

# CITY OF COTTONWOOD FALLS

## CITY OF COTTONWOOD FALLS COUNCIL MINUTES

April 6, 2026

The regular meeting of the City of Cottonwood Falls was called to order at 6:36 pm in the Municipal Meeting Room. \* Meeting started late due to the work session meeting about the dog ordinances with Jacob Welsh, Strong City and Chase County.

Those present at the meeting were Mayor Buddy Sisson, Council Members: Mike Hastings, Greg Campbell, Ryan Spinden, Nick Rogers, and Grant Edwards. Stuart Symmonds, City Attorney, Scott Gumfory, Utilities Supervisor, and Tina Andrews, City Clerk.

Agenda Approval: Mike Hastings motioned to approve the agenda, seconded by Nick Rogers, passed unanimously.

Previous Minutes Approval: Nick Rogers motioned to approve prior minutes, seconded by Ryan Spinden, passed unanimously.

Guests: Kim Reyer, Marvin Adcock, Clayton Childs. Pat Larkin & Bud Burkhart.

Clayton Childs, Kim Reyer and Marvin Adcock were there to talk about the Cavalry Barn. They would like to proceed with restoring the Cavalry Barn as a Museum, they were concerned about the liability insurance and if approval by the council is needed to proceed. The committee working on the project in the past has disbanded and they are interested in continuing with the project. The city clerk found that in the city council meeting minutes back on March 20, 2006, the council made a Declaration of Intent for a Cavalry Barn Museum. Kim Reyer talked about the money and the materials they have donated to their work on the project in the past.

They are asking if the council would allow the funds for this project that is now in Hutchinson Kansas at the Kansas Barn Alliance to be transferred to the City of Cottonwood Falls account and labeled as their funds, as the City has for the Veteran's Memorial Fund. They want the funds to be more accessible for the expenses and projects. There was a discussion on other options, such as the Emporia Community Foundation. The ECF has some stipulations that they are concerned with. Tina will check with the accountant to see what requirements and procedures need to be followed. She will ask Kirk about the liability insurance policy on the Cavalry Barn.

Clayton Childs is interested in the leadership role in the parade for the 4<sup>th</sup> of July / 250<sup>th</sup> Celebration. They all believe it would be a great idea to have the veterans in the community recognized for serving their country and that many veterans came back from serving without any recognition. He has some ideas on the parade and to have the parade start at 7:00 pm. The parade entries would meet at Swope Park at 6:00 pm, get everyone organized and take the route down by the nursing home, by the Courthouse and downtown on Broadway, and end up back at Swope Park. The Fireworks display would begin around 9:45 pm and the parade would end around 8 pm, it allows plenty of time for other events. They have a person that might be interested in organizing some of the other events. Mike Hastings will reach out to him.

Pat Larkin and the Council talked about the storm drainage tunnel. Grant Edwards, Nick Rogers, and Stuart Symmonds walked through the tunnel with Scott Gumfory earlier in the evening. Grant Edwards and Nick Rogers talked about their experience and findings, such as water lines and damages. Nick was interested in the clearance of the basements and believed the leak was due to ground water due to the heavy rains in June of 2025. (June 3-4 and June 17, 2025, record-breaking rain, with over 7 inches in some areas). He believed the ground water from the uneven basement levels might have been a problem with Larkin's basement. The limestone looked good, except at the entrance of the tunnel.

Stuart asked a few questions about the basement levels. Ryan explained the basement levels - below his building, which is about 4 ft. in height and Larkin's basement is approximately 8 ft. in height, a difference of 4 ft. Mayor Sisson mentioned that the basement at H2O Brewery / HeBrews Coffee House - Larkin's basement was not original to the building but added later. Larkin talked about his concerns, holes in the wall in an area located next to a dry room. Grant, Nick & Stuart did not see any holes, Ryan believed they were broken bricks. Ryan and Larkin talked more about the area in the channel / tunnel versus the area underneath Ryan's building. In the tunnel he had seen limestone missing but he was told it could have happened recently or many years ago, no one knows. It was like that when he bought the building five plus years ago.

Ryan explained the area he is talking about is under the street, once you are under wood area part - that would be under his building. The dry room has hollowed bricks, and the area that has native stone on the wall is not under his building. The limestone wall is where Ryan's bar is located above this area. Burkhart explained that water shoots out of the limestone wall. Ryan explained that this happens at his house in his basement and he has limestone walls when it rains, it is underground water. It also happened underneath his building after the heavy rains, and it was underground water. Ryan believes the water comes from underground, because of the various levels of their basements. Ryan has a better understanding of the area because when the plumbing was installed for his bar he was under his building and saw more of it. Larkin would like to have more clarification of the area. Larkin was concerned about water in the dry room. The council wanted to know the purpose of the dry room. No one knew. They all talked about the rains from last summer and the issues it created. Burkhart, Larkin, and Ryan will work on a scheduling a date to tour the tunnel soon so Ryan can explain the areas more clearly to them.

#### CITY ATTORNEY REPORT:

Stuart and the Council talked about the Fair building on the email received from Kirk Engle. Stuart wanted more information from Kirk before he advises the council on his recommendation.

#### MAYOR REPORT:

##### Ordinance No. 1004 – Water Increase

The Council reviewed the ordinance for water increases, a ten percent increase beginning May 1<sup>st</sup>, 2026. An annual increase of the water rates of 2% to cover the increases incurred due to the cost of goods and services. The Council will review and monitor the water profit and loss annually for future needs. Nick Rogers motioned to approve Ordinance No. 1004 , seconded by Ryan Spinden. Motion carried.

##### Ordinance No. 1005 – Utility Task Vehicles

The Council reviewed the ordinance and a discussion about the information on the ordinance sent to the city clerk by Jacob Welsh. The Council are concerned about the fees / costs on the permits and inspections. Are they an annual inspection or one-time inspection? Nick explained the Department of Motor Vehicles procedures with Utility Task Vehicles registering with the Sheriff's office versus the DMV after the inspection. The Council and Stuart wanted to know if the city should charge a registration fee annually like we do for the golf carts. Ordinance did not pass. Tina will email Jacob Welsh.

#### Building Permit:

Danny and Paula Hartman – 711 E. 6h Street, CWF, KS – Fence. Approved by email.

Emailed permit request to council members Thursday, March 19<sup>th</sup>, 2026.

Three approvals received from council were given by email – permit issued March 20, 2026.

#### Building Permit:

Doug Switzer – 318 Sycamore Street, CWF, KS – Metal carport.

Motion to approve permit was given by Grant Edwards, seconded by Nick Rogers, approved unanimously.

#### Building Permit:

Grant Edwards – 607 Maple Street, CWF, KS – New Construction – Garage / Shop

Motion to approve permit was given by Greg Campbell, seconded by Nick Rogers, approved unanimously.

#### Building Permit:

Steven and Haley Cottom – 19 Cedar Street, CWF, KS – Installation of new chain link fence.

Motion to approve permit was given by Nick Rogers, seconded by Ryan Spinden, approved unanimously.

#### Building Permit:

Willard Lauer – 409 Oak Street, CWF, KS – New Construction - Shed / Shop

Motion to approve permit was given by Ryan Spinden, seconded by Nick Rogers, approved unanimously.

#### Special Event Request:

Dry Creek Post – Event & Stay: 325 Broadway, CWF, KS - Cactus & Cocktails

Cactus & Cocktails, May 1<sup>st</sup> & May 2<sup>nd</sup>, 12 pm to 10 pm – May 3<sup>rd</sup> (half day).

Motion to approve permit was given by Grant Edwards, seconded by Ryan Spinden, approved unanimously.

#### Emergency Response Plan:

The Council reviewed and discussed the changes and updates to the Emergency Response Plan.

Required annually in April.

Greg Campbell motioned to approve, seconded by Nick Rogers, passed unanimously.

**Municipal Water Conservation Plan:**

The Council reviewed and discussed the changes and updates to the Municipal Water Conservation Plan. Nick Rogers motioned to approve, seconded by Ryan Spinden, passed unanimously.

**OLD BUSINESS:**

The light pole that was replaced on Broadway Street was discussed. The Council agreed to bill the person on the replacement cost.

**CITY CLERK:**

Received a dividend check from EMC Insurance. The Chase County Chamber of Commerce has approved to pay for a third of the banners. In the process of choosing a design of the banners. Terri will be helping with choosing a design.

Emily Kennedy called & emailed the information for a short film titled EIGHTEEN and would like to film in the City of Cottonwood Falls and the Kansas Scenic View on the Flint Hills Scenic Byway. The Council discussed and approved the request. Tina will reply and inform Toni Schneider.

Utility bills were not delivered in February; March bills were sent out and received normally. So both bills have been received the same month (the office has received a lot of phone calls due to confusion and missing bills). Ryan explained the reason(s) the utility bills were sent to Kansas City.

There was no late charge on their accounts for this reason in February. We were informed that the utility bills will not be sent to Kansas City anymore.

Toddler seat for the swing set was ordered and received - given to Scott.

**UTILITIES REPORT:**

Pool painted inside & out. Quote on rebuilding the trash truck, approximate cost is \$1,100.

Trash truck repairs took over three hours. Sterling truck was sold and picked up.

**COMMITTEES:**

Staff Policy & Relations:

Economics, Tax & Finance:

Parks & Recreation: Nick Rogers reported on Saturday, April 11<sup>th</sup> – Swope Park Clean Up Day. Both Nick & Grant will be attending to help the group.

Community Relations:

Capital Improvements:

**APPROVAL OF: Payroll, Taxes, EFT's, and Bills:**

Mike Hastings presented the bill payment checks, EFT's, QuickBooks payroll figures, and overtime. Federal, Medicare & Social Security, and State Withholdings, KPERs, Sales Tax EFT's . Motion to approve the information presented by Mike Hastings seconded by Nick Rogers. Motion passed unanimously.

Motion to adjourn by Mike Hastings & seconded by Nick Rogers @ 7:54 pm.

Mayor William Sisson: William C Sisson

Attest:

Tina Andrews, City Clerk: Tina Andrews

City Seal: