

# CITY OF COTTONWOOD FALLS

## CITY OF COTTONWOOD FALLS COUNCIL MINUTES

January 5, 2026

The regular meeting of the City of Cottonwood Falls was called to order at 5:58 pm in the Municipal Meeting Room.

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

Oath of Office was given by the City Clerk to Grant Rogers and Nicholas (Nick) Rogers. Officially accepted the position of City of Cottonwood Falls Council members.

Mayor Sisson congratulated the new council members and welcomed them to the council.

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

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

### Guests:

Ken & Lisa Rogler presented plans for the building at 333 Broadway Street, formerly Symphony in the Flint Hills. They had a lot of inquiries regarding leasing 331 and 333 Broadway. He explained the plans and reason why they are asking for a studio apartment behind the retail space. They have been asked if there could "a live / work situation" in building. It may be decided to add an additional bathroom with ADA regulations in the retail space. A drop ceiling would be in the apartment area, and they would keep the current ceiling above the drop ceiling and the retail / commercial space in front. The retail space would be 1265 sq feet, the studio apartment 500 sq feet, storage 600 sq feet and a patio area. The patio area does not have fencing but a low barrier around the boundary premises.

Ryan asked if the person living in the apartment would be running the business in front. Ken believed it would be same people. The brick patio would be an ingress area. Ken was unsure of what type of retail it would be. Ken is looking for approval of the plans from the council; the council would like to review the ordinances and make sure there are no violations or current criteria. The Council will contact him in the future.

Pat Larkin was checking to see if there was in plans to repair the water intrusion from the storm drain system. Scott reached out to Koch and was given another name to try to contact (Carl Kop) about doing some rock / repair work. He asked if the new council members have seen his video. They had not, it was their first day as council members. He wants them to review the information he sent to the council.

Mayor Sisson asked Rebekah & Adam Green of their status with their progress of their location. They were approved for a short-term residence for the commercial building at 327 Broadway Street. She said they are developing the property so they can buy a house in Cottonwood. The council was

concerned about their timeline; the original request was in April 2023 at the council meeting. They moved in May of 2023, this May will be three years. She had put a bid on a house, and they did not get the house. Buying a larger house is at a premium and in the process of still looking, turnover is slow. Sisson asked if the front of the building is still open as a commercial area. She said it is not open to the public and being used as their construction business office and used as a showroom for their cabinetry & other items for their construction business. Sisson asked what size his office space and Adam were not told it had to be a certain dimension. She believed that their commercial building was being used and not abandoned and that the buildings on Broadway would be empty if it were not for people wanting to use them for multi-use. Ryan explained that several business buildings have moved quickly, Harshman Creek, Nature Conservancy, and other businesses. Mike wants to make sure the building will still be able to be used as a commercial building. Rebekah said it could be their plans is for an event center. Mike explained the zoning is put in place to reserve the downtown business district as a commercial or retail business. Scott asked if there was a sign in front of the building that showed that it was a business office. They said no, Adam did not want extra business, and they scheduled appointments for their business. Rebekah mentioned that many of the ordinances and zoning documents were almost 50 years old.

Greg informed them they are in the process of reviewing all the zoning ordinances and documents. Rebekah was given a map pertaining to the business district zones. Mayor Sisson thanked them for their attendance.

#### Mayors Report:

City Treasurer Cindy Kelsheimer has put in her resignation and Mayor Sisson recommended Terri Davis. Citizens State Bank signature card will be updated for the new City Treasurer. It was approved by consensus for Terese (Terri) Davis as the new City Treasurer.

#### Mayor Sisson read the 2026 City Officials Appointments:

Douglas Jones – Municipal Court Judge  
Jenna Gibb – Municipal Court Clerk  
Stuart Symmonds – City Attorney  
Tina Andrews – City Clerk  
Terese Davis – Water / Utilities Clerk  
Scott Gumfory – Utilities Clerk  
Terese Davis – City Treasurer

Official Newspaper for the City of Cottonwood Falls for publications of city ordinances, resolutions, and information pertaining to City official business will be the Council Grove Republican.

Greg Campbell motioned to approve the 2026 City Officials Appointments and Official Newspaper, seconded by Ryan Spinden, motion carried.

Resolution 2026-1 GAAP (General Accepted Accounting Principles ) K.S.A. 75-1120(a).

Motion to approve Resolution 2026-1 was given by Mike Hastings, seconded by Nick Rogers, motion carried.

Zoning Properties: Documents in the notebook for the ordinances and documents.

Dam: Scott informed Mayor Sisson about the dam problems. Scott Wiltse will be attending the next council meeting.

Jenny Baker asked the council if they would remove the grass ordinances fines that were filed back in September (2025), 2025 Certificate of Special Tax charge for 309 Cedar Street was for \$600. It was discussed that the deed says that Linda Garr still owns the property. Nick will check into this, if Jenny has the deed it must be filed at the Chase County Property records and deeds.

Tablets: It was agreed to purchase tablets for the council members.

City Clerk Report:

Terri's is getting the trash rates updated with RVS.

Tina and Terri have a request for new desks, filing cabinets, rugs, and desk chairs.

Terri's chair is falling apart. Approved by consensus.

Utilities Supervisor:

Scott is working on the gazebo roof. The Sterling truck is for sale, and they talked about offers and options. The price is \$17k, price is negotiable. They have been removing the Christmas lights from the bridge. They are taking down the Christmas wreaths and put up the banners on the light poles. They are fading and might need to be upgraded or replaced. Mayor Sisson mentioned having a contest for new and fresh design on the banner. He needs to pick up some winter patch material for the streets.

Other Business:

2026 Committees:

STAFF POLICY & RELATIONS: Hastings & Sisson

STREETS ALLEY & PROPERTIES: Hastings & Campbell

PARKS & RECREATION: Edwards & Rogers

SIDEWALKS: Edwards & Sisson

ECONOMICS, TAXATION & FINANCE: Rogers, Spinden, Campbell

COMMUNITY RELATIONS: Spinden & Hastings

CAPITAL IMPROVEMENTS: Sisson, Spinden, Rogers

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

Motion to adjourn given by Mike Hastings at 7:02 pm, seconded by Nick Rogers, passed unanimously.