refreshed?	Equipment refreshes are expected to occur in stages, not through a full facility shutdown. Hardware will be reused, returned through OEM programs or recycled through qualified vendors with documented chain of custody.
End of project life	Who is responsible for decommissioning?	The definitive agreements should assign decommissioning, environmental compliance and restoration obligations to the project owner and preserve appropriate financial and legal protections for the City.

Conclusion

The Coffeyville Digital Infrastructure Project is designed around the City's actual priorities: meaningful recurring revenue, protection of existing ratepayers, a reasonable first phase, a path to long-term growth and limited pressure on public services. The project would begin by converting an underused industrial shell into a 30 MW AI data center representing approximately \$750 million of investment, then scale toward 100 MW and approximately \$2.5 billion as power and customer demand are confirmed.

The public-power relationship is the central opportunity. If structured correctly, the project can cover its own infrastructure and power costs while generating a transparent contribution margin for Coffeyville Municipal Light & Power. That revenue can strengthen the utility, support the General Fund and reduce the burden placed on other taxpayers. Property-tax revenue, construction activity, skilled employment and a negotiated community-benefit package provide additional value.

This proposal does not ask Coffeyville to approve a 100 MW commitment today. It asks the City to advance a defined 30 MW project into formal diligence, determine the infrastructure required to serve it safely, and establish the commercial terms under which expansion would occur. Each phase should move forward only when the City is protected and the project has satisfied its commitments.

Thank you for your consideration.

Sources and Key Assumptions

Reference	Source / assumption
[1]	City of Coffeyville, Electric Generation (2025 peak demand, annual energy, customer count, GRDA supply contract and generation assets), accessed July 16, 2026.
[2]	City of Coffeyville, How Electricity Gets to You; Electric Distribution (two 138 kV supply lines, 69 kV network, industrial-park substations and system assets), accessed July 16, 2026.
[3]	City of Coffeyville, FY 2026 Budget, pages 10 and 15-16 (property-tax revenue and Electric Utility transfers / in-lieu-of-franchise revenue).
[4]	City of Coffeyville, 2025 Mill Levy and Property Tax (combined levy of 159.471 mills and jurisdiction allocations).
[5]	City of Coffeyville, LP-25 Large Power, ED-25 Economic Development Rate and PCA-25 Production Cost Adjustment, effective rate schedules.
[6]	Kansas Constitution, Article 11, Section 1 (commercial and industrial real property assessed at 25% of value).
[7]	Kansas Department of Revenue, Property Tax Abatements / K.S.A. 79-223 (new commercial and industrial machinery and equipment generally exempt from property tax).
[8]	Phoenix Investors and Binswanger public marketing materials for 2412 N. U.S. Highway 169 (building size, site area, zoning and physical characteristics), accessed July 16, 2026.
[9]	Kansas Department of Commerce, SB 98 Data Center Sales Tax Exemption (20-year exemption; \$250M investment, 20 jobs and 10-year electricity agreement requirements).
[10]	City of Coffeyville Demographics and public economic-development materials (location, airport distance and industrial context).

[Vinco / ACDC]

A PROPOSAL FOR THE CITY OF COFFEYVILLE, KANSAS

Contact: Connor Bottoms | 415-212-3984 | connor@vinco.io

We are data center developers who have been in the data center space for over a decade and have transacted over \$10 billion in leases. We like to work locally with community leaders and take the guidance of the experts in Coffeyville, including using local GC's to help with design and construction.

We plan to build on the Coffeyville Industrial site 2 (28.6 acres) with anticipated revenue to the city being \$4 million per year. Our PPA terms depend on how the power story comes back. We are willing to commit to ensuring the project is beneficial for the community from a revenue and tax standpoint and we will use local leadership in orchestrating the buildout and success of the site. Noise suppressing infrastructure can be put in place however the noise really only will come from construction, the data center itself runs very quietly.



\$400 million capex



25 full time jobs + 150
construction jobs



40 MW



Q4 2027



PROJECT OVERVIEW



FACILITY & SCOPE

130k-160k sqft building



WATER USAGE

800-1000 GPD



COOLING SYSTEM

25% glycol mix closed-loop system



EMPLOYMENT

25 full time jobs with an average salary
of 95k annually. 150 construction jobs
for 6-12 months



ELECTRIC SERVICE

40 MW by end of Q4 2027. All infrastructure upgrades/buildouts are funded by us.



PROJECT TIMELINE

MILESTONE	TARGET DATE	NOTES
Site control / land closing	September 1, 2026	Have PSA in progress or done by this date
Permitting & entitlements complete	November 1, 2026	Have zoning entitlements and easements completed by this date
Site work / groundbreaking	December 1, 2026	Break ground by this date
Substation / electric infrastructure energized	October-December 2027	Have energization by this date range
Completed Construction	October 1, 2027	Have construction completed by this date
Full build-out / stabilized operations	January 1, 2028	Be operating by this date



CONDITIONS & NEXT STEPS



CONDITIONS

- Approval of incentives or abatements
- Required zoning changes or entitlements
- Utility infrastructure agreements
- Financing contingencies



NEXT STEPS

- Negotiation of definitive agreements
- Due diligence period
- Community leader meetings / public input
- Utility agreements

BUILT FOR COFFEYVILLE



Radiant Power Solutions LLC
305 S Jennie Barker Rd
Garden City, KS 67846

PROPOSAL FOR DEVELOPMENT OF A

35 MW DATA CENTER

in the City of Coffeyville, Kansas

Prepared by Radiant Power Solutions LLC

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- 2 Project Overview
- 3 Electric Service
- 4 Land Acquisition
- 5 Community Partnership
- 6 Project Timeline
- 7 Conditions & Next Steps

PROJECT CONTACTS

Shreyash Milak
Chief Executive Officer
yash@valuehash.com
607-225-6589
www.valuehash.com

Bradley Garrone
Director, Energy Strategy & Origination
bradg@valuehash.com
724-681-3168
www.valuehash.com

Kansas Operations: Radiant Power Solutions LLC, 305 S Jennie Barker Rd, Garden City, KS 67846

1 Executive Summary

The Company is pleased to submit this proposal to the City of Coffeyville for the development of an initial 35-megawatt (MW) data center within the Coffeyville Industrial Park.

Our objective is to establish a long-term partnership with the City by developing critical digital infrastructure that delivers lasting economic value while supporting the continued growth and strength of the City's municipal electric system. We believe Coffeyville offers a unique combination of available industrial land, a well-managed municipal electric utility, and a community committed to responsible economic development.

The proposed project represents an initial 35 MW deployment and the first phase of the Company's anticipated investment in Coffeyville. Following successful completion and operation of the initial project, the Company intends to pursue additional expansion opportunities in Coffeyville, subject to site availability, utility capacity, and mutually acceptable commercial agreements.

The Company's principals and affiliated entities possess a demonstrated track record of successfully developing and operating projects in partnership with public power communities, including projects in western Kansas, southeast Nebraska, and upstate New York. These facilities have operated successfully for years under arrangements structured to protect the reliability and financial interests of their respective municipal utilities and their ratepayers. In each case, the Company has worked collaboratively with the local public power provider to establish commercially sustainable terms that support the project's business economics while enabling the municipal electric system to retain meaningful recurring revenue. We seek a similar and mutually beneficial relationship with Coffeyville and look forward to becoming a long-term partner in its public power community.

The project is expected to incorporate closed-loop, non-evaporative cooling, create approximately 10 to 20 full-time positions with anticipated annual salaries generally ranging from \$70,000 to \$100,000, and support local workforce development and community institutions through direct participation and targeted financial contributions.

Beyond the facility itself, we believe successful projects become part of the communities in which they operate. Accordingly, the Company intends to support workforce development, collaborate with local educational institutions, and utilize qualified local contractors and suppliers where commercially reasonable.

We appreciate the opportunity to present this proposal and look forward to working collaboratively with the City of Coffeyville to evaluate the project and establish a long-term relationship that benefits both the community and the Company.

2 Project Overview

The Company proposes to develop an initial 35-megawatt (MW) data center within the Coffeyville Industrial Park. The project represents the Company’s commitment to establishing a long-term operating presence in the City of Coffeyville through the development of critical digital infrastructure.

The initial phase consists of a 35 MW deployment designed to support long-term operations while allowing flexibility for future growth. The Company may evaluate opportunities for future expansion beyond the initial 35 MW deployment. Any additional phases would be subject to separate evaluation, mutually acceptable commercial terms, and a separate electric service agreement negotiated at that time.

The Company has identified Coffeyville as a strong candidate for development and looks forward to working collaboratively with the City to evaluate the technical, commercial, and site-specific requirements necessary to support the project.

Successful project development requires close coordination between the Company and the City throughout the planning process. Final project configuration, infrastructure requirements, construction sequencing, capital investment, and operational milestones will continue to be refined as engineering, surveying, power studies, permitting, utility coordination, and other project planning activities are completed.

Water Conservation and Closed-Loop Cooling

The proposed 35 MW Coffeyville facility is expected to utilize a closed-loop, non-evaporative cooling system. Cooling water will be continuously recirculated, resulting in no routine evaporative water consumption for cooling during normal operations, excluding normal business water usage associated with building occupancy and operations, such as restrooms, breakrooms, cleaning, and similar ordinary facility uses.¹

Based on a preliminary linear scaling analysis of published operating information from comparable closed-loop AI data center infrastructure, the proposed facility is estimated to require the following:

Water Metric Category	Volume per MW	Total for 35 MW Facility	U.S. Household Equivalence
Initial Fill	8,500 gallons	297,500 gallons	Approximately 2.7 household-years as a one-time fill; comparable to approximately 15 average-sized residential in-ground swimming pools, assuming 20,000 gallons per pool
Ongoing Operations - Annual	4,550 gallons	159,250 gallons annually	Approximately 1.45 average U.S. households
Ongoing Operations - Daily	12.47 gallons	Approximately 436 gallons per day	Reflected in the annual household-equivalent estimate above
System Maintenance - Per Localized Event	Fixed per event	Less than 5,000 gallons	Less than 0.05 household-years per event

The initial fill is a one-time commissioning requirement and does not represent recurring annual water demand. The ongoing operational estimate includes ordinary facility uses and is not attributable solely to the cooling system.

Localized isolation valves are expected to allow maintenance to be performed on individual portions of the cooling system without draining the entire loop. Final water requirements will be refined through equipment selection, mechanical engineering, and site design.

Noise Management

The proposed facility will be designed and operated with consideration for neighboring properties and the surrounding community. The Company intends to incorporate appropriate site layout, equipment selection,

screening, sound attenuation, and other industry-standard noise-mitigation practices into the final facility design.

Potential noise sources, including cooling equipment, electrical infrastructure, backup generation, and other mechanical systems, will be evaluated during engineering and site planning. Final mitigation measures will be selected based on equipment specifications, property boundaries, neighboring land uses, and applicable local requirements.

The Company's objective is to operate the facility in a manner that supports reliable data center operations while minimizing unreasonable noise impacts on the surrounding community.

Employment and Local Economic Activity

The proposed facility is expected to create approximately 10 to 20 full-time positions once operational, with anticipated annual salaries generally ranging from \$70,000 to \$100,000, depending on role, experience, and responsibilities.

These positions are expected to include technical, electrical, mechanical, information technology, facilities, security, and operational functions associated with maintaining a modern data center environment.

In addition to permanent employment, the project is expected to generate substantial construction activity and ongoing demand for qualified contractors, suppliers, and professional service providers. The Company intends to utilize local and regional firms where commercially reasonable, helping extend the project's economic impact beyond the facility itself.

The Company anticipates utilizing qualified contractors, consultants, and suppliers throughout the design and construction process, with preference given to local and regional firms where commercially reasonable.

Project Summary

- Initial Facility Size: 35 MW
- Project Location: Coffeyville Industrial Park
- Cooling Approach: Closed-loop, non-evaporative cooling.
- Estimated Full-Time Employment: 10–20 positions.
- Anticipated Salary Range: \$70,000–\$100,000 annually.
- Capital Investment: To be finalized as engineering and project planning progress.
- Construction Schedule: To be established following completion of engineering, utility coordination, permitting, and project planning.
- Commercial Operation Date: To be determined as project development progresses.
- Future Expansion: Subject to separate evaluation and agreement.

3 Electric Service

The Company proposes that electric service for the initial 35 MW project be provided under a straightforward cost-plus pricing structure designed to align the long-term interests of both the Company and the City of Coffeyville.

For the initial project, the Company proposes an energy rate equal to the City's cost of power plus an adder of \$24.51 per megawatt-hour (MWh).

If the City determines, consistent with applicable Kansas law and any required guidance or approval from the appropriate taxing authorities, that all or a portion of the electricity supplied to the project is exempt from Kansas sales tax, the City shall retain the amount that otherwise would have been remitted as Kansas sales tax. The Company shall not seek any credit, reduction in the energy rate, or other economic benefit resulting from such determination.

Accordingly, this proposal provides the City with a guaranteed adder of \$24.51/MWh, together with the opportunity to realize additional margin if a legally supported Kansas sales tax exemption is available.

Estimated Annual Retained Revenue

At a 35 MW load operating at a 100% load factor, the proposed \$24.51/MWh adder would provide the City with estimated retained electric revenue of approximately \$7.51 million annually.

Revenue Scenario	Effective Retained Revenue per MWh	Estimated Monthly Retained Revenue	Estimated Annual Retained Revenue
Guaranteed \$24.51/MWh adder	\$24.51	\$626,231	\$7,514,766
Potential additional revenue to Coffeyville if favorable Kansas state sales-tax treatment for electricity is determined	\$5.49	\$140,350	\$1,684,200
Total potential retained revenue	\$30.00	\$766,580	\$9,198,966

Calculation Assumptions

- Initial project load: 35 MW
- Load factor: 100%
- Annual energy consumption: 306,600 MWh
- Assumed City cost of power: \$60.00/MWh
- Proposed pre-tax energy rate: \$84.51/MWh
- Potential Kansas sales-tax-equivalent value: approximately \$5.49/MWh

The guaranteed commercial offer is the **\$24.51/MWh adder**. Any potential additional retained revenue would depend entirely on the City determining, with any required guidance or approval from the appropriate taxing authorities, that some or all of the electricity qualifies for favorable tax treatment under the Kansas "consumed in production" exemption in **K.S.A. 79-3606(n)**. This proposed structure is intentionally designed to preserve that potential benefit for the City, giving Coffeyville the opportunity to retain additional revenue that might otherwise be remitted to the State of Kansas.

Upon acceptance of this proposal, ValueHash, together with an affiliated business entity, shall fund the \$120,000 cost of the electric study required to evaluate and support the initial 35 MW project. The Company looks forward to working collaboratively with the City throughout the engineering and planning process to establish mutually acceptable electric service arrangements.

The proposed pricing structure applies solely to the initial 35 MW project. Any future expansion beyond the initial deployment would be evaluated independently and would be subject to a separate electric service agreement negotiated by the parties at that time.

Final electric service terms, including technical requirements, operating procedures, engineering responsibilities, metering, reliability standards, and other customary provisions, will be established in a definitive Electric Service Agreement between the Company and the City.

4 Land Acquisition

The Company proposes to purchase property within the Coffeyville Industrial Park at the City's established asking price of \$9,000 per acre. The anticipated purchased land amount is 60 acres.

The final acreage has not yet been determined and will be established following discussions with the City, completion of surveying, site planning, engineering, power studies, and other project planning activities necessary to support the initial development. The Company believes these activities are essential to determining the appropriate property requirements for the project.

The Company intends to acquire sufficient property to support the initial 35 MW development while preserving flexibility for future operational needs and potential expansion.

The property shall be conveyed free and clear of any existing oil and gas leases, occupancy agreements, or similar possessory interests.

The proposed purchase shall be subject to customary due diligence, including satisfactory environmental review.

The City shall remain responsible for any environmental conditions existing prior to closing and shall indemnify, defend, and hold the Company harmless from any claims, investigation, remediation, costs, or liabilities arising from such pre-existing conditions.

Final purchase terms, including the exact acreage, legal description, survey, title requirements, closing conditions, and other customary provisions, will be established in a mutually acceptable Purchase and Sale Agreement.

5 Community Partnership

The Company believes that strong communities are built through long-term participation, shared expertise, and meaningful collaboration. Beyond the development of the proposed data center, the Company intends to become an active partner with the City of Coffeyville, Coffeyville Community College, local businesses, and regional economic development organizations.

Recognizing the strong foundation already established at Coffeyville Community College in electrical systems, HVAC, and information technology, the Company stands ready to assist the College in exploring educational pathways that prepare students for careers in the data center industry.

As the project develops, the Company is prepared to:

- Serve on industry advisory boards and participate in workforce development initiatives.
- Assist with curriculum development by providing industry input on coursework and skills relevant to modern data center operations, including pathways that could enable students in existing electrical, HVAC, and information technology programs to earn a Data Center Technician (DCT) credential or similar industry-recognized certification.
- Support student engagement through guest lectures, facility tours, internships, and other educational opportunities appropriate for a secure operating environment.
- Explore opportunities to partially subsidize student attendance at industry conferences, workshops, or educational events related to data center operations and infrastructure.
- Utilize qualified local contractors, suppliers, and professional service providers where commercially reasonable throughout construction and ongoing operations.

Upon project commencement, the Company intends to contribute \$10,000 to the Coffeyville Historical Society for the support of the Dalton Defenders Museum and \$10,000 to Coffeyville Community College (CCC) to support new curriculum development related to Data Center Technician (DCT) training, should CCC choose to offer such curriculum. Additionally, the Company proposes a \$10,000 contribution to Fire/EMS.

The specific use of each contribution will be coordinated with the respective organization so that the funds address identified priorities and create lasting value for the Coffeyville community.

The Company believes community investment is most effective when it develops through long-term relationships rather than predetermined commitments. As needs and opportunities evolve, the Company intends to invest its time, expertise, and resources where they can provide the greatest lasting benefit to the Coffeyville community.

6 Project Timeline

The Company's principals and affiliated organizations have experience developing data center projects in Kansas, Nebraska, and New York. Based upon that experience, the Company recognizes that successful projects require careful planning, close coordination, and disciplined execution.

While every project is unique, the Company believes it is realistic to expect approximately 10 to 12 months from project initiation to initial site energization.

The Company is committed to advancing the project diligently while working collaboratively with the City throughout each phase of development. The Company believes that establishing realistic expectations at the outset is essential to delivering a successful project.

Achieving this objective requires the successful completion of numerous activities, including:

- Electric system studies
- Engineering and design
- Surveying and site planning
- Environmental due diligence
- Property acquisition
- City review and approvals
- Utility coordination
- Permitting
- Procurement of long-lead equipment
- Construction
- Testing and commissioning

While individual milestone dates will continue to be refined as project planning progresses, the Company is committed to maintaining momentum throughout the development process and working cooperatively with the City to achieve a successful and timely project completion.

7 Conditions & Next Steps

The Company appreciates the opportunity to present this proposal and looks forward to working collaboratively with the City of Coffeyville to advance the project.

The Company recognizes that projects of this scale require continued cooperation, technical evaluation, and mutually acceptable commercial agreements. Accordingly, the project is anticipated to proceed through the completion of customary due diligence and the execution of definitive agreements, including:

- Completion of the electric system study.
- Execution of a mutually acceptable Electric Service Agreement.
- Completion of surveying, engineering, and site planning.
- Successful completion of environmental due diligence.
- Negotiation and execution of a mutually acceptable Purchase and Sale Agreement.
- Completion of customary permitting and regulatory approvals.
- Final project financing and investment approvals.

The Company is committed to working diligently and in good faith with the City throughout this process. It is the Company's objective to establish a long-term partnership founded on transparency, mutual respect, and shared success.

The Company appreciates the City's consideration of this proposal and welcomes the opportunity to answer questions, provide additional information, and continue discussions as the project advances.

Item	Amount
Payroll	\$482,888.47
Payments Issued	\$634,957.61

Total	\$1,117,846.08
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Fund List	
Fund Code	Fund Name
010	General
020	Library
060	Fire Insurance
070	Municipal Court Bond
090	Bond & Interest
110	Local Alcohol Liquor
130	Industrial Fund
140	Youth Activity & Development
180	Economic Development
190	Community Development
210	Sales Tax
230	Asset Forfeitures
250	Police VIN
260	Meter Deposits
290	Perpetual Care
340	Airport Special Project - Grants
350	Risk Management
360	Airport
370	Hillcrest Golf Course
380	Hillcrest Golf Course Depr./Replacement Reserve
420	Miscellaneous Projects
440	Law Enforcement Projects
450	Aquatic Center
460	Aquatic Center Depr./Replacement Reserve
500	Capital Equipment
510	911 Emergency Telephone System
520	Capital Improvement Reserve
530	½ Cent Sales Tax IRB Debt Service
550	USD #445
560	CRMC
570	CID
620	Housing/Economic Development
630	Parks/Community Development
640	Downtown/Economic Development
650	Business Development & Training Center
660	Business Development & Training Center Reserve
670	Veterans Memorial Stadium

680	Veterans Memorial Stadium Depr/Replacement Reserve
700	Refuse
710	Refuse Depreciation/Replacement Reserve
720	Internet Utility
730	Internet Depreciation/Replacement Reserve
760	Stormwater Utility
770	Stormwater Depreciation/Replacement Reserve
800	Electric
810	Electric Depreciation/Replacement Reserve
820	Electric Debt Service
830	Electric Bond Reserve
840	Electric Debt Service Reserve
890	Electric Surplus
900	Water & Wastewater
910	Water & Wastewater Depreciation/Replacement Reserve
920	Water & Wastewater Debt Service
930	Bond Reserve Account
970	Bond Reserve Account

Payment Dates: 07/25/2026 - 08/07/2026

Sum of GL Amount Vendor	Check Issue Week		Grand Total
	7/31/2026	8/7/2026	
ADT SECURITY SERVICES	\$61.71		\$61.71
Hillcrest Golf Course	\$61.71		\$61.71
SECURITY SYSTEM MONTHLY	\$61.71		\$61.71
ALLGEIER MARTIN & ASSOCIATES INC.		\$55,140.15	\$55,140.15
Transportation Sales Tax Fund		\$52,034.73	\$52,034.73
R-25-61 CE CRMC STREET PROJECT		\$15,807.83	\$15,807.83
R-25-72 PE 11TH-12TH ST IMPRV		\$19,910.00	\$19,910.00
R-26-59 CE 2026 STREET IMPRV		\$3,829.00	\$3,829.00
R-26-38 PE 11TH ST SHOULDR REM		\$12,487.90	\$12,487.90
Stormwater Depreciation/Replacement Reserve		\$3,105.42	\$3,105.42
R-25-73 CE 11TH ST INLETS		\$3,105.42	\$3,105.42
AMAZON CAPITAL SERVICES INC.	\$852.46	\$4,234.31	\$5,086.77
General	\$596.20	\$426.04	\$1,022.24
BADGE REELS	\$26.99		\$26.99
MONITOR EXTENSION	\$138.27		\$138.27
LIFTING CLUTCH	\$134.61		\$134.61
BLANK KEY CARDS	\$36.40		\$36.40
NEW HIRE SHIRTS	\$11.99		\$11.99
PUSH PINS	\$11.98		\$11.98
WEEK 1 WELLNESS TOUR	\$235.96		\$235.96
KEYBOARD/MOUSE WIRELESS - ACO		\$12.99	\$12.99
FILTERS FOR ICE MAKER		\$29.69	\$29.69
MOWER GRASS BAG		\$40.89	\$40.89
ODOR GEL-AIR FRESHENER JARS		\$112.40	\$112.40
UTV TURN SIGNAL KIT		\$32.99	\$32.99
HEX BIT SOCKET SET		\$29.08	\$29.08
LAPTOP CHARGER		\$18.88	\$18.88
WATER LINE ADAPTER		\$3.49	\$3.49
TABLE WITH POWER OUTLET		\$149.98	\$149.98
STATEMENT CREDIT APPLICATION		-\$4.35	-\$4.35
Water & Wastewater		\$1,374.44	\$1,374.44
FAUCET FOR ICE MAKER		\$25.49	\$25.49
FILTERS FOR ICE MAKER		\$29.69	\$29.69
ADDING MACHINE TAPE		\$16.61	\$16.61
JOINT SEALANT WWTP EXTERIOR		\$1,299.15	\$1,299.15
WATER LINE ADAPTER		\$3.50	\$3.50
Capital Reserves		\$2,267.03	\$2,267.03
COMPUTER MONITOR FOR DFR OPS		\$412.60	\$412.60
COMPUTER HARDWARE FOR DFR OPS		\$1,854.43	\$1,854.43
Electric	\$256.26	\$166.80	\$423.06
SHARPIE X 12	\$7.18		\$7.18
LAMINATING POUCH X 200	\$22.99		\$22.99
ALL SPORT DRINK MIX X 3 CS	\$75.62		\$75.62
ALL SPORT DRINK MIX X 6 CS	\$150.47		\$150.47
ALL SPORT DRINK MIX		\$99.87	\$99.87
LIQUID LEVEL SENSOR X 3		\$66.93	\$66.93

ANIMAL CLINIC OF SE KANSAS	\$934.00		\$934.00
General	\$934.00		\$934.00
VETERINARY SERVICES 6/10	\$132.00		\$132.00
VETERINARY SERVICES 6/15	\$174.00		\$174.00
VETERINARY SERVICES 6/16	\$75.00		\$75.00
VETERINARY SERVICES 6/17	\$415.00		\$415.00
VETERINARY SERVICES 7/8	\$138.00		\$138.00
ASCENT AVIATION GROUP INC.		\$30.00	\$30.00
Airport		\$30.00	\$30.00
AVPOS SOFTWARE MONTHLY FEE		\$30.00	\$30.00
ASPLUNDH TREE EXPERT COMPANY	\$19,761.00		\$19,761.00
Electric	\$19,761.00		\$19,761.00
TREE TRIMMING THRU 7/4	\$6,435.10		\$6,435.10
TREE TRIMMING THRU 7/11	\$6,926.40		\$6,926.40
TREE TRIMMING THRU 7/18	\$6,399.50		\$6,399.50
ATMOS ENERGY	\$3,390.51	\$1,694.92	\$5,085.43
General		\$467.42	\$467.42
601 S PARK		\$102.94	\$102.94
3002 1/2 W 8TH ST		\$104.53	\$104.53
409 PARK ST		\$109.58	\$109.58
2000 WOODLAND AVE		\$98.53	\$98.53
1106 CR 4700		\$51.84	\$51.84
Water & Wastewater		\$448.19	\$448.19
503 E CR 1400		\$296.37	\$296.37
1106 CR 4700		\$51.84	\$51.84
1701 CR 4700		\$99.98	\$99.98
Hillcrest Golf Course		\$99.98	\$99.98
1509 N CLINE RD		\$99.98	\$99.98
Internet Utility		\$119.71	\$119.71
312 E 7TH ST		\$119.71	\$119.71
Electric	\$3,390.51	\$154.72	\$3,545.23
6/26 EAST & WEST METERS	\$3,390.51		\$3,390.51
612 SPRING ST		\$154.72	\$154.72
Airport		\$203.03	\$203.03
2608 N 2ND INDUSTRIAL ST BLDG		\$107.81	\$107.81
2612 N US HIGHWAY 169		\$95.22	\$95.22
Youth Activity & Development Fund		\$201.87	\$201.87
502 WALNUT ST		\$201.87	\$201.87
AUTO ZONE INC.	\$5.71		\$5.71
General	\$5.71		\$5.71
PUMP SWITCH	\$5.71		\$5.71
BARTLETT COOP ASSOCIATION	\$161.52	\$3,472.89	\$3,634.41
General	\$161.52	\$3,472.89	\$3,634.41
HYDRAULIC OIL FOR ELEVATOR	\$161.52		\$161.52
DYED DIESEL 118.6 GALLONS		\$499.19	\$499.19
UNLEADED GAS 276.8 GALLONS		\$1,076.48	\$1,076.48
DYED DIESEL 103.5 GALLONS		\$465.65	\$465.65
UNLEADED GAS 361.6 GALLONS		\$1,431.57	\$1,431.57
BRENNTAG SOUTHWEST INC.	\$7,934.25		\$7,934.25
Water & Wastewater	\$7,939.10		\$7,939.10

CHLORINE 1T	\$5,394.00		\$5,394.00
OVERPAYMENT BSW638026	-\$6.96		-\$6.96
AMMONIUM SULF & SODIUM BISULF	\$2,552.06		\$2,552.06
Electric	-\$4.85		-\$4.85
OVERPAYMENT BSW564870	-\$4.85		-\$4.85
CARTER AUTOMOTIVE WAREHOUSE	\$19.13	\$853.67	\$872.80
General		\$209.07	\$209.07
BRAKE HOSES		\$50.78	\$50.78
HYDRAULIC FILTER		\$67.14	\$67.14
BLOWER MOTOR RESISTOR		\$66.18	\$66.18
EXPANSION VALVE-CAP-VALVE KIT		\$24.97	\$24.97
Water & Wastewater		\$8.62	\$8.62
WINDSHIELD WIPER BLADES		\$8.62	\$8.62
Hillcrest Golf Course		\$69.79	\$69.79
HYDRAULIC HOSE AND COUPLINGS		\$69.79	\$69.79
Electric	\$19.13	\$566.19	\$585.32
BATTERY		\$146.40	\$146.40
DIESEL EXHAUST FLUID	\$19.13		\$19.13
FILTERS		\$166.20	\$166.20
FUEL & AIR FILTERS		\$253.59	\$253.59
CITY OF COFFEYVILLE	\$40,273.98	\$463.62	\$40,737.60
General	\$23,613.02		\$23,613.02
JULY 2026 DENTAL PREMIUMS	\$99.04		\$99.04
JORDIN LINN - GUN	\$419.82		\$419.82
JULY 2026 HEALTH PREMIUMS	\$23,094.16		\$23,094.16
Water & Wastewater	\$6,233.02		\$6,233.02
ROMAN CORR - BOOTS	\$116.80		\$116.80
CASEY ISLE - BOOTS	\$101.28		\$101.28
JASON MATNEY - BOOTS	\$128.66		\$128.66
JULY 2026 DENTAL PREMIUMS	\$24.76		\$24.76
JULY 2026 HEALTH PREMIUMS	\$5,861.52		\$5,861.52
Hillcrest Golf Course	\$1,289.52		\$1,289.52
JULY 2026 HEALTH PREMIUMS	\$1,289.52		\$1,289.52
Internet Utility	\$1,055.04		\$1,055.04
JULY 2026 HEALTH PREMIUMS	\$1,055.04		\$1,055.04
Stormwater Utility	\$234.48		\$234.48
JULY 2026 HEALTH PREMIUMS	\$234.48		\$234.48
Electric	\$7,731.66		\$7,731.66
DYLAN JOHNSTON - BOOTS	\$100.00		\$100.00
JULY 2026 HEALTH PREMIUMS	\$7,631.66		\$7,631.66
Airport	\$117.24		\$117.24
JULY 2026 HEALTH PREMIUMS	\$117.24		\$117.24
CID		\$463.62	\$463.62
8/26 NIEL HOTEL ADMIN FEE		\$223.16	\$223.16
8/26 CVILLE PLAZA ADMIN FEE		\$240.46	\$240.46
COFFEYVILLE FEED AND FARM SUPPLY INC.		\$359.90	\$359.90
General		\$281.92	\$281.92
FUEL FOR CHAINSAWS		\$37.99	\$37.99
TRIMMER GEAR HEAD & TRIGGER		\$110.98	\$110.98
SUPPORT FS 56-70R TRIMMER		\$5.75	\$5.75

ULTRA SYNTH OIL FOR SMALL EQU		\$127.20	\$127.20
Hillcrest Golf Course		\$77.98	\$77.98
STRING TRIMMER HEADS		\$77.98	\$77.98
COMMUNITY HEALTH CENTER OF SEK INC.	\$376.00		\$376.00
General	\$222.00		\$222.00
TIDWELL SARAH - DISPATCH	\$86.00		\$86.00
MANLEY DUANE - CODE ENFORMENT	\$68.00		\$68.00
WILSON ADRIAN - PUBLIC SERVICE	\$68.00		\$68.00
Water & Wastewater	\$68.00		\$68.00
SMITH MICHAEL - WW TREATMENT	\$68.00		\$68.00
Electric	\$86.00		\$86.00
KINNEY MICHAEL - ELECTRIC DIST	\$86.00		\$86.00
DIGITAL CONNECTIONS INC.	\$68.13	\$572.62	\$640.75
General		\$530.25	\$530.25
JUN 26 COPIER MAINT-SHELTER		\$0.87	\$0.87
JUN 26 COPIER MAINT-ADMIN		\$201.56	\$201.56
JUN 26 COPIER MAINT-HOUSING		\$133.14	\$133.14
JUN 26 COPIER MAINT-BILLING		\$174.47	\$174.47
COPIES FROM PRINTER		\$20.21	\$20.21
Water & Wastewater		\$42.37	\$42.37
COPIER MAINTENANCE AGREEMENT		\$17.06	\$17.06
JUN 26 COPIER MAINT-WWTP		\$25.31	\$25.31
Electric	\$68.13		\$68.13
NEW GEN MAINT AGRMNT & COPIES	\$68.13		\$68.13
DOLLAR TIRE STORE	\$530.40		\$530.40
Water & Wastewater	\$410.40		\$410.40
235/80R16 TIRES X 2	\$410.40		\$410.40
Airport	\$120.00		\$120.00
205/70R15 TIRE X 1	\$120.00		\$120.00
EXPRESS SERVICES INC	\$1,617.60		\$1,617.60
General	\$1,617.60		\$1,617.60
SEASONAL LABOR FOR PARKS	\$1,617.60		\$1,617.60
FASTENAL COMPANY	\$43.38		\$43.38
Electric	\$43.38		\$43.38
AA BATTERY X 96	\$43.38		\$43.38
FLEET FUELS	\$1,232.17		\$1,232.17
Hillcrest Golf Course	\$1,232.17		\$1,232.17
UNLEADED GAS 125.1 GAL	\$445.43		\$445.43
DIESEL 194.4 GAL	\$786.74		\$786.74
FOUR STATE MAINTENANCE SUPPLY INC.	\$1,071.36	\$729.60	\$1,800.96
General	\$832.49	\$729.60	\$1,562.09
GLOVES-TRASH BAGS-CLEANER	\$802.19		\$802.19
MOP FRAME & BOWL SWABS	\$30.30		\$30.30
DISINFECTANT & NITRILE GLOVES		\$729.60	\$729.60
Hillcrest Golf Course	\$40.77		\$40.77
TOILET BOWL CLEANER	\$40.77		\$40.77
Electric	\$198.10		\$198.10
M FOLD TOWELS & GLASS CLEANER	\$185.91		\$185.91
SALES TAX FOR 703771	\$12.19		\$12.19
G & G DOZER LLC	\$36,000.00		\$36,000.00

Housing/Economic Development	\$36,000.00	\$36,000.00
DEMO CONTRACT- 6 HOUSES	\$36,000.00	\$36,000.00
HAWKINS INC.	\$11,309.76	\$11,309.76
Water & Wastewater	\$11,309.76	\$11,309.76
POLYMER	\$11,309.76	\$11,309.76
HUBER & ASSOCIATES INC.	\$902.00	\$902.00
General	\$902.00	\$902.00
ENTERPOL INTERFACE MAINT KLER	\$902.00	\$902.00
HUGO'S INDUSTRIAL SUPPLY INC.	\$232.30	\$232.30
General	\$232.30	\$232.30
BLK TONER REPORT ROOM	\$232.30	\$232.30
IBT INC.	\$47.18	\$47.18
General	-\$638.30	-\$638.30
PARTS FOR ANTIQUE TRUCK	-\$772.12	-\$772.12
HYDRAULIC HOSE AND FITTING	\$133.82	\$133.82
Water & Wastewater	\$221.42	\$221.42
DIGESTER BELTS	\$221.42	\$221.42
Electric	\$464.06	\$464.06
O-RINGS	\$69.21	\$69.21
HYDRAULIC ROD	\$31.05	\$31.05
EAR PLUGS X 100	\$214.80	\$214.80
LEAF BLOWER	\$149.00	\$149.00
J. GRAHAM CONSTRUCTION INC.	\$44,122.50	\$44,122.50
Parks/Community Development	\$44,122.50	\$44,122.50
R-25-110 PARKING LOT #2	\$44,122.50	\$44,122.50
JACKSON LEWIS P.C.	\$1,514.00	\$1,514.00
General	\$1,514.00	\$1,514.00
LABOR RELATIONS ADVICE/COUNSEL	\$1,514.00	\$1,514.00
MERITAIN HEALTH	\$143.08	\$46,167.16
General	\$89.06	\$89.06
JULY 2026 DEPENDENT LIFE	\$89.06	\$89.06
Water & Wastewater	\$18.98	\$18.98
JULY 2026 DEPENDENT LIFE	\$18.98	\$18.98
Hillcrest Golf Course	\$4.38	\$4.38
JULY 2026 DEPENDENT LIFE	\$4.38	\$4.38
Internet Utility	\$4.38	\$4.38
JULY 2026 DEPENDENT LIFE	\$4.38	\$4.38
Risk Management	\$46,167.16	\$46,167.16
AUG 26 HEALTH PREMIUMS	\$45,751.13	\$45,751.13
AUG 26 LIFE PREMIUMS	\$416.03	\$416.03
Electric	\$26.28	\$26.28
JULY 2026 DEPENDENT LIFE	\$26.28	\$26.28
MONTGOMERY COUNTY CHRONICLE	\$34.00	\$318.75
General	\$34.00	\$352.75
ORD G-26-28 PUBLISHED 07-16-26	\$34.00	\$34.00
R-26-79 (JULY 23 2026)	\$97.75	\$97.75
2ND QTR TREAS RPT JUL 23 2026	\$221.00	\$221.00
MONTGOMERY COUNTY DEPARTMENT OF CORRECTIONS	\$2,585.00	\$2,585.00
General	\$2,585.00	\$2,585.00
JULY PRISONER BOARDING FEES	\$2,585.00	\$2,585.00

NORTH AMERICA FIRE EQUIP INC	\$2,570.82		\$2,570.82
General	\$2,570.82		\$2,570.82
TOOLS FOR SQ1	\$287.70		\$287.70
DRY SUITS	\$2,283.12		\$2,283.12
O'REILLY AUTOMOTIVE INC.	\$49.70	\$156.47	\$206.17
General	\$49.70	\$132.49	\$182.19
KEY FOB BATTERIES	\$12.99		\$12.99
FILTER WRENCH	\$9.99		\$9.99
PUMP WIRING	\$26.72		\$26.72
SILICONE		\$31.99	\$31.99
AMBER LIGHTS		\$60.54	\$60.54
1 QT MOTOR OIL X 4		\$39.96	\$39.96
Electric		\$23.98	\$23.98
TRANSMISSION FLUID		\$15.99	\$15.99
BOLTS & SPACERS		\$7.99	\$7.99
PACE ANALYTICAL SERVICES LLC	\$2,234.70	\$312.60	\$2,547.30
Water & Wastewater	\$2,234.70	\$312.60	\$2,547.30
60497888 MONTHLY TESTING	\$449.80		\$449.80
60498314 WEEKLY TESTING	\$241.90		\$241.90
60497535 503 SLUDGE TESTING	\$1,215.00		\$1,215.00
60497816 MONTHLY TESTING	\$328.00		\$328.00
60499054 WEEKLY TESTING		\$312.60	\$312.60
THOMPSON BROTHERS SUPPLIES INC.	\$511.10		\$511.10
General	\$24.95		\$24.95
NITROGEN CYLINDER	\$24.95		\$24.95
Electric	\$486.15		\$486.15
COMPRESSED HYDROGEN & NITRO	\$281.00		\$281.00
FR JEAN - M KINNEY	\$109.45		\$109.45
FR SHIRT - J CARSON	\$95.70		\$95.70
THOMPSON LUMBER LLC	\$26.85		\$26.85
Water & Wastewater	\$26.85		\$26.85
FITTINGS - ICE MACHINE INSTALL	\$26.85		\$26.85
TOOL SUPPLY INC.	\$484.13		\$484.13
General	\$101.00		\$101.00
BANDSAW BLADE	\$101.00		\$101.00
Water & Wastewater	\$173.70		\$173.70
CHOP SAW WHEELS	\$173.70		\$173.70
Electric	\$209.43		\$209.43
CUT OFF WHEEL	\$14.08		\$14.08
HEX DRIVER SOCKET	\$175.35		\$175.35
GRINDER REPAIR SHIPPING	\$20.00		\$20.00
TRI-STATE ELECTRIC SUPPLY COMPANY INC.	\$51.60	\$1,774.98	\$1,826.58
General		\$676.04	\$676.04
PROMPT PAY DISCOUNT		-\$6.83	-\$6.83
FAN FOR COMPRESSOR ROOM		\$58.17	\$58.17
RETROFIT KIT-EMERG LIGHTS LIB		\$624.70	\$624.70
Electric	\$51.60	\$1,000.14	\$1,051.74
PROMPT PAY DISCOUNT		-\$10.08	-\$10.08
PVC ELBOW X 4	\$51.60		\$51.60
TIMER X 6 - NEW GEN		\$665.70	\$665.70

PUMP PLIERS		\$48.29	\$48.29
CONDUIT - DAMAGE AT 310 GIBSON		\$185.59	\$185.59
COMPRESSION LUG		\$46.26	\$46.26
ELECTRICAL SUPPLIES - GEN2		\$18.71	\$18.71
CONDUIT FOR GEN PLANT		\$45.67	\$45.67
Electric Depreciation/Replacement Reserve		\$98.80	\$98.80
PROMPT PAY DISCOUNT		-\$1.00	-\$1.00
PULLING LUBE - FAIRGROUNDS		\$99.80	\$99.80
WESTLAKE ACE HARDWARE	\$754.56	\$854.73	\$1,609.29
General	\$174.53	\$296.46	\$470.99
CONCRETE MIX	\$11.98		\$11.98
DUP KEY	\$2.99		\$2.99
BENCH GRINDING WHEEL	\$9.00		\$9.00
DUP KEYS FOR TOOL CAGE	\$17.94		\$17.94
DUP KEYS FOR CHAINSAW CAGE	\$10.77		\$10.77
JOINT COMPOUND-STORAGE AREA	\$21.98		\$21.98
DUP KEYS WJP	\$11.96	\$11.96	\$23.92
FLEX COUPLINGS	\$23.98		\$23.98
DUP KEYS	\$11.96		\$11.96
MOUSE BAIT STATIONS	\$10.99		\$10.99
DUST POLE FOR STATION	\$40.98		\$40.98
PART FOR ICE MACHINE		\$5.59	\$5.59
FAN FOR GYM		\$32.99	\$32.99
RAKES AND BROOMS		\$182.94	\$182.94
75FT GARDEN HOSE		\$25.99	\$25.99
2GAL TANK SPRAYER		\$36.99	\$36.99
Water & Wastewater	\$236.51		\$236.51
CONCRETE MIX	\$23.96		\$23.96
PEX ADAPTERS	\$4.00		\$4.00
RETURN 21507838	-\$6.59		-\$6.59
SPRAYFOAM-DUCT TAPE-TRASH BAGS	\$48.34		\$48.34
FITTINGS-REPLUMB WEIGHTNG FEED	\$54.80		\$54.80
CAUTION TAPE	\$38.97		\$38.97
LITHIUM GREASE	\$7.59		\$7.59
FITTINGS - TUBIN - ICE MACHINE	\$48.00		\$48.00
PVC FITTINGS - PRIMER - CEMENT	\$17.44		\$17.44
Hillcrest Golf Course	\$11.99	\$302.09	\$314.08
CLAMP ON HOSE ADAPTER	\$11.99		\$11.99
14/2 WIRE		\$9.90	\$9.90
IRRIGATION FITTING		\$11.58	\$11.58
DIGITAL SMART METER		\$59.99	\$59.99
IRRIGATION FITTINGS		\$11.98	\$11.98
SHOP TOWELS		\$27.99	\$27.99
PIPE ADAPTERS & COUPLING		\$28.76	\$28.76
HAND PRUNERS		\$35.99	\$35.99
GREASE FITNGS-GREASE-KNEEL PAD		\$66.74	\$66.74
REPAIR COUPLING & BUSHINGS		\$29.17	\$29.17
15IN SPADE		\$19.99	\$19.99
Stormwater Utility		\$101.26	\$101.26
CONCRETE MIX		\$95.88	\$95.88

TAR		\$5.38	\$5.38
Parks/Community Development	\$114.47		\$114.47
FASTENERS WJP BENCH REPAIR	\$31.20		\$31.20
SINK-FITTINGS-WJP ARENA OFFICE	\$78.68		\$78.68
SINK FITTINGS-WJP ARENA OFFICE	\$4.59		\$4.59
Aquatic Center	\$39.51		\$39.51
DUP KEYS & BADGE RETRIEVER	\$32.92		\$32.92
JB CLEARWELD EPOXY	\$6.59		\$6.59
Electric	\$177.55	\$154.92	\$332.47
SAW BLADES	\$45.95		\$45.95
VINYL TUBING	\$37.45		\$37.45
TOOL BAG	\$94.15		\$94.15
GLUE-WIRE BRUSHES-DRAIN CAP		\$37.79	\$37.79
VINYL TUBING & CLAMPS		\$117.13	\$117.13
SEK READY MIX INC.	\$1,310.00		\$1,310.00
General	\$1,310.00		\$1,310.00
CONCRETE 6TH & LEE	\$1,310.00		\$1,310.00
UMB BANK	\$15,145.38		\$15,145.38
General	\$8,614.31		\$8,614.31
UISP HOSTING	\$29.00		\$29.00
DIESEL EXHAUST FLUID	\$37.42		\$37.42
CITY BACKUP INTERNET	\$55.00		\$55.00
SECURITY MONITORING	\$49.98		\$49.98
ISTOCK SUBSCRIPTION	\$49.00		\$49.00
CHATGPT PLUS SUBSCRIPTION	\$60.00		\$60.00
CANVA SUBSCRIPTION	\$30.00		\$30.00
STAFF LUNCH FOR BILLING	\$88.16		\$88.16
BACKGROUND CHECKS	\$97.69		\$97.69
DONUTS FOR STAFF	\$97.64		\$97.64
CITY APPLE MDM	\$21.78		\$21.78
NTOA MEMBERSHIP RENEWAL	\$450.00		\$450.00
HYGEINE PRODUCTS FOR JAIL	\$10.97		\$10.97
INTERNET FOR BARTLETET RADIO	\$55.00		\$55.00
DROPBOX LICENSES	\$108.00		\$108.00
3 RING BINDERS & PAGE DIVIDERS	\$57.15		\$57.15
DRILL COMBO KIT FOR RANGE MNT	\$268.44		\$268.44
FBINAA MEMBERSHIP	\$600.00		\$600.00
DRONE REGISTRATION	\$5.00		\$5.00
INDEED - TEMP IT SUPPORT TECH	\$275.47		\$275.47
CUPS & DRINKS FOR TRNG	\$9.71		\$9.71
BREAKFAST BURRITOS FOR TRNG	\$47.91		\$47.91
BURGERS FOR TRNG	\$80.04		\$80.04
WALK KS TEE-SHIRTS	\$105.12		\$105.12
SNACKS FOR TRNG	\$31.20		\$31.20
AED REFRESH PACK	\$623.31		\$623.31
TAX CREDIT	-\$7.72		-\$7.72
VIN CHECK	\$20.35		\$20.35
TARP	\$114.99		\$114.99
IT HELPDESK	\$160.00		\$160.00
UNIFI HOSTING	\$29.00		\$29.00

POLICE RECORDED LINE	\$16.95	\$16.95
UTILITY BILLING DISPLAY SCREEN	\$20.00	\$20.00
IT PROJECTS	\$5.00	\$5.00
GRAMMARLY SUBSCRIPTION ANNL	\$144.00	\$144.00
MONDAY.COM SUBSCRIPTION ANNL	\$684.00	\$684.00
CLAUDE SUBSCRIPTION	\$40.00	\$40.00
TRANSAXLE	\$1,520.00	\$1,520.00
LODGING-DALLAS-TRAINING SESSIO	\$289.97	\$289.97
KANSAS/IIMC CERT INSTITUTE	\$560.00	\$560.00
STAFF MEALS	\$171.73	\$171.73
ELECTROLYTE DRINK MIX	\$127.80	\$127.80
EMT INITIAL APPLICATION FEE	\$104.00	\$104.00
VEHICLE CAMERA RELOCATION KIT	\$133.02	\$133.02
T-SHIRTS	\$336.00	\$336.00
TOWELS CLEANERS LAUNDRY DET	\$167.01	\$167.01
PENS & NOTEPADS	\$13.10	\$13.10
KSAFC CONFERENCE REGISTRATION	\$200.00	\$200.00
PAINT THINNER	\$43.34	\$43.34
FIREFIGHTER TRAINING MATERIALS	\$246.24	\$246.24
BLEACH & DISH PANS	\$35.46	\$35.46
TOLNAFTATE CREAM	\$15.68	\$15.68
AIR FRESHENERS-CITY HALL	\$14.82	\$14.82
AIR FRESHENERS-PD	\$14.82	\$14.82
ROPE CLIPS	\$1.77	\$1.77
LEVELING ARM	\$49.99	\$49.99
Water & Wastewater	\$657.85	\$657.85
BACKGROUND CHECKS	\$301.37	\$301.37
COPY PAPER	\$24.99	\$24.99
AAA BATTERIES AND 4 NOTEBOOKS	\$24.53	\$24.53
C CARESIO VOLUME 2 BOOKS	\$100.00	\$100.00
BOTTLED WATER	\$206.96	\$206.96
Hillcrest Golf Course	\$1,133.15	\$1,133.15
AIR FRESHENERS	\$9.88	\$9.88
BACKGROUND CHECKS	\$97.69	\$97.69
AIR FRESHENER	\$1.94	\$1.94
GOLF COURSE CONCESSIONS	\$963.29	\$963.29
DISINFECTANT PAPER TOWELS	\$40.78	\$40.78
LABELS & PICTURE	\$5.12	\$5.12
ENVELOPES	\$14.45	\$14.45
Internet Utility	\$586.60	\$586.60
UISP CLOUD HOSTING	\$99.00	\$99.00
FUSES	\$8.99	\$8.99
ROUTER X3	\$294.00	\$294.00
FUEL	\$60.73	\$60.73
DUCT EXT CORD	\$94.13	\$94.13
FAN FASTENERS	\$29.75	\$29.75
Stormwater Utility	\$86.74	\$86.74
COPY PAPER	\$24.98	\$24.98
BOTTLED WATER	\$46.00	\$46.00
BOARD FOR LEVEE STATIONS SIGN	\$15.76	\$15.76

Capital Reserves	\$844.65	\$844.65
TV'S HUBS & SWITCH-DRONE ROOM	\$844.65	\$844.65
Parks/Community Development	\$9.99	\$9.99
PLUG-GOLF HOLE #2	\$9.99	\$9.99
Aquatic Center	\$1,254.95	\$1,254.95
BACKGROUND CHECKS	\$135.99	\$135.99
SUNSCREEN	\$68.72	\$68.72
POINT OF SALE SUPPORT LICENSE	\$87.00	\$87.00
POINT OF SALE SYSTEM	\$75.00	\$75.00
POOL CONCESSIONS	\$345.32	\$345.32
MOP STOOLS LIGHTBULBS	\$106.78	\$106.78
BANDAIDS MASKS	\$20.62	\$20.62
MOP & MOP HEADS	\$64.90	\$64.90
DISH SOAP SPONGE DRINK MIX	\$38.24	\$38.24
POOL LIFEGUARD SEATS	\$319.98	\$319.98
CREDIT	-\$7.60	-\$7.60
911 Emergency Telephone System	\$46.50	\$46.50
EFD RECERTIFICATION MOODY	\$46.50	\$46.50
Downtown/Economic Development	\$200.75	\$200.75
SIGN PURCHASE	\$200.75	\$200.75
Electric	\$1,572.89	\$1,572.89
STAFF LUNCH	\$82.81	\$82.81
BACKGROUND CHECKS	\$97.69	\$97.69
BOTTLED WATER	\$528.53	\$528.53
INDEED - ELECTRICIAN/METER REL	\$508.27	\$508.27
INDEED - INSTRUMENTATION TECH	\$68.33	\$68.33
WATER SPONGES	\$18.18	\$18.18
DOCUMENT FRAME X2	\$19.53	\$19.53
BADGE REELS	\$28.58	\$28.58
PEDERSON RETIREMENT	\$60.05	\$60.05
FRAUD PURCHASE-AMAZON	\$160.92	\$160.92
FRAUD PURCHASE-WALMART	\$424.48	\$424.48
FRAUD PURCHASE REFUND	-\$424.48	-\$424.48
Airport	\$137.00	\$137.00
AIRNAV LISTING	\$137.00	\$137.00
UNIVERSITY OF KANSAS		\$30.00
General		\$30.00
LIVE FIRE INSTRUCTOR CERT		\$30.00
HUNTER GLENN		\$2,484.00
General		\$2,484.00
LAND BANK LOT MOWING		\$2,484.00
HILLCREST GOLF COURSE CREDIT CARD FEES	\$187.75	\$68.74
Hillcrest Golf Course	\$187.75	\$68.74
07.22.26 SERVICE FEES	\$26.09	\$26.09
07.23.26 SERVICE FEES	\$13.50	\$13.50
07.24.26 SERVICE FEES	\$26.69	\$26.69
07.25.26 SERVICE FEES	\$49.75	\$49.75
07.26.26 SERVICE FEES	\$31.68	\$31.68
07.27.26 SERVICE FEES	\$10.11	\$10.11
07.28.26 SERVICE FEES	\$29.93	\$29.93

07.29.26 SERVICE FEES		\$32.01	\$32.01
07.30.26 SERVICE FEES		\$8.96	\$8.96
07.31.26 SERVICE FEES		\$27.77	\$27.77
GALLS LLC	\$176.48	\$39.74	\$216.22
General	\$176.48	\$39.74	\$216.22
UNIFORM PANTS	\$176.48		\$176.48
BLACKINGTON NAMETAG X 2		\$39.74	\$39.74
LEAGUE OF KANSAS MUNICIPALITIES	\$1,034.44		\$1,034.44
General	\$1,034.44		\$1,034.44
UPOC AND STO INVOICE	\$1,034.44		\$1,034.44
SMC ELECTRIC SUPPLY	\$5,313.15		\$5,313.15
Electric	\$5,313.15		\$5,313.15
CONCH HAND COIL X 3600'	\$5,313.15		\$5,313.15
U.S. BANK EQUIPMENT FINANCE	\$148.80		\$148.80
General	\$148.80		\$148.80
PRINTER LEASE	\$148.80		\$148.80
BAKER TILLY ADVISORY GROUP LP		\$10,188.50	\$10,188.50
General		\$10,188.50	\$10,188.50
FORENSIC AUDIT FEES		\$10,188.50	\$10,188.50
CJ'S THREADS LLC	\$5.50	\$11.72	\$17.22
Electric	\$5.50	\$11.72	\$17.22
LOGO EMBROIDERY X 1	\$5.50		\$5.50
LOGO EMBROIDERY X 2		\$11.72	\$11.72
MONTGOMERY COUNTY REGISTER OF DEEDS		\$76.00	\$76.00
General		\$76.00	\$76.00
QUITCLAIM DEED 3 GIBSON LOTS		\$76.00	\$76.00
STEVENS TROPHIES & CUSTOM EMBROIDERY	\$495.00	\$54.50	\$549.50
General	\$495.00	\$54.50	\$549.50
HAT	\$15.00		\$15.00
WEEK 3 WELLNESS TOUR & GIFTS	\$480.00		\$480.00
SHIRTS-WELLNESS CHALLENGE WK 2		\$54.50	\$54.50
AMERICAN FIDELITY ASSURANCE COMPANY	\$18,226.72		\$18,226.72
General	\$11,499.70		\$11,499.70
JULY 2026 FLEX SPENDING	\$2,837.18		\$2,837.18
JULY 2026 INUSRANCE PREMIUMS	\$8,662.52		\$8,662.52
Water & Wastewater	\$2,077.52		\$2,077.52
JULY 2026 FLEX SPENDING	\$389.22		\$389.22
JULY 2026 INUSRANCE PREMIUMS	\$1,688.30		\$1,688.30
Hillcrest Golf Course	\$374.32		\$374.32
JULY 2026 FLEX SPENDING	\$184.62		\$184.62
JULY 2026 INUSRANCE PREMIUMS	\$189.70		\$189.70
Internet Utility	\$352.40		\$352.40
JULY 2026 INUSRANCE PREMIUMS	\$352.40		\$352.40
Stormwater Utility	\$164.08		\$164.08
JULY 2026 INUSRANCE PREMIUMS	\$164.08		\$164.08
Electric	\$3,622.40		\$3,622.40
JULY 2026 FLEX SPENDING	\$651.68		\$651.68
JULY 2026 INUSRANCE PREMIUMS	\$2,970.72		\$2,970.72
Airport	\$136.30		\$136.30
JULY 2026 INUSRANCE PREMIUMS	\$136.30		\$136.30

BORDER STATES INDUSTRIES INC	\$121.76	\$297.67	\$419.43
Electric	\$121.76	\$297.67	\$419.43
SERVICE ENTRANCE CAP X 24	\$121.76		\$121.76
PIN INSULATOR X 24		\$297.67	\$297.67
COFFEYVILLE PLAZA II LLC		\$4,568.70	\$4,568.70
CID		\$4,568.70	\$4,568.70
8/26 CID SALES TAX		\$4,568.70	\$4,568.70
CORE & MAIN LP	\$113.58		\$113.58
Water & Wastewater	\$113.58		\$113.58
12IN FERNCO X 2	\$113.58		\$113.58
FELD FIRE		\$3,058.12	\$3,058.12
General		\$3,058.12	\$3,058.12
SCBA FACEPIECE & VALVE REPAIR		\$401.99	\$401.99
SCBA YEARLY TEST & REPAIRS		\$2,656.13	\$2,656.13
FIREMANS RELIEF FUND	\$736.58		\$736.58
General	\$736.58		\$736.58
JULY 2026 FIRE RELIEF DUES	\$736.58		\$736.58
FRATERNAL ORDER OF POLICE	\$1,240.00		\$1,240.00
General	\$1,240.00		\$1,240.00
JULY 2026 FOP DUES	\$1,240.00		\$1,240.00
IBEW LOCAL UNION 1523	\$1,042.20		\$1,042.20
Electric	\$1,042.20		\$1,042.20
JULY 2026 IBEW DUES	\$1,042.20		\$1,042.20
INTERNATIONAL ASSOCIATION OF FIREFIGHTERS	\$1,117.44		\$1,117.44
General	\$1,117.44		\$1,117.44
JULY 2026 IAFF DUES	\$1,117.44		\$1,117.44
IUOE #123	\$1,440.00		\$1,440.00
General	\$405.00		\$405.00
JULY 2026 IUOE DUES	\$405.00		\$405.00
Water & Wastewater	\$450.00		\$450.00
JULY 2026 IUOE DUES	\$450.00		\$450.00
Electric	\$585.00		\$585.00
JULY 2026 IUOE DUES	\$585.00		\$585.00
K P & F	\$237.66		\$237.66
General	\$237.66		\$237.66
JULY 2026 KP&F OPT GL	\$237.66		\$237.66
KANSAS STATE TREASURER		\$4,822.86	\$4,822.86
General		\$4,822.86	\$4,822.86
JUN 26 COURT FEES & SURCHARGES		\$1,776.24	\$1,776.24
JUL 26 COURT FEES & SURCHARGES		\$3,046.62	\$3,046.62
KPERS	\$963.66		\$963.66
General	\$444.94		\$444.94
JULY 2026 KPERS OP GL	\$444.94		\$444.94
Water & Wastewater	\$316.98		\$316.98
JULY 2026 KPERS OP GL	\$316.98		\$316.98
Internet Utility	\$26.76		\$26.76
JULY 2026 KPERS OP GL	\$26.76		\$26.76
Electric	\$174.98		\$174.98
JULY 2026 KPERS OP GL	\$174.98		\$174.98
LEGAL SHIELD	\$273.00		\$273.00

General	\$127.54		\$127.54
JULY 2026 LEGAL SHIELD	\$127.54		\$127.54
Water & Wastewater	\$33.86		\$33.86
JULY 2026 LEGAL SHIELD	\$33.86		\$33.86
Hillcrest Golf Course	\$24.90		\$24.90
JULY 2026 LEGAL SHIELD	\$24.90		\$24.90
Electric	\$86.70		\$86.70
JULY 2026 LEGAL SHIELD	\$86.70		\$86.70
MASA MEDICAL TRANSPORT SOLUTIONS	\$1,194.00		\$1,194.00
General	\$632.00		\$632.00
JULY 2026 MASA PREMIUMS	\$632.00		\$632.00
Water & Wastewater	\$112.00		\$112.00
JULY 2026 MASA PREMIUMS	\$112.00		\$112.00
Hillcrest Golf Course	\$67.00		\$67.00
JULY 2026 MASA PREMIUMS	\$67.00		\$67.00
Internet Utility	\$53.00		\$53.00
JULY 2026 MASA PREMIUMS	\$53.00		\$53.00
Electric	\$330.00		\$330.00
JULY 2026 MASA PREMIUMS	\$330.00		\$330.00
NALCO COMPANY	\$212.50		\$212.50
Electric	\$212.50		\$212.50
LAB SUPPLIES	\$212.50		\$212.50
NIEL HOTEL LLC		\$4,239.98	\$4,239.98
CID		\$4,239.98	\$4,239.98
8/26 CID SALES TAX		\$4,239.98	\$4,239.98
OLSSON ASSOCIATES	\$28,900.15		\$28,900.15
Electric Depreciation/Replacement Reserve	\$28,900.15		\$28,900.15
PAY 23 TRANSFORMER REPLACEMENT	\$28,900.15		\$28,900.15
PIZZA HUT	\$186.99	\$477.98	\$664.97
Aquatic Center	\$186.99	\$477.98	\$664.97
PIZZAS X 36		\$477.98	\$477.98
PIZZAS X 28	\$186.99		\$186.99
PITNEY BOWES BANK INC		\$99.80	\$99.80
General		\$99.80	\$99.80
JUN 26 8000-9090-1154-8075		\$99.80	\$99.80
RANDALL HANDSHUMAKER	\$256.00		\$256.00
Refuse	\$256.00		\$256.00
CONTRACT MOWING	\$256.00		\$256.00
ROMANS OUTDOOR POWER INC.		\$294.98	\$294.98
General		\$294.98	\$294.98
MOWER TIRE AND WHEEL		\$294.98	\$294.98
SE SPORTS LLC	\$492.00		\$492.00
Aquatic Center	\$492.00		\$492.00
SNOW CONES X 164	\$492.00		\$492.00
STELLA-JONES CORPORATION	\$17,600.48		\$17,600.48
Electric	\$17,600.48		\$17,600.48
40/2 POLES X 31	\$17,600.48		\$17,600.48
TEXAS LIFE INSURANCE COMPANY	\$490.08		\$490.08
General	\$396.06		\$396.06
JULY 2026 TEXAS LIFE PREMIUMS	\$396.06		\$396.06

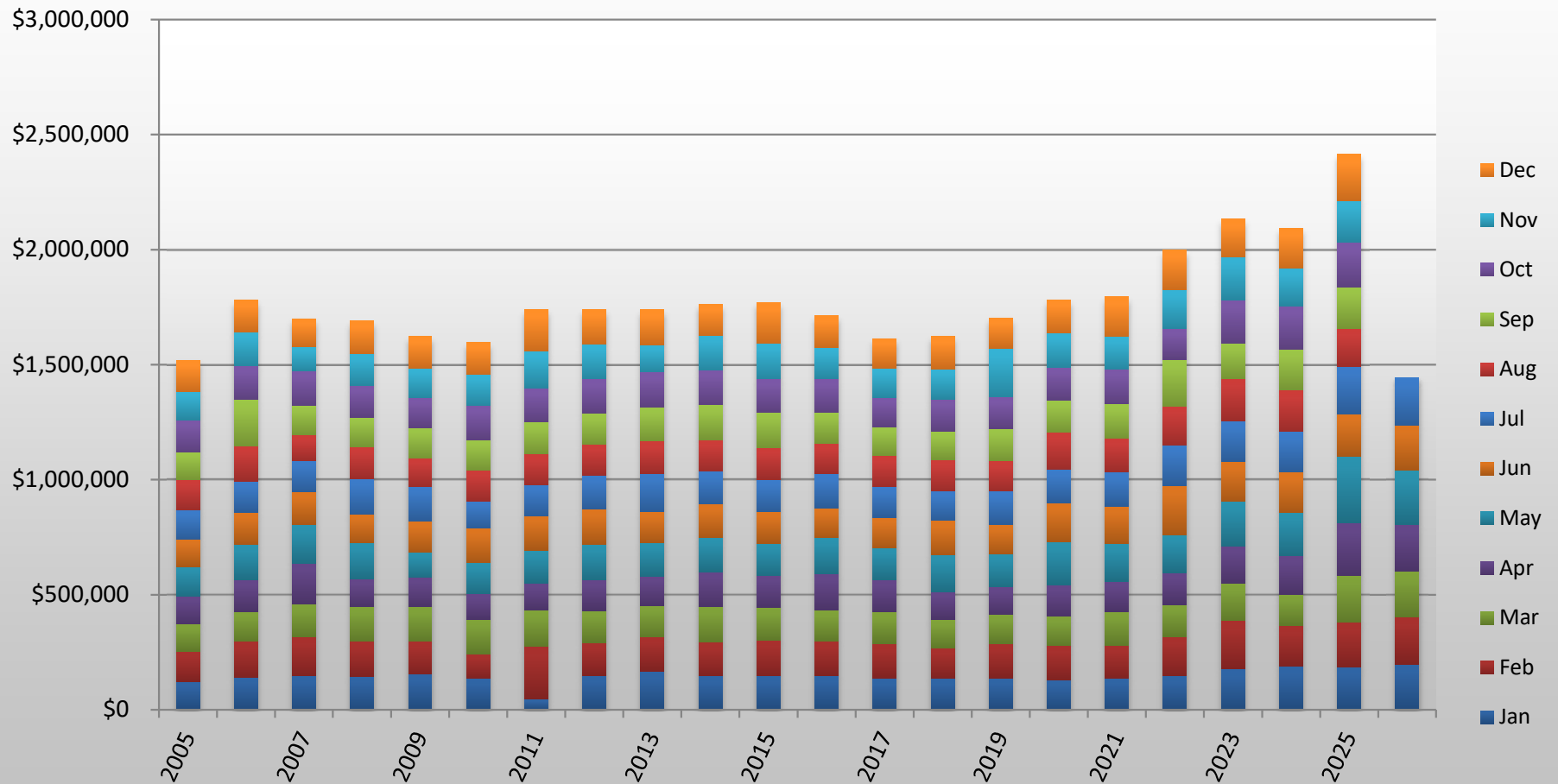
Electric	\$94.02		\$94.02
JULY 2026 TEXAS LIFE PREMIUMS	\$94.02		\$94.02
TOTAH COMMUNICATIONS INC.		\$56.34	\$56.34
911 Emergency Telephone System		\$56.34	\$56.34
AUG 26 E911 - TYRO		\$28.17	\$28.17
AUG 26 E911 - LIBERTY		\$28.17	\$28.17
UNIVAR USA INC.	\$6,720.84		\$6,720.84
Water & Wastewater	\$6,720.84		\$6,720.84
POTASSIUM PERMANGANATE	\$6,720.84		\$6,720.84
VSP INSURANCE BUY UP PLAN	\$1,024.53		\$1,024.53
General	\$556.08		\$556.08
JULY 2026 VSP BUY-UP	\$556.08		\$556.08
Water & Wastewater	\$80.70		\$80.70
JULY 2026 VSP BUY-UP	\$80.70		\$80.70
Hillcrest Golf Course	\$102.36		\$102.36
JULY 2026 VSP BUY-UP	\$102.36		\$102.36
Internet Utility	\$68.52		\$68.52
JULY 2026 VSP BUY-UP	\$68.52		\$68.52
Electric	\$216.87		\$216.87
JULY 2026 VSP BUY-UP	\$216.87		\$216.87
VSP INSURANCE COMPANY	\$1,183.52		\$1,183.52
General	\$720.18		\$720.18
JULY 2026 VSP BASIC PREMIUMS	\$720.18		\$720.18
Water & Wastewater	\$232.26		\$232.26
JULY 2026 VSP BASIC PREMIUMS	\$232.26		\$232.26
Internet Utility	\$22.90		\$22.90
JULY 2026 VSP BASIC PREMIUMS	\$22.90		\$22.90
Stormwater Utility	\$8.70		\$8.70
JULY 2026 VSP BASIC PREMIUMS	\$8.70		\$8.70
Electric	\$190.78		\$190.78
JULY 2026 VSP BASIC PREMIUMS	\$190.78		\$190.78
Airport	\$8.70		\$8.70
JULY 2026 VSP BASIC PREMIUMS	\$8.70		\$8.70
WARTSILA NORTH AMERICA INC.	\$25,122.45	\$266.58	\$25,389.03
Electric	\$25,122.45	\$266.58	\$25,389.03
MAIN CONTROL UNIT	\$6,618.89		\$6,618.89
ELECTRONIC MODULE	\$5,008.39		\$5,008.39
SPARE PART KIT X 40	\$6,514.85		\$6,514.85
COIL ON PLUG EXT X 12	\$6,158.16		\$6,158.16
SOLENOID VALVE	\$822.16		\$822.16
MALE STUD & SEAL RING		\$266.58	\$266.58
KANSAS ONE-CALL SYSTEM INC.		\$214.13	\$214.13
Water & Wastewater		\$107.05	\$107.05
LOCATE FEES		\$107.05	\$107.05
Internet Utility		\$53.54	\$53.54
LOCATE FEES		\$53.54	\$53.54
Electric		\$53.54	\$53.54
LOCATE FEES		\$53.54	\$53.54
BERRY TRACTOR AND EQUIPMENT COMPANY		\$233.82	\$233.82
General		\$233.82	\$233.82

SWITCH		\$233.82	\$233.82
OPTIC SHOP		\$333.00	\$333.00
Water & Wastewater		\$333.00	\$333.00
SAFETY GLASSES CHRIS MAIN		\$333.00	\$333.00
NATIONAL SIGN COMPANY INC.	\$7,227.02	\$1,120.00	\$8,347.02
General	\$7,227.02	\$1,120.00	\$8,347.02
BARRICADES AND WARNING LIGHTS	\$4,639.00		\$4,639.00
SIGN POSTS AND BREAKAWAYS	\$2,588.02		\$2,588.02
42IN CHANNELIZERS & RUBR BASES		\$1,120.00	\$1,120.00
COFFEYVILLE FEED AND FARM SUPPLY INC.-TAXABLE	\$7,681.04	\$43.79	\$7,724.83
Electric	\$7,681.04	\$43.79	\$7,724.83
MURIATIC ACID & SOD HYDROXIDE	\$7,681.04		\$7,681.04
WEED EATER PARTS		\$43.79	\$43.79
HEYMANN IRON & METAL	\$64.00		\$64.00
General	\$64.00		\$64.00
FLAT STEEL AND ANGLE STEEL	\$64.00		\$64.00
UTILITY SERVICES OF VERMONT LLC		\$10,602.50	\$10,602.50
Electric		\$10,602.50	\$10,602.50
O & P ROUTINE SERVICES		\$2,640.00	\$2,640.00
CIP ANALYST		\$7,962.50	\$7,962.50
MICHAEL SMITH		\$56.00	\$56.00
Water & Wastewater		\$56.00	\$56.00
REIMBUSE CDL TESTING FEES		\$56.00	\$56.00
T & R ELECTRIC SUPPLY COMPANY INC	\$8,467.03		\$8,467.03
Electric	\$8,467.03		\$8,467.03
150 KVA 3PH PADMOUNT	\$8,467.03		\$8,467.03
MELTON HANDYMAN SERVICES	\$200.00		\$200.00
Refuse	\$200.00		\$200.00
ABATEMENT-GLASS-129 W 9TH ST	\$200.00		\$200.00
REDLINE FIRE CO LLC	\$3,211.88		\$3,211.88
Water & Wastewater	\$1,980.00		\$1,980.00
7# FIRE EXTINGUISHERS X 4	\$1,980.00		\$1,980.00
Electric	\$1,231.88		\$1,231.88
SERVICE CALL - GEN2 SPRINKLER	\$509.18		\$509.18
FIRE EXT INSPECTION - PP	\$722.70		\$722.70
COFFEYVILLE RESOURCES NITROGEN FERTILIZERS LLC	\$11,656.57		\$11,656.57
Electric	\$11,656.57		\$11,656.57
DIESEL EMISSION FLUID	\$11,656.57		\$11,656.57
FOLEY INDUSTRIES INC.	\$395.25		\$395.25
Water & Wastewater	\$395.25		\$395.25
FILTERS AND ELEMENTS	\$395.25		\$395.25
INTERNAL REVENUE SERVICE	\$1,252.67		\$1,252.67
Risk Management	\$1,252.67		\$1,252.67
2026 OUTCOMES RESEARCH (PCORI)	\$1,252.67		\$1,252.67
AIRGAS USA LLC	\$535.40		\$535.40
Electric	\$535.40		\$535.40
LEASE RENEWAL	\$535.40		\$535.40
BARR ENGINEERING COMPANY	\$834.60		\$834.60
Electric	\$834.60		\$834.60
PAY #18-INTERCONNECTION REVIEW	\$834.60		\$834.60

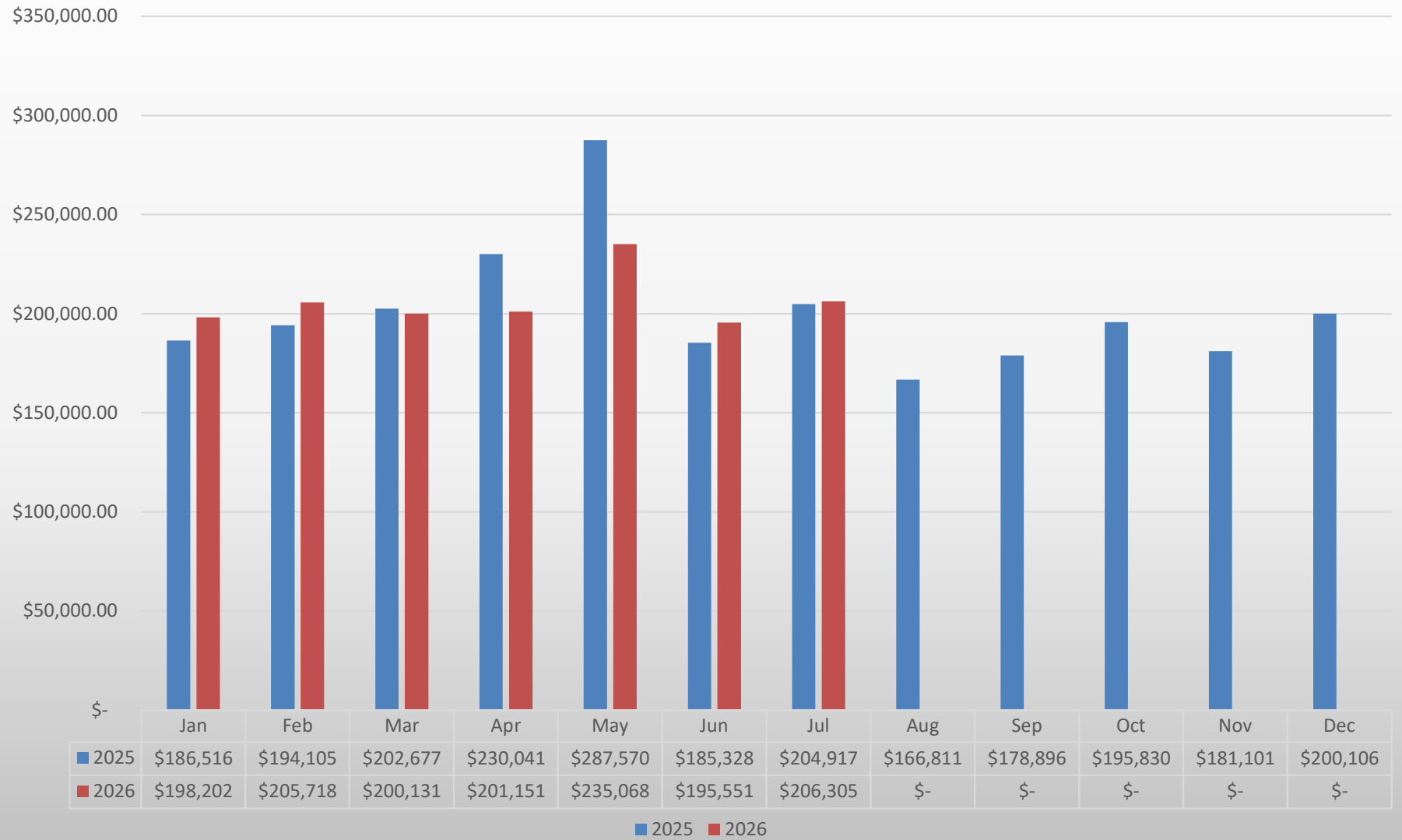
BARTLESVILLE CHRYSLER DODGE JEEP RAM	\$393.80	\$393.80
General	\$393.80	\$393.80
SHOP SUPPLIES	\$35.80	\$35.80
DIAGNOSE CHECK ENGINE LIGHT	\$358.00	\$358.00
D. H. PACE COMPANY INC.	\$1,273.67	\$1,273.67
Electric	\$1,273.67	\$1,273.67
OVERHEAD DOOR REPAIR - NEW GEN	\$1,273.67	\$1,273.67
DAIKIN TMI LLC	\$1,602.65	\$1,602.65
Water & Wastewater	\$1,602.65	\$1,602.65
HVAC SENSORS	\$1,602.65	\$1,602.65
GRAMMY'S LOVE BY RAE	\$20.00	\$20.00
General	\$20.00	\$20.00
NEW HIRE SHIRTS	\$20.00	\$20.00
JOHNATHON CARSON	\$87.37	\$87.37
Electric	\$87.37	\$87.37
MEALS - J CARSON	\$43.69	\$43.69
MEALS - A TAYLOR	\$43.68	\$43.68
MCMASTER-CARR SUPPLY COMPANY	\$76.15	\$76.15
Water & Wastewater	\$76.15	\$76.15
SAMPLE BOXES AND COUPLINGS	\$76.15	\$76.15
MESO/OMUSA	\$1,500.00	\$1,500.00
Electric	\$1,500.00	\$1,500.00
ANNUAL DUES FY 26/27	\$1,500.00	\$1,500.00
MONTGOMERY COUNTY PUBLIC WORKS DEPARTMENT	\$3,000.00	\$3,000.00
General	\$3,000.00	\$3,000.00
6FT WOODEN POSTS X 396	\$3,000.00	\$3,000.00
POLARIS SALES INC	\$54,735.66	\$54,735.66
Capital Reserves	\$54,735.66	\$54,735.66
CVR ENERGY DONATION/POLARIS	\$54,735.66	\$54,735.66
SIGN SOURCE	\$1,290.00	\$1,290.00
General	\$1,290.00	\$1,290.00
UTV/ATV TAGS & DECALS	\$1,290.00	\$1,290.00
AMY TAYLOR	\$550.69	\$550.69
Electric	\$550.69	\$550.69
HOTEL AND MEAL - A TAYLOR	\$273.69	\$273.69
HOTEL AND MEAL - J CARSON	\$277.00	\$277.00
BRANDON BLOME	\$8.27	\$8.27
Electric	\$8.27	\$8.27
REIMBURSE MILEAGE GEN1 TO GEN2	\$8.27	\$8.27
BULLOCK BREAKERS	\$29,000.00	\$29,000.00
Water & Wastewater Depreciation/Replacement Reserve	\$29,000.00	\$29,000.00
BREAKERS X 2 FILTER BLDG	\$29,000.00	\$29,000.00
CENTRAL SERVICE ASSOCIATION	\$2,525.09	\$2,525.09
Water & Wastewater	\$1,041.46	\$1,041.46
CSA JULY INVOICE-4209 METERS	\$1,041.46	\$1,041.46
Electric	\$1,483.63	\$1,483.63
CSA JULY INVOICE-5996 METERS	\$1,483.63	\$1,483.63
CONSERVICE LLC	\$623.25	\$623.25
General	\$623.25	\$623.25
RETURN PAYMENT RECEIVED IN ERR	\$623.25	\$623.25

DUSTY'S UNLOCK SERVICE	\$65.00	\$65.00
General	\$65.00	\$65.00
REPAIR ON JAIL BONDING DOOR	\$65.00	\$65.00
JB428 LLC	\$2,355.50	\$2,355.50
General	\$2,195.50	\$2,195.50
SIGN FACES-OBJ MKRS-TC PADDLES	\$2,195.50	\$2,195.50
Hillcrest Golf Course	\$160.00	\$160.00
GOLF CART SIGNS	\$160.00	\$160.00
JORDIN LINN	\$30.00	\$30.00
General	\$30.00	\$30.00
REIMBURSE UNIFORM ALTERATION	\$30.00	\$30.00
MILLIGAN-MEIER TRUCKING AND CONSTRUCTION LLC.	\$800.00	\$800.00
Electric	\$800.00	\$800.00
DELIVER DIESEL EMISSION FLUID	\$800.00	\$800.00
VARNEY & ASSOCIATES	\$18,000.00	\$18,000.00
General	\$18,000.00	\$18,000.00
2025 AUDIT SERVICES	\$18,000.00	\$18,000.00
Grand Total	\$371,855.31	\$263,102.30 \$634,957.61

City 1 Cent Sales Tax Revenue Historical



City 1 Cent Sales Tax Revenue Annual Delta



2026 SALES TAX ALLOCATION

Month	Sales & Use Tax Collected	General Fund (1/2 Cent) 010-4-000-029	Street (Hwy) Improvement (1/2 Cent) 520-4-220-029	Street (Non-Hwy) Improvements (1/2 Cent Eff 4/1/10) 520-4-220-030	Capital Improvements (1/2 Cent) (See Below)	Community Improvements Sales Tax Fund (1/2 Cent) (See Below)	CRMC Sales Tax Fund (1/2 Cent) 560-4-000-029	TOTAL COLLECTIONS
January	\$ 594,606.57	\$ 99,101.10	\$ 99,101.10	\$ 99,101.10	\$ 99,101.10	\$ 99,101.10	\$ 99,101.10	\$ 594,606.57
February	617,155.81	102,859.30	102,859.30	102,859.30	102,859.30	102,859.30	102,859.30	617,155.81
March	500,329.96	83,388.33	83,388.33	83,388.33	83,388.33	83,388.33	83,388.33	500,329.96
April	502,878.27	83,813.05	83,813.05	83,813.05	83,813.05	83,813.05	83,813.05	502,878.27
May	587,672.13	97,945.36	97,945.36	97,945.36	97,945.36	97,945.36	97,945.36	587,672.13
June	586,654.14	97,775.69	97,775.69	97,775.69	97,775.69	97,775.69	97,775.69	586,654.14
July	618,917.60	103,152.93	103,152.93	103,152.93	103,152.93	103,152.93	103,152.93	618,917.60
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
	\$ 4,008,214.48	\$ 668,035.75	\$ 668,035.75	\$ 668,035.75	\$ 668,035.75	\$ 668,035.75	\$ 668,035.75	\$ 4,008,214.48

Allocation of Capital Improvements Sales Tax

Month	Capital Equipment (20%) 500-4-000-029	Economic Development (10%) 180-4-000-029	Capital Improv. - Municipal Building Renovation Project 520-4-350-195	Sales Tax Bond Debt Service 530-4-000-029	Total Capital Improvements (1/2 Cent) (See Above)	Housing & Economic Development Sales Tax Fund 620-4-000-029	Parks & Community Improvement Sales Tax Fund 630-4-000-029	Downtown Economic Development Sales Tax Fund 640-4-000-029	Total Community Improvements (1/2 Cent) (See Above)
January	\$ 19,820.22	\$ 9,910.11	\$ -	\$ 69,370.77	\$ 99,101.10	\$ 39,640.44	\$ 39,640.44	\$ 19,820.22	\$ 99,101.10
February	\$ 20,571.86	\$ 10,285.93	\$ -	\$ 72,001.51	\$ 102,859.30	\$ 41,143.72	\$ 41,143.72	\$ 20,571.86	\$ 102,859.30
March	\$ 16,677.67	\$ 8,338.83	\$ -	\$ 58,371.83	\$ 83,388.33	\$ 33,355.33	\$ 33,355.33	\$ 16,677.67	\$ 83,388.33
April	\$ 16,762.61	\$ 8,381.30	\$ -	\$ 58,669.13	\$ 83,813.05	\$ 33,525.22	\$ 33,525.22	\$ 16,762.61	\$ 83,813.05
May	\$ 19,589.07	\$ 9,794.54	\$ -	\$ 68,561.75	\$ 97,945.36	\$ 39,178.14	\$ 39,178.14	\$ 19,589.07	\$ 97,945.36
June	\$ 19,555.14	\$ 9,777.57	\$ -	\$ 68,442.98	\$ 97,775.69	\$ 39,110.28	\$ 39,110.28	\$ 19,555.14	\$ 97,775.69
July	\$ 20,630.59	\$ 10,315.29	\$ -	\$ 72,207.05	\$ 103,152.93	\$ 41,261.17	\$ 41,261.17	\$ 20,630.59	\$ 103,152.93
August	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
September	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
October	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
November	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
December	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 133,607.15	\$ 66,803.57	\$ -	\$ 467,625.02	\$ 668,035.75	\$ 267,214.30	\$ 267,214.30	\$ 133,607.15	\$ 668,035.75

2026 LOCAL RETAIL SALES TAX COLLECTION
1 CENT COMPENSATING USE TAX REVENUE

TAXING MONTH	COLLECTION MONTH	MONTH RECEIVED	2021 ACTUAL .01 TAX	2022 ACTUAL .01 TAX	2022/2021 PERCENTAGE INC OR DEC .01 TAX	2023 ACTUAL .01 TAX	2023/2022 PERCENTAGE INC OR DEC .01 TAX	2024 ACTUAL .01 TAX	2024/2023 PERCENTAGE INC OR DEC .01 TAX	2025 ACTUAL .01 TAX	2025/2024 PERCENTAGE INC OR DEC .01 TAX	2026 ACTUAL .01 TAX	2026/2025 PERCENTAGE INC OR DEC .01 TAX
NOVEMBER	DECEMBER	JANUARY	\$21,279.81	\$29,265.19	37.53%	\$35,658.28	21.85%	\$36,955.81	3.64%	\$36,003.68	-2.58%	\$54,635.31	51.75%
			\$21,279.81	\$29,265.19	37.53%	\$35,658.28	21.85%	\$36,955.81	3.64%	\$36,003.68	-2.58%	\$54,635.31	51.75%
DECEMBER	JANUARY	FEBRUARY	\$21,755.80	\$32,111.19	47.60%	\$42,750.41	33.13%	\$32,833.58	-23.20%	\$38,422.51	17.02%	\$54,312.27	41.36%
			\$43,035.61	\$61,376.38	42.62%	\$78,408.69	27.75%	\$69,789.39	-10.99%	\$74,426.19	6.64%	\$108,947.58	46.38%
JANUARY	FEBRUARY	MARCH	\$27,440.83	\$24,706.46	-9.96%	\$26,452.61	7.07%	\$32,643.32	23.40%	\$31,352.98	-3.95%	\$32,415.04	3.39%
			\$70,476.44	\$86,082.84	22.14%	\$104,861.30	21.81%	\$102,432.72	-2.32%	\$105,779.17	3.27%	\$141,362.62	33.64%
FEBRUARY	MARCH	APRIL	\$17,656.02	\$31,303.11	77.29%	\$31,683.26	1.21%	\$30,229.12	-4.59%	\$35,237.63	16.57%	\$34,105.95	-3.21%
			\$88,132.46	\$117,385.95	33.19%	\$136,544.56	16.32%	\$132,661.84	-2.84%	\$141,016.80	6.30%	\$175,468.57	24.43%
MARCH	APRIL	MAY	\$32,016.64	\$28,766.38	-10.15%	\$35,907.54	24.82%	\$37,228.05	3.68%	\$44,744.62	20.19%	\$40,042.84	-10.51%
			\$120,149.09	\$146,152.34	21.64%	\$172,452.10	17.99%	\$169,889.89	-1.49%	\$185,761.42	9.34%	\$215,511.41	16.02%
APRIL	MAY	JUNE	\$25,281.00	\$31,656.17	25.22%	\$28,192.84	-10.94%	\$32,731.52	16.10%	\$34,436.47	5.21%	\$37,003.48	7.45%
			\$145,430.09	\$177,808.51	22.26%	\$200,644.94	12.84%	\$202,621.41	0.99%	\$220,197.89	8.67%	\$252,514.88	14.68%
MAY	JUNE	JULY	\$22,424.87	\$30,533.41	36.16%	\$32,573.48	6.68%	\$38,041.21	16.79%	\$51,610.04	35.67%	\$58,512.80	13.37%
			\$167,854.96	\$208,341.92	24.12%	\$233,218.42	11.94%	\$240,662.61	3.19%	\$271,807.93	12.94%	\$311,027.69	14.43%
JUNE	JULY	AUGUST	\$30,709.37	\$34,823.59	13.40%	\$37,168.49	6.73%	\$31,375.41	-15.59%	\$33,882.89	7.99%	\$0.00	-100.00%
			\$198,564.33	\$243,165.51	22.46%	\$270,386.90	11.19%	\$272,038.03	0.61%	\$305,690.81	12.37%	\$311,027.69	1.75%
JULY	AUGUST	SEPTEMBER	\$26,343.09	\$36,817.28	39.76%	\$24,748.84	-32.78%	\$34,574.92	39.70%	\$35,569.50	2.88%	\$0.00	-100.00%
			\$224,907.42	\$279,982.78	24.49%	\$295,135.74	5.41%	\$306,612.95	3.89%	\$341,260.32	11.30%	\$311,027.69	-8.86%
AUGUST	SEPTEMBER	OCTOBER	\$24,874.38	\$18,094.06	-27.26%	\$38,005.58	110.04%	\$38,740.00	1.93%	\$48,650.58	25.58%	\$0.00	-100.00%
			\$249,781.80	\$298,076.84	19.33%	\$333,141.32	11.76%	\$345,352.95	3.67%	\$389,910.90	12.90%	\$311,027.69	-20.23%
SEPTEMBER	OCTOBER	NOVEMBER	\$23,452.44	\$31,530.55	34.44%	\$37,535.36	19.04%	\$23,543.94	-37.28%	\$40,111.40	70.37%	\$0.00	-100.00%
			\$273,234.24	\$329,607.39	20.63%	\$370,676.68	12.46%	\$368,896.89	-0.48%	\$430,022.30	16.57%	\$311,027.69	-27.67%
OCTOBER	NOVEMBER	DECEMBER	\$39,715.21	\$30,020.93	-24.41%	\$34,788.24	15.88%	\$37,956.30	9.11%	\$46,139.99	21.56%	\$0.00	-100.00%
			\$312,949.45	\$359,628.32	14.92%	\$405,464.92	12.75%	\$406,853.18	0.34%	\$476,162.29	17.04%	\$311,027.69	-34.68%

2026 LOCAL RETAIL SALES TAX COLLECTION
1 CENT SALES TAX REVENUE

TAXING MONTH	COLLECTION MONTH	MONTH RECEIVED	2021 ACTUAL .01 TAX	2022 ACTUAL .01 TAX	2022/2021 PERCENTAGE INC OR DEC .01 TAX	2023 ACTUAL .01 TAX	2023/2022 PERCENTAGE INC OR DEC .01 TAX	2024 ACTUAL .01 TAX	2024/2023 PERCENTAGE INC OR DEC .01 TAX	2025 ACTUAL .01 TAX	2025/2024 PERCENTAGE INC OR DEC .01 TAX	2026 ACTUAL .01 TAX	2026/2025 PERCENTAGE INC OR DEC .01 TAX
NOVEMBER	DECEMBER	JANUARY	\$115,445.61	\$118,241.78	2.42%	\$140,310.40	18.66%	\$151,694.57	8.11%	\$150,512.88	-0.78%	\$143,566.88	-4.61%
			\$115,445.61	\$118,241.78	2.42%	\$140,310.40	18.66%	\$151,694.57	8.11%	\$150,512.88	-0.78%	\$143,566.88	-4.61%
DECEMBER	JANUARY	FEBRUARY	\$121,040.66	\$138,315.66	14.27%	\$168,665.31	21.94%	\$145,310.69	-13.85%	\$155,682.85	7.14%	\$151,406.34	-2.75%
			\$236,486.27	\$256,557.44	8.49%	\$308,975.71	20.43%	\$297,005.26	-3.87%	\$306,195.73	3.09%	\$294,973.21	-3.67%
JANUARY	FEBRUARY	MARCH	\$120,769.78	\$114,818.42	-4.93%	\$135,214.15	17.76%	\$102,039.10	-24.54%	\$137,544.70	34.80%	\$134,361.62	-2.31%
			\$357,256.05	\$371,375.87	3.95%	\$444,189.86	19.61%	\$399,044.36	-10.16%	\$443,740.43	11.20%	\$429,334.83	-3.25%
FEBRUARY	MARCH	APRIL	\$113,437.35	\$107,049.79	-5.63%	\$130,136.19	21.57%	\$138,439.96	6.38%	\$156,463.78	13.02%	\$133,520.14	-14.66%
			\$470,693.40	\$478,425.65	1.64%	\$574,326.05	20.04%	\$537,484.32	-6.41%	\$600,204.21	11.67%	\$562,854.97	-6.22%
MARCH	APRIL	MAY	\$132,384.05	\$134,608.66	1.68%	\$160,308.71	19.09%	\$149,777.18	-6.57%	\$194,897.32	30.12%	\$155,847.87	-20.04%
			\$603,077.45	\$613,034.31	1.65%	\$734,634.76	19.84%	\$687,261.49	-6.45%	\$795,101.53	15.69%	\$718,702.84	-9.61%
APRIL	MAY	JUNE	\$136,336.73	\$183,279.12	34.43%	\$143,743.12	-21.57%	\$143,358.57	-0.27%	\$150,892.16	5.26%	\$158,547.90	5.07%
			\$739,414.18	\$796,313.43	7.70%	\$878,377.88	10.31%	\$830,620.07	-5.44%	\$945,993.69	13.89%	\$877,250.74	-7.27%
MAY	JUNE	JULY	\$125,737.71	\$145,258.75	15.53%	\$143,825.41	-0.99%	\$137,820.35	-4.18%	\$153,307.74	11.24%	\$147,793.06	-3.60%
			\$865,151.89	\$941,572.18	8.83%	\$1,022,203.29	8.56%	\$968,440.42	-5.26%	\$1,099,301.43	13.51%	\$1,025,043.81	-6.75%
JUNE	JULY	AUGUST	\$117,920.34	\$136,205.10	15.51%	\$147,569.34	8.34%	\$148,860.04	0.87%	\$132,928.47	-10.70%	\$0.00	-100.00%
			\$983,072.24	\$1,077,777.29	9.63%	\$1,169,772.63	8.54%	\$1,117,300.46	-4.49%	\$1,232,229.90	10.29%	\$1,025,043.81	-16.81%
JULY	AUGUST	SEPTEMBER	\$121,720.66	\$165,153.55	35.68%	\$129,222.78	-21.76%	\$143,866.72	11.33%	\$143,327.04	-0.38%	\$0.00	-100.00%
			\$1,104,792.89	\$1,242,930.84	12.50%	\$1,298,995.41	4.51%	\$1,261,167.18	-2.91%	\$1,375,556.95	9.07%	\$1,025,043.81	-25.48%
AUGUST	SEPTEMBER	OCTOBER	\$125,739.19	\$115,192.01	-8.39%	\$149,899.30	30.13%	\$149,563.34	-0.22%	\$147,180.21	-1.59%	\$0.00	-100.00%
			\$1,230,532.08	\$1,358,122.85	10.37%	\$1,448,894.70	6.68%	\$1,410,730.52	-2.63%	\$1,522,737.16	7.94%	\$1,025,043.81	-32.68%
SEPTEMBER	OCTOBER	NOVEMBER	\$118,273.53	\$136,349.66	15.28%	\$148,379.38	8.82%	\$138,701.42	-6.52%	\$140,990.02	1.65%	\$0.00	-100.00%
			\$1,348,805.61	\$1,494,472.51	10.80%	\$1,597,274.08	6.88%	\$1,549,431.94	-3.00%	\$1,663,727.18	7.38%	\$1,025,043.81	-38.39%
OCTOBER	NOVEMBER	DECEMBER	\$132,495.85	\$144,089.84	8.75%	\$130,025.87	-9.76%	\$136,522.95	5.00%	\$153,966.06	12.78%	\$0.00	-100.00%
			\$1,481,301.46	\$1,638,562.35	10.62%	\$1,727,299.96	5.42%	\$1,685,954.88	-2.39%	\$1,817,693.24	7.81%	\$1,025,043.81	-43.61%

**2026 LOCAL RETAIL SALES TAX COLLECTION
1 CENT SALES/COMP USE TAX REVENUE COMBINED**

TAXING MONTH	COLLECTION MONTH	MONTH RECEIVED	2021 ACTUAL _01 TAX	2022 ACTUAL _01 TAX	2022/2021 PERCENTAGE INC OR DEC _01 TAX	2023 ACTUAL _01 TAX	2023/2022 PERCENTAGE INC OR DEC _01 TAX	2024 ACTUAL _01 TAX	2024/2023 PERCENTAGE INC OR DEC _01 TAX	2025 ACTUAL _01 TAX	2025/2024 PERCENTAGE INC OR DEC _01 TAX	2026 ACTUAL _01 TAX	2026/2025 PERCENTAGE INC OR DEC _01 TAX
NOVEMBER	DECEMBER	JANUARY	<u>\$136,725.42</u> \$136,725.42	<u>\$147,506.97</u> \$147,506.97	<u>7.89%</u> 7.89%	<u>\$175,968.68</u> \$175,968.68	<u>19.30%</u> 19.30%	<u>\$188,650.38</u> \$188,650.38	<u>7.21%</u> 7.21%	<u>\$186,516.56</u> \$186,516.56	<u>-1.13%</u> -1.13%	<u>\$198,202.19</u> \$198,202.19	<u>6.27%</u> 6.27%
DECEMBER	JANUARY	FEBRUARY	<u>142,796.46</u> \$279,521.88	<u>170,426.85</u> \$317,933.82	<u>19.35%</u> 13.74%	<u>211,415.71</u> \$387,384.40	<u>24.05%</u> 21.84%	<u>178,144.27</u> \$366,794.65	<u>-15.74%</u> -5.32%	<u>194,105.35</u> \$380,621.92	<u>8.96%</u> 3.77%	<u>205,718.60</u> \$403,920.79	<u>5.98%</u> 6.12%
JANUARY	FEBRUARY	MARCH	<u>148,210.61</u> \$427,732.49	<u>139,524.88</u> \$457,458.71	<u>-5.86%</u> 6.95%	<u>161,666.77</u> \$549,051.16	<u>15.87%</u> 20.02%	<u>134,682.42</u> \$501,477.07	<u>-16.69%</u> -8.66%	<u>168,897.68</u> \$549,519.60	<u>25.40%</u> 9.58%	<u>166,776.65</u> \$570,697.45	<u>-1.26%</u> 3.85%
FEBRUARY	MARCH	APRIL	<u>\$131,093.37</u> \$558,825.86	<u>\$138,352.90</u> \$595,811.61	<u>5.54%</u> 6.62%	<u>\$161,819.45</u> \$710,870.61	<u>16.96%</u> 19.31%	<u>168,669.08</u> \$670,146.15	<u>4.23%</u> -5.73%	<u>191,701.41</u> \$741,221.01	<u>13.66%</u> 10.61%	<u>167,626.09</u> \$738,323.54	<u>-12.56%</u> -0.39%
MARCH	APRIL	MAY	<u>\$164,400.68</u> \$723,226.54	<u>\$163,375.04</u> \$759,186.65	<u>-0.62%</u> 4.97%	<u>\$196,216.25</u> \$907,086.86	<u>20.10%</u> 19.48%	<u>187,005.23</u> \$857,151.38	<u>-4.69%</u> -5.51%	<u>239,641.94</u> \$980,862.95	<u>28.15%</u> 14.43%	<u>195,890.71</u> \$934,214.25	<u>-18.26%</u> -4.76%
APRIL	MAY	JUNE	<u>\$161,617.73</u> \$884,844.27	<u>\$214,935.29</u> \$974,121.94	<u>32.99%</u> 10.09%	<u>\$171,935.96</u> \$1,079,022.81	<u>-20.01%</u> 10.77%	<u>176,090.09</u> \$1,033,241.47	<u>2.42%</u> -4.24%	<u>185,328.63</u> \$1,166,191.58	<u>5.25%</u> 12.87%	<u>195,551.38</u> \$1,129,765.63	<u>5.52%</u> -3.12%
MAY	JUNE	JULY	<u>\$148,162.58</u> \$1,033,006.85	<u>\$175,792.16</u> \$1,149,914.10	<u>18.65%</u> 11.32%	<u>\$176,398.89</u> \$1,255,421.70	<u>0.35%</u> 9.18%	<u>175,861.56</u> \$1,209,103.03	<u>-0.30%</u> -3.69%	<u>204,917.78</u> \$1,371,109.36	<u>16.52%</u> 13.40%	<u>206,305.87</u> \$1,336,071.49	<u>0.68%</u> -2.56%
JUNE	JULY	AUGUST	<u>\$148,629.71</u> \$1,181,636.57	<u>\$171,028.69</u> \$1,320,942.79	<u>15.07%</u> 11.79%	<u>\$184,737.83</u> \$1,440,159.53	<u>8.02%</u> 9.03%	<u>180,235.45</u> \$1,389,338.48	<u>-2.44%</u> -3.53%	<u>166,811.36</u> \$1,537,920.72	<u>-7.45%</u> 10.69%	<u>-</u> \$1,336,071.49	<u>-100.00%</u> -13.12%
JULY	AUGUST	SEPTEMBER	<u>\$148,063.75</u> \$1,329,700.32	<u>\$201,970.83</u> \$1,522,913.62	<u>36.41%</u> 14.53%	<u>\$153,971.62</u> \$1,594,131.15	<u>-23.77%</u> 4.68%	<u>178,441.64</u> \$1,567,780.12	<u>15.89%</u> -1.65%	<u>178,896.55</u> \$1,716,817.26	<u>0.25%</u> 9.51%	<u>-</u> \$1,336,071.49	<u>-100.00%</u> -22.18%
AUGUST	SEPTEMBER	OCTOBER	<u>\$150,613.57</u> \$1,480,313.89	<u>\$133,286.06</u> \$1,656,199.69	<u>-11.50%</u> 11.88%	<u>\$187,904.87</u> \$1,782,036.02	<u>40.98%</u> 7.60%	<u>188,303.34</u> \$1,756,083.46	<u>0.21%</u> -1.46%	<u>195,830.79</u> \$1,912,648.06	<u>4.00%</u> 8.92%	<u>-</u> \$1,336,071.49	<u>-100.00%</u> -30.15%
SEPTEMBER	OCTOBER	NOVEMBER	<u>\$141,725.96</u> \$1,622,039.85	<u>\$167,880.21</u> \$1,824,079.90	<u>18.45%</u> 12.46%	<u>\$185,914.74</u> \$1,967,950.76	<u>10.74%</u> 7.89%	<u>162,245.36</u> \$1,918,328.82	<u>-12.73%</u> -2.52%	<u>181,101.42</u> \$2,093,749.48	<u>11.62%</u> 9.14%	<u>-</u> \$1,336,071.49	<u>-100.00%</u> -36.19%
OCTOBER	NOVEMBER	DECEMBER	<u>\$172,211.06</u> \$1,794,250.91	<u>\$174,110.77</u> \$1,998,190.67	<u>1.10%</u> 11.37%	<u>\$164,814.11</u> \$2,132,764.87	<u>-5.34%</u> 6.73%	<u>174,479.24</u> \$2,092,808.06	<u>5.86%</u> -1.87%	<u>200,106.05</u> \$2,293,855.53	<u>14.69%</u> 9.61%	<u>-</u> \$1,336,071.49	<u>-100.00%</u> -41.75%



COFFEYVILLE POLICE DEPARTMENT

2026 Statistics



	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Totals
Total Incidents(PD,FD, EMS, MGSO)	3,213	3,286	3,919	3,563	3,656	3,272	3,930						24,839
Total Coffeyville PD Incidents	1,625	1,813	1,960	1,946	2,065	1,805	2,070						13,284
Total NG911 Calls to Dispatch	589	643	801	671	701	708	882						4995
Total Telephone Calls To Dispatch	3,477	4,564	5,897	4,940	5,175	4,859	5,440						34,352
Traffic Stops	295	290	253	322	375	319	260						2114
Total Traffic Citations Issued	174	173	175	225	169	209	116						1241
KIBRS Offenses	177	232	233	210	189	125	198						1364
Accident - Injury	2	0	3	0	0	1	3						9
Accident - Non Injury	8	10	11	10	8	4	13						64
Cases Assigned to Dets	6	9	4	5	6	7	6						43
Cases Cleared by Dets	3	4	5	5	4	5	5						31
Homicides	0	0	0	0	0	0	0						0
Attempted Homicides	0	0	0	1	0	0	0						1
Robberies	1	0	0	0	0	0	1						2
Rapes	1	0	0	0	0	1	0						2
Other Sex Offenses	2	2	0	0	1	0	0						5
Burglaries	0	3	2	3	1	0	1						10
Vehicle Burglaries	1	1	0	1	3	1	5						12
Batteries	4	3	7	4	3	4	8						33
Domestic Violence Battery	3	1	2	1	3	2	7						19
Arsons	0	0	0	0	0	0	1						1
Assaults	0	1	1	1	0	1	1						5
Thefts	13	11	13	9	14	11	17						88
Stolen Auto	1	0	0	1	0	1	1						4
Narcotics Violations	8	22	33	22	24	12	16						137
DUI	6	10	6	8	5	2	6						43
Animal Calls	123	121	173	197	163	167	166						1110
Parking In Yard Complaints	0	4	1	1	9	0	18						33
Parking In Yard Citations	0	3	1	1	10	0	19						34

City of Coffeyville
Hillcrest Golf Course
Monthly Reporting

	Jan-25	Jan-26	Feb-25	Feb-26	Mar-25	Mar-26	Apr-25	Apr-26	May-25	May-26	Jun-25	Jun-26	Jul-25	Jul-26	Aug-25	Aug-26	Sep-25	Sep-26	Oct-25	Oct-26	Nov-25	Nov-26	Dec-25	Dec-26	YTD 2025 Totals	2024 Totals	Increase/ (Decrease)
# of Rounds Played:																											
9-Hole:																											
Annual Pass Holders																									-	-	2,926
Green Fee Round	26	39	76	153	215	268	187	337	348	424	278	257	384	412	433		288		156		119		88		2,598	1,890	3,363
18-Hole:																											
Annual Pass Holders	167	320	229	720	675	826	649	966	867	1,050	780	760	1,059	1,185	1,010		1,038		902		687		470		8,533	5,827	1,539
Green Fee Round	46	43	84	136	265	237	250	291	388	603	367	301	484	324	546		488		216		192		116		3,442	1,935	2,197
Total Rounds Played	239	402	389	1009	1155	1331	1086	1594	1603	2077	1425	1318	1927	1921	1989		1814		1274		998		470		14,573	9,652	10,484
																									14,573	9,652	
# of Annual Passes:																											
Paid in Full	65	85	89	122	111	122	118		123			145		148											-	-	74
Making Payment	8	9	9	10	1		-																		-	-	
Total Annual Passes	116	154	141	194	160	194	167	199	187	207	187	208	193	211	197		204		208		209		209				
# Employee Passes	43	60	43	62	48	62	49	61	64	63		63	64	63	67		65				67		67				
# of New Annual Passes									20				6		4		7		4		1						
# 1/2 Cart Rentals	85	106	105	314	525	475	886	552	756	877	702	548	891	806	927		759		428		832		213		3,678	3,678	4,300
Range Balls Sold	\$96.00	\$198.00	\$285.00	\$593.00	\$768.00	\$632.00	\$746.00	\$1,147.00	\$1,041.00	\$1,023.00	\$722.00	\$572.00	\$822.00	\$754.00	\$1,106.00		\$944.00		\$720.00		\$499.00		\$178.00		\$4,919.00	\$4,919.00	6,249
Cart Sheds:																											
Paid in Full	81	94	85	104	89	106	91	110	96	113	98	114	99	115	99		102		103		106		107		-	-	65
Broken	24	18	25	12	25	12	23	8	17	8	18	5	18	5	18		20		20		19		19		-	-	-
Vacant	13	13	21	19	17	17	17	17	18	14	15	16	14	15	14		9		8		6		5		-	-	48
City used cart shed	20	9	9	5	9	5	9	5	9	5	9	5	9	5	9		9		9		9		9		-	-	27
Total Cart Sheds	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140		140		140		140		140		-	-	140
Unpaid accounts	5																										
Hardship approval																											