

City of Overbrook
Overbrook City Hall
January 14th, 2026 6:00pm

<p>A. Call to order, Roll Call</p>	<p>Mayor Jon Brady called the meeting to order at 6:00pm.</p> <p>Mayor Jon Brady – Present</p> <p>Council Members: Carol Baughman – Absent Cheryl Miller – Present Kyle Maichel – Present Hanna Smith – Present Matt Craig – Present</p> <p>We have a quorum.</p> <p>New council Polly Berkley- Present Cheryl Miller – Present Kyle Maichel – Present Hanna Smith – Present Matt Craig – Present</p> <p>We have a quorum.</p> <p>Others present: Becky Coltrane City Clerk, Bailey Lang Assistant City Clerk, Eric Carlson Police Chief, Danny Gamblin, Madison Warbritton OPR Director, Johnni Vosseller, J D Vosseller, Russell Mitchell, Ora Mitchell, Owen Wells, Katy Wells, Scott and Kerri Davis, Gary and Kim Spillman, Brent Newton, Linn Fairchild, Kenzi Schrag, Kelsey and Keesha Simmons, Jessica Davis, David and Kathy Alcorn, Roger Sells, and Chad Oswald.</p>
<p>B. Commendation</p>	<p>New Council Members Sworn In: Jon Brady- Mayor Cheryl Miller- councilman Polly Berkley- councilman</p>
<p>C. Approval Agenda</p>	<p>Move trailer park information to F1. Public comments afterwards.</p> <p>I move to approve the amended agenda.</p> <p>(Cheryl, Polly)</p>

	Passed (5-0)
D. Approval Consent Agenda	I move to approve the consent Agenda as presented. Amendments made to previous minutes august 2025 (Cheryl, Hanna) Passed (5-0)
E. Special Reports:	E1. Sewer Project Update: Bid specifications are available for review. Bids will be opened on January 25 at 2:00 p.m. The project is anticipated to begin in 2026 and continue into 2027 and will transition the sewer system from discharging to non-discharging.
F. Public Comment	<p>H.2 Trailer Park: options that were discussed on Friday and Monday meetings.</p> <ol style="list-style-type: none"> 1. Leave current road easements in place- until the home was replaces- any new structure will need to be replaced in property lines, plotted map will need to be completed. Sewer and water easements will need to be talked about with mobile home owners and city. 2. Create new property boundary- cost and transition will need to be determined. Agreements made with new owners on the outside of the boundaries- also included sewer and water easements. 3. create new easements that allow mobile homes to not move- property owner still need plat sizes done for land. <p>Water easements will need to be maintained by city. Sewer easement will be maintained- the 3 trailers sewer line runs under- could potentially move to orig line and go down the alley, that could eliminate the sewer lines running under the homes. (validate with owners and professionals)</p> <p>Different costs per option. New property boundary would cause the owner to buy the land and the replatting the land and getting survey done. The last option may be the cheapest option given parties involved. Restructuring sewer line- who is paying for what, when the sewer needs repaired or repairing sewer now, and get it over it. Unclear where all the lines run for sewer- lines may need to be rerouted once they are found. Mobile home- to main to the road. City would probably have the largest expense, then land owner, may have some expenses for home owner unsure of their contract.</p> <p>Engineering plan with KDHE for rerouting sewer which would be a long-term plan.</p> <p>Option 1 and 3- city will still need to have water easements. 1978 2nd st walnut and cedar were abandoned and did not get water easements which made it harder and more difficult to obtain. Easement to the main for city access- would need</p>

specific legal paperwork individualized for the trailers in the easement.

Could potentially eliminate the manhole that is under the steps and make a new manhole on the line that is already there, will need to talk to engineers. Anything connected to crossline will need to be reconnected.

Hanna thinks we should go with option 1, for now. Polly wants to know if option 1 would cause a risk for the homes as they break, could be a challenge when they break and intrusive to at least 5 home owners, fixing them. Manhole replaced and reworked and had some trouble with the one in the coop parking lot. Section of sewer lines is originally from orig lines. Polly thinks we should go with option number 4, to get some engineering options.

Current meters location are down the middle row- should think about relocating them and property owner being sponsible to park owner. Moving all meters out to Elm, disruption on where those go, may need some easement work done, unsure. 2nd st is in road rightway. If left as if- an agreement as to what is allowed in the road right away- construction can only be done in park boundaries. Polly would like to open the floor for public comments.

Russell Mitchell felt the comments made at the council meeting were unkind was not handled with the kindness it should have been. 2031 comprehensive plan said that it was subject to eliminate the trailer park, the area is not zoned for a trailer park and needs to be rezoned. Would like to publicly ask the city to broadcast all meetings open to the public.

Kerri Davis 9 & 13- she would like to see this progress quickly for the homeowners as it is very stressful. She wants a plan set into place in the next 30 days.

Jon said anyone can give ideas on how to deal with this. She would like to be contacted when the trailer park is being discussed that residents are invited and made aware that decisions will be made

Kerri asking Chad getting a idea within the boundaries of how much everyone had in their yard- if the owners wanted to put together yard agreement 5 ft in back and 5 ft in between trailers. Plotted on paper and given to the city. Matt wants to know water lines, sewer lines, any additional information on main to meter.

Jon replacing B21 and B7 sewer lines B21 to J2-J1 go straight through the alley and eliminating manhole on back porch/stairs.

Chad to look at code compliance for electrical.

	<p>Reaching out to Chad on information for sewer lines, may need some corporation on chaser wires to main and do some locating to validate lines.</p> <p>Danny thinks he knows where the taps are on the sewer main, which direction or what trailer it serves 3 tapped to the south (front row).</p> <p>Kerri wants to know if there's any space to meet for the public. Cheryl said the conference room at the library, tj's has a back room.</p> <p>No decisions were made. F.1</p>
<p>G.1. Maintenance Action Items</p>	<p>G.1 1. Brush haul attachment for skid steer for wetlands are developed, Matt would like Danny to look into finding a used attachment.</p> <p>Sand spreader was used when bought, it is currently working but there is a few options for sand spreaders, stand will also be needed portable that can be mounted under the spreader that can be moved. Danny will get the specs for next council meeting.</p> <p>Sink holes at Jacks Rock Creek Cafe: Danny will be running the camera down the sink hole N to highway W on Maple S newer storm drain boxed east side of street. Danny will run the camera and fill the hole with gravel and concrete and finish with cold patch.</p> <p>No decisions were made.</p> <p>Well 2- got into touch with a few contractors, sergeant drilling will be here tomorrow morning to pull the well and check out pump and motor. I move that we allow \$5500.00 for Sargent drilling. (Kyle, Cheryl) (5-0)</p>
<p>G. 2. OPR Action Items: none</p>	<p>G2. OPR Action Items- ADA compliant Door for Jones Park Divider knocked down between two bathrooms- replace both doors at the concessions stand \$5982.00 to make those ADA compliant. Bids for the gym to do the same thing was 12000.00 goal was to have these completed before march for highschool baseball season starting. Cheryl wants more bids matt said custom sheet metal llc. TFI, commercial door. Kyle moves to make a motion to approve the current bid if it rains the lowest bids after addition bids initially received. Cheryl seconds. (5-0)</p>

	<p>If there is a lower bid have a special meeting called. Bids back Friday next week 23rd, and how quickly their timeframe is.</p>
G.3 Pool Action Items	<p>G3. Still looking for flange, Jon is working on making a flange or getting someone to make it. It's a metric flange. There are 4 that we need.</p>
G.4. Public Safety action items	<p>G.4 none.</p>
G.5 Financial Report	<p>G5. Financial Report: Becky has been working at financial reports with Brian Nipe the city accountant. Yearly 2025 final, corrected negatives, watch water in 2026, Law watch in 2026, equipt reserve looks good. Parks and rec adjusted, change in 2026 move to non budgeted funds for fees collected from summer camp/winter camp program- it generates its own revenue. Special highway, streets. Are we doing chip N seal this year in 2026 and need to get bids if that is what the council wants to do. 123 Bettis for asphalt. GEO bonds: water pay back 142000.00 for the next 40 years. Transfers are completed. Library, Law is okay, reserve, sewer project coming up. Mobile home park will need to be addressed if funds are used come out of sewer and O&M reserve. Good year for pool, water sewer debt reserve loan- water project 17-18 years left to pay. Employee benefit reserve for insurance for employees. Water distribution project what we have received and paid out to date, name change to capital funds. Programs fund for summer/winter camp child programs for childcare in parks and recs. Fairly good job, correcting law and doing better for 2026. First full year in Denali accounting software. New water rates go into effect. May want to consider doing trash and sewer at a later date.</p> <p>Motion to approve the treasurers report (Hanna, Polly) (5-0)</p>
G.6 Administrative Action Items	<p>G6a: Vote New Council President: would fill in as mayor if the mayor is unable to do so.</p> <p>Cheryl nominated Matt to be council president (Cheryl, Kyle) (5-0)</p>
	<p>G6b. Executive Session- K.S. A. 75-4319 (b)(1) non-elected personnel.</p> <p>I make a motion to go into an executive session for 15 minutes to discuss contract negotiations and non-elected personnel starting at 7:30 . Motion by Cheryl</p>

	<p>and 2nd by polly (5,0). Coming out of executive session at .7:45 council, clerk, and assistant clerk, chief of police.</p> <p>Approve FMLA request Cheryl, matt (5-0) No actions and no decisions were taken.</p>
	G6c.
	G6d.
	G6e.
<p>H. Unfinished Business</p>	<p>H.1 2018 Building Codes: planning zoning has not defined what is currently fined, just wanting to adopt building codes for carpenter’s coming in and building. To help the homeowner in case the building was not made correctly and made to the code. Planning and zoning have been working on packet for what actually requires a building permit, and inspections. Osage adopted 2006 code, and do not require a follow up inspection. Kyle wants to know what specially needs permitted, what is the cost, and what happens if you build it without the permit? Jon wants a list of things that the council thinks needs permitted, to give to the planning and zoning. Do we want to consider paying permits and non paying? Current permit fees still stand. Review and get list for next meeting, basic permit packet by planning and zoning. 2018 has a lot of environmental assets. Lawyer said we should adopt some code and not require inspections.</p> <p>H. 2 Review of Trailer Court meetings: moved before F1.</p> <p>H. 3 Updated bid for survey on Surrey Lane: This is to figure out and design plan for drainage from Northwest corner and Southwest corner, look at if we can combine out water with existing agricultural drainage. Two ditches where drainage is a mess. Having professionals take a look at it. Water on that neighborhood drains down the hill, try to turn the water 90 degrees and to the field, which washes the field out. Water goes over the road and into backyards on the field side. USDA redid drainage on the fields a few years ago, schwab eaton to look into a plan for the drainage. Spend up to a maximum of 5,000.00 for task project. Bring water at the top of the hill into the field and out of the fields drainage ditch.</p>

	<p>Cheryl wants a timeline for this. Need to do a survey for property lines, where fences are, etc. jon thinks it would cost in between \$8,000.00- \$10,000.00 for engineering. Could we do anything as it is a USDA for agriculture.</p> <p>I make a motion to hire schwab eaton to do a study and not exceed more than \$8000.00. and jon sign contract (Cheryl,Polly) (5-0)</p>
<p>I. New Business</p>	<p>11. March 2026 Possible Change of Meeting date because of Clerk Conference.</p> <p>Move council meeting march 4th the 1st Wednesday of the month.</p> <p>12. Work Sessions dates and times. Used to be 4th Friday of each month a 12, which would be once a month. 4th Thursday evening at 6pm A meeting where no decisions are made, but have discussion on topics that will be decided on during council, the idea is to gather information, and questions that can be ready for the council.</p> <p>I move to approve all the changes to move work sessions to the 4th Thursday at 6pm each month. () (4-0)</p> <p>13. Lodge Bid for Heat and Air Tim updated Bid that was done in 2022, ask if he could refigure with out the new furnace to the police station. Clarification on backhoe.</p> <p>The lodge is getting rain water in the roof which has taken off the plaster- its falling off the wall. Will need some attention, soon.</p>
<p>J. Council Members Comments</p>	<p>Polly- thank you for your patience, I have been in the overbrook community since a child and she is happy to serve the community.</p> <p>Cheryl – appreciate people coming to meetings, and getting involved. Calming the city down, we have enough devision, some solutions, compassion, to move forward. Cheryl wants to thank Danny and travis for cleaning up the bathroom by</p>

	<p>the boat ramp. Above and beyond what anyone should have to do</p> <p>Hanna- 2026 getting a lot of problems solved, peace with community, and make most people get along, some positive</p> <p>Matt – public comments: are the work session meetings are public? They will be notified on the facebook page of the times change</p> <p>Joanne: who is that man? Does he work for the City? Its beckys husband Luke Coltrane. Joanne she said Luke can come.</p> <p>Kyle – welcome Polly, and mayor brady, Cheryl for sticking with it. Mayor brady has done a lot.</p> <p>Jon- thank you for the participation, we have a lot of challenges to tackle and improvements to make, with cuty and public to come together and work on fixing things. Washburn coming to make a new comprehensive plan on how to move forward for 2026 Bill Flanders. They start the 20th of January 2026, for the semester.</p> <p>Will post that they will be coming on the facebook page to inform the community.</p> <p>Becky- we walk with walkers, and visit with the people who come and walk.</p> <p>Bailey- Becky holding down the fort when the office had the flu.</p> <p>Chief- chiefs meeting, working with Tom Harm, working on accreditation for departments that’s going well.</p> <p>Madison- OPR has have record level sign ups for services provided for community.</p> <p>Luke: I agree that Becky always has to have the final word.</p>
K. Mayor Comments	
L. Adjournment	<p>I move to adjourn (Matt, Cheryl) Passed (5-0) passed</p>
<p>Respectfully Submitted Bailey Lang Assistant City Clerk APPROVED February 11th, 2026</p>	

