



AGENDA
CITY OF CANEY
 100 W. 4TH AVE

REGULAR COUNCIL MEETING
 May 5th, 2025
 6:30 p.m.

- 1. **CALL TO ORDER** Mayor Elliott
- 2. **ROLL CALL** CITY CLERK

Zach Ellison		Kerry Gorby	Lori Patterson
Jeff Culver	Kenith Butts	Lisa Gorby	Elizabeth Burch

- 3. **PLEDGE OF ALLEGIANCE**
- 4. **INVOCATION**
- 5. **CONSENT AGENDA**

The items listed below are considered to be routine by the City Council and may be approved in one motion.

- A. Approval of the Minutes for the April 28 ,2025 Meeting
- B. Approval of Expense (April 18th- May 1, 2025) **\$14,721.19**
 AWG **\$18,885.30**
- C. Approval of expense to Main Street Auto **\$1274.49**
 -2013 Chevrolet Tahoe
 Ball joints and wheel alignment
- D. -2011 Chevrolet Tahoe **\$1109.02**
 Engine Gasket, Crankshaft oil, transmission replacement,
 Tire rotate
- E. Approve CMB Special Event License for Fourth and Live
MOTION: **SECOND:**

6. **OLD BUSINESS**

- A. Approve Tiny House Ordinance 2025-02 : Amending Article 4, Section 102, Subsection C, Of The Zoning Regulations For The City Of Caney, Kansas.
MOTION: **SECOND:**
- B. Approve Charter Ordinance NO. 34: Exempting The City Of Caney, Kansas, From The Provisions Of K.S.A. 14-103, K.S.A. 14-201, And K.S.A. 14-204, Relating To The Election Of Officers, Their Terms Of Office, The Appointment Of Officers, And Nomination Petitions; And, Providing Substitute And Additional Provisions On The Same Subject; And Repealing Charter Ordinance No. 31
MOTION: **SECOND:**

7. NEW BUSINESS

- A.** Approve landlord licenses, HUD inspection checklist, HUD headquarter quality standards (HQS) inspection form, checklist, and ordinances 2025-03 rental properties.

MOTION:

SECOND:

- B.** Spears Caney City Council Presentation

MOTION:

SECOND:

- C.** Approve Resolution 25-03: Determining The Advisability Of Issuing Taxable Industrial Revenue Bonds For The Purpose Of Financing The Acquisition, Construction And Equipping Of Additional Facilities Adjacent To An Existing Manufacturing Facility Located In The City; And Authorizing Execution Of Related Documents

MOTION TO OPEN PUBLIC COMMENTS FOR 5 MIN:

SECOND:

- D.** Executive Session To discuss confidential information relating to personnel matters of non-elected personnel, according to K.S.A. 75-4319 (1) for 20 minutes to include the City Council, Mayor, Police Chief, City Clerk, and City Administrator, Tim Wilson

MOTION:

SECOND:

MOTION:

SECOND:

8. PUBLIC COMMENTS

The Council only allows public comments from anyone who has filled out a "Request for Communication with City Council." Comments shall be limited to 3 minutes unless extended by a majority of the Council. The Council does not hear matters involving litigation or City Personnel. The Council does not take action on subjects not on the agenda unless unusual or hardship conditions exist.

9. DEPARTMENT REPORTS

Mayor Joshua Elliott
Police Chief- Ike Dye
City Administrator- Andrea Sibley
Deputy City Clerk- Timberly Jones
Public Works- Andrew Long

10. COUNCIL COMMENT

Council Member- Ellison
Council Member- Culver
Council Member- Butts
Council Member- K. Gorby
Council Member- L. Gorby
Council Member- Patterson
Council Member- Burch

11. INFORMATION ITEMS

Next City Council Meeting: May 19, 2025, at 6:30pM

12. ADJOURN

MOTION:

SECOND:

ORDINANCE NO. 2025-02

AN ORDINANCE AMENDING ARTICLE 4, SECTION 102, SUBSECTION C, OF THE ZONING REGULATIONS FOR THE CITY OF CANEY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CANEY, KANSAS:

Section 1. Article 4 (Zoning Districts), Section 102 (R-1 Residential District), Subsection C (Conditional Uses), of the Zoning Regulations for the City of Caney, Kansas is hereby amended, as follows:

C. Conditional uses:

- a. Those permitted or special uses which are authorized in the B-1 Business District and the B-2 Service Business District which may be authorized by the Planning Commission under Article 11 of these regulations.
- b. A Tiny House, as defined herein, shall be permitted within the city limits, subject to the following conditions:
 1. For purposes of this section, a Tiny House is defined as a compact residential dwelling with a minimum of 600 square feet.
 2. Each Tiny House shall be individually metered for utilities, such as water, electricity, natural gas, and sewer, and shall be connected to the city water and sewer systems.
 3. Each Tiny House shall be affixed to the real property by permanent foundation, and it shall be a violation of the city code if such Tiny House remains situated on wheels or a trailer, or is otherwise mobile.
 4. In the event any Tiny House is moved in, altered, or otherwise is in violation of this article, the appropriate authorities of the City of Caney, in addition to the other remedies provided for in this article, may institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful actions or violations of this article. The governing body of the city shall have the authority to commence suits or actions in any court of competent jurisdiction to enforce this article, to abate nuisances, and to bring ejection or injunction proceedings against the violator.
 5. Minimum lot area per Tiny House unit shall be 900 square feet. Maximum lot coverage shall be 40% for structure, porches and drives. Lot width shall be not less than 18 nor more than 30 feet. Lot length shall not be less than 50 feet nor more than 100 feet. The front setback shall a minimum of 20 feet, which may include a front porch and parking area. The rear setback shall be a minimum of 10 feet, which may include a rear porch. Side setbacks shall be not less than 10 feet. If a side setback adjoins public open space, the setback requirements may be reduced by an amount equal to the distance from the property line to the centerline of the open space. A modified setback may be endorsed upon

an approved site plan. No portion of a building or appurtenance shall be constructed as to project into any commonly owned open space. No structure or portion thereof shall be closer than 5 feet to any structure on an adjacent lot.

6. Each Tiny House must be constructed and installed in accordance with the then-current version of all applicable codes as adopted by the City.
7. Each Tiny House shall have two distinct and separate exit doors or windows to allow for safe evacuation in case one exit is blocked or compromised.
8. Any violation of the provisions of this section shall be an unclassified misdemeanor punishable by a fine of up to \$500.00 for each day the violation occurs.

Section 2. Except as amended herein, the remaining provisions of Article 4, Section 102, Subsection C shall remain in force and effect.

Section 3. Effective Date. This Ordinance shall be effective upon publication of a summary hereof in the official city newspaper.

Passed and approved this ____ day of _____, 2025.

Joshua Elliott, Mayor

Attest:

City Clerk

CHARTER ORDINANCE NO. 34

A CHARTER ORDINANCE EXEMPTING THE CITY OF CANEY, KANSAS, FROM THE PROVISIONS OF K.S.A. 14-103, K.S.A. 14-201, AND K.S.A. 14-204, RELATING TO THE ELECTION OF OFFICERS, THEIR TERMS OF OFFICE, THE APPOINTMENT OF OFFICERS, AND NOMINATION PETITIONS; AND, PROVIDING SUBSTITUTE AND ADDITIONAL PROVISIONS ON THE SAME SUBJECT; AND REPEALING CHARTER ORDINANCE NO. 31.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CANEY, KANSAS:

Section 1. The City of Caney, Kansas, by the power vested in it by Article 12, Section 5 of the Kansas Constitution hereby elects to and does exempt itself and make inapplicable to it the provisions of **K.S.A. 14-103, K.S.A. 14-201, and K.S.A. 14-204**, that apply to this city, but are parts of enactments which do not apply uniformly to all cities.

Section 2. Effective January 12, 2026, and subject to the remaining provisions of this Ordinance, the governing body shall consist of a mayor and four (4) council members to be elected to terms as set forth herein. The mayor and council members shall be residents and qualified electors of the City of Caney, Kansas.

Section 3. There will be no election of council members at the November 2025 general election. Those council members with terms expiring in January 2026 shall expire on January 12, 2026. Those council members with terms expiring in January 2027 shall expire on January 11, 2027, when the city council members elected in the November 2026 general election take office. In the November 2026 general election, four (4) candidates shall be elected from the city at-large. Of the winning candidates elected at the November 2026 general election, the two (2) candidates receiving the largest number of votes shall be elected for two-year terms, and the two (2) candidates receiving the second largest number of votes shall be elected for one-year terms. In subsequent elections, all council members shall serve two-year terms.

Section 4. The mayor shall be elected to a two-year term, commencing with the November 2025 general election.

Section 5. All city election cycles shall be subject to election laws and procedures governing filing deadlines and primary and general elections. An election of city officers will be held on the Tuesday succeeding the first Monday in November preceding the date any elective terms of office are scheduled to expire.

Section 6. The mayor shall appoint, by and with the consent of the council, a municipal judge of the municipal court, a chief of police, city clerk, city attorney, city treasurer, and any other officers deemed necessary. Any officers appointed and confirmed shall hold an initial term of office of not to exceed one year and until their successors are appointed and qualified. Any officers who are reappointed shall hold their offices for a term of one year and until their successors are appointed and qualified. The council shall by ordinance specify the duties and compensation of the

office holders, and by ordinance may abolish any office created by the council whenever deemed expedient.

Section 7. Any person may become a candidate for city office elected at large by having had filed on their behalf, a nomination petition or a declaration of candidacy, accompanied by any fee required by law. The nomination petition must be signed by not less than five percent (5%) of the qualified electors of the City of Caney.

Section 8. Charter Ordinance No. 31, and any other ordinances, or parts thereof, that may be in conflict herewith, be and are hereby repealed.

Section 9. This Charter Ordinance shall be published once each week for two consecutive weeks in the official city newspaper.

Section 10. This Charter Ordinance shall take effect 61 days after the final publication unless a sufficient petition for a referendum is filed, requiring a referendum to be held on the ordinance as provided by Article 12, Section 5, Subsection (c)(3) of the Constitution of the State of Kansas, in which case this charter Ordinance shall become effective upon approval by the majority of the electors voting thereon.

Passed by the Governing Body, not less than two-thirds of the members elect voting in favor thereof, this _____ day of _____, 20__.

Joshua Elliott, Mayor

Attest:

City Clerk



LANDLORD LICENSE

APPLICANT (all fields required)
When a property is owned by a corporation or LLC, an associated natural person must be listed in this section.

OWNER OR SHAREHOLDER NATURAL NAME			
CORPORATION, LLC, OR ORGANIZATION (if applicable)			DRIVERS LICENSE #
OWNER ADDRESS (cannot be PO Box or commercial mailing service)		CITY	STATE ZIP
COUNTY	MOBILE PHONE	EMAIL	

AGENT/CONTACT (if different from owner)
A local agent or contact is required if the applicant lives further than 60 miles driving distance from the property.

NAME OF AGENT/CONTACT			DRIVERS LICENSE #
ADDRESS (cannot be PO Box or commercial mailing service)		CITY	STATE ZIP
COUNTY	MOBILE PHONE	EMAIL	

PROPERTY TYPES
Please use the following codes to complete the table below

Type	Code	Definition
Single Family	SF	A structure maintained and used as a single residential dwelling unit.
Garage Apartment	GA	A room or suite of rooms designed as a residence that is located above a residential/commercial garage.
Duplex/Triplex/Quadplex	PL	A multi-family residential unit of up to four residential units in one building.
Upper Story Downtown Apartment	US	A room or suite of rooms designed as a residence that is located in the Historical Downtown Commercial District.
Apartment Building	AB	A large building divided into more than four residential units.

ADDRESS LISTING (all fields required)
Please see the provided floodplain map or contact David Cowan at Davidc@independenceks.gov or 620-332-2528.
Please attach a schedule if you need additional room

Adress	Unit Type	# of Units	# Bedrooms / Bathrooms per unit	Located in the floodplain? (Y / N)



APPLICANT AFFIRMATION

I affirm by my signature below that I have been provided with and am in compliance with all rental licensing standards outlined in Independence Code of Ordinance Chapter 18 Article XI. I understand that failure to comply with any of these standards and/or conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of my rental dwelling license. I acknowledge that the City of Independence will hold me responsible for the maintenance, management, and any legal actions that may ensue for the above listed rental property. I agree that all correspondence sent from the City of Independence will be mailed to me as the appointed agent/contact person as listed in this section.

I acknowledge that any changes to the names, addresses, and other information concerning the persons on this application must be provided in writing to the City of Independence within ten days.

I authorize the City to publish the information in my application for use by the public as a landlord registry.

YES NO (circle one)

OWNER SIGNATURE _____ Date _____

AGENT/CONTACT SIGNATURE _____ Date _____

LICENSE FEES

Initial Application \$30

Annual Renewal \$20

Information Only Update \$0

Total Included: \$ _____

PAYMENT OPTIONS

In person via cash, check, money order, credit card
City Hall
120 N. 6th St.
Independence, KS 67301
M-Th 8 am - 4 pm Fri 8 am - Noon

By phone via credit or debit card information. Your completed application must have been received prior to payment.
MasterCard, Discover, American Express, and Visa
(620) 332-2500 M-Th 8 am - 4 pm Fri 8 am - Noon

By drop box, in a sealed envelope with this application and check payable to the City of Independence included.
410 N. Penn
Independence, KS, 67301

By mail, with a check payable to the City of Independence
120 N. 6th St
Independence, KS 67301



RESIDENTIAL LANDLORD OCCUPATION LICENSE

ADDRESS LISTING (all fields required)

Please see the provided floodplain map or contact David Cowan at Davidc@independencesks.gov or 620-332-2528.
Please attach a schedule if you need additional room

Adress	Unit Type	# of Units	# Bedrooms / Bathrooms per unit	Located in the floodplain? (Y /



Client # _____

HOUSING QUALITY STANDARDS (HQS) INSPECTION FORM

A. General Information

Date of Inspection: _____

Address of Inspected Unit: Street: _____

City: _____ County: _____ State: _____ Zip: _____

Name of Family: _____

Current Address of Family: Street: _____

City: _____ County: _____ State: _____ Zip: _____

Current Telephone of Family: _____

B. How to Fill Out This Checklist

Proceed through the inspection as follows:

Area	Checklist Category
Room by Room	1. Living Room 2. Kitchen 3. Bathroom 4. All Other Rooms Used for Living 5. All Secondary Rooms Not Used for Living
Outside	6. Building Exterior
Basement or Utility Room	7. Heating and Plumbing
Overall	8. General Health and Safety

- Each part of the checklist will be accompanied by an explanation of the item to be inspected.
- Important: For each item numbered on the checklist, check one box only (e.g., check one box only for item 1.4 "Security," in the Living Room).
- In the space to the right of the description of the item, if the decision on the item is "Fail," write what repairs are necessary.
- Also, if "Pass" but there are additional code items or items not consistent with rehab standards or area codes, write these in the space to the right.



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



1. LIVING ROOM

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
1.1	LIVING ROOM PRESENT Is there a living room?			
1.2	ELECTRICITY Are there at least two working outlets or one working outlet and one working light fixture?			
1.3	ELECTRICAL HAZARDS Is the room free from electrical hazards?			
1.4	SECURITY Are all windows and doors that are accessible from the outside lockable?			
1.5	WINDOW CONDITION Is there at least one window, and are all windows free of signs of severe deterioration or missing or broken out panes?			
1.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?			
1.7	WALL CONDITION Are the walls sound and free from hazardous defects?			
1.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?			
1.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?			
1.10	WEATHER STRIPPING Is weather stripping present and in good condition on all windows and exterior doors?			
1.11	OTHER			
1.12	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



2. KITCHEN

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
2.1	KITCHEN AREA PRESENT Is there a kitchen?			
2.2	ELECTRICITY Is there at least <i>one</i> working electric outlet and <i>one</i> working, permanently installed light fixture?			
2.3	ELECTRICAL HAZARDS Is the kitchen free from electrical hazards?			
2.4	SECURITY Are <i>all</i> windows and doors that are accessible from the outside lockable?			
2.5	WINDOW CONDITION Are all windows free of signs of deterioration or missing or broken out panes?			
2.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?			
2.7	WALL CONDITION Are the walls sound and free from hazardous defects?			
2.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?			
2.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?			
2.10	STOVE OR RANGE WITH OVEN Is there a working oven and a stove (or range) with top burners that work?			
2.11	REFRIGERATOR Is there a refrigerator that works and maintains a temperature low enough so that food does not spoil over a reasonable period of time?			



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



2.12	SINK Is there a kitchen sink that works with hot and cold running water?			
2.13	SPACE FOR STORAGE AND PREPARATION OF FOOD Is there space to store and prepare food?			
2.14	WEATHER STRIPPING Is weather stripping present and in good condition on all windows and exterior doors?			
2.15	OTHER			
2.16	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



3. BATHROOM

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
3.1	BATHROOM (see description) Is there a bathroom?			
3.2	ELECTRICITY Is there at least <i>one</i> permanently installed light fixture?			
3.3	ELECTRICAL HAZARDS Is the bathroom free from electrical hazards?			
3.4	SECURITY Are <i>all</i> windows and doors that are accessible from the outside lockable?			
3.5	WINDOW CONDITION Are all windows free of signs of deterioration or missing or broken out panes?			
3.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?			
3.7	WALL CONDITION Are the walls sound and free from hazardous defects?			
3.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?			
3.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint, or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?			
3.10	FLUSH TOILET IN ENCLOSED ROOM IN UNIT Is there a working toilet in the unit for exclusive private use of the tenant?			
3.11	FIXED WASH BASIN OR LAVATORY IN UNIT Is there a working, permanently installed wash basin with hot and cold running water in the unit?			
3.12	TUB OR SHOWER IN UNIT Is there a working tub or shower with hot and cold running water in the unit?			
3.13	VENTILATION Are there operable windows or a working vent system?			



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



3.14	WEATHER STRIPPING Is weather stripping present and in good condition on all windows and exterior doors?			
3.15	OTHER			
3.16	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



4. OTHER ROOMS USED FOR LIVING AND HALLS

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
4.1	ROOM CODE and ROOM LOCATION: right/left _____ front/rear _____ floor level _____	ROOM CODES 1 = Bedroom or any other room used for sleeping (regardless of type of room) 2 = Dining Room, or Dining Area 3 = Second Living Room, Family Room, Den, Playroom, TV Room 4 = Entrance Halls, Corridors, Halls, Staircases 5 = Additional Bathroom 6 = Other		
4.2	ELECTRICITY If Room Code = 1, are there at least two working outlets or one working outlet and one working, permanently installed light fixture? If Room Code does not = 1, is there a means of illumination?			
4.3	ELECTRICAL HAZARDS Is the room free from electrical hazards?			
4.4	SECURITY Are <i>all</i> windows and doors that are accessible from the outside lockable?			
4.5	WINDOW CONDITION If Room Code = 1, is there at least one window? And, regardless of Room Code, are all windows free of signs of severe deterioration or missing or broken out panes?			
4.6	CEILING CONDITION Is the ceiling sound and free from hazardous defects?			
4.7	WALL CONDITION Are the walls sound and free from hazardous defects?			
4.8	FLOOR CONDITION Is the floor sound and free from hazardous defects?			
4.9	LEAD PAINT Are all interior surfaces either <i>free</i> of cracking, scaling, peeling, chipping, and loose paint, or <i>adequately treated and covered</i> to prevent exposure of the occupants to lead based paint hazards?			
4.10	WEATHERSTRIPPING Is weather stripping present and in good condition on all windows and exterior doors?			



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



4.11	OTHER			
4.12	OTHER			

Notes: (Give Item #)



5. ALL SECONDARY ROOMS NOT USED FOR LIVING

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
5.1	NONE. GO TO PART 6			
5.2	SECURITY Are <i>all</i> windows and doors that are accessible from the outside lockable in each room?			
5.3	ELECTRICAL HAZARDS Are all these rooms free from electrical hazards?			
5.4	OTHER POTENTIALLY HAZARDOUS FEATURES IN ANY OF THESE ROOMS Are all of these rooms free of any other potentially hazardous features? For each room with an "other potentially hazardous feature" explain hazard and means of control of interior access to room.			
5.5	OTHER			
5.6	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



6. BUILDING EXTERIOR

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
6.1	CONDITION OF FOUNDATION Is the foundation sound and free from hazards?			
6.2	CONDITION OF STAIRS, RAILS, AND PORCHES Are all the exterior stairs, rails and porches sound and free from hazards?			
6.3	CONDITION OF ROOF AND GUTTERS Are the roof, gutters and downspouts sound and free from hazards?			
6.4	CONDITION OF EXTERIOR SURFACES Are exterior surfaces sound and free from hazards?			
6.5	CONDITION OF CHIMNEY Is the chimney sound and free from hazards?			
6.6	LEAD PAINT: EXTERIOR SURFACES Are all exterior surfaces which are accessible to children under seven years of age <i>free</i> of cracking, scaling, peeling, chipping, and loose paint, or <i>adequately treated or covered</i> to prevent exposure of such children to lead based paint hazards?			
6.7	MOBILE HOMES: TIE DOWNS If the unit is a mobile home, it is properly placed and tied down? If not a mobile home, check "Not Applicable."			
6.8	MOBILE HOMES: SMOKE DETECTORS If unit is a mobile home, does it have at least one smoke detector in working condition? If not a mobile home, check "Not Applicable."			
6.9	CAULKING Are all fixed joints including frames around doors and windows, areas around all holes for pipes, ducts, water faucets or electric conduits, and other areas, which may allow unwanted air flow appropriately caulked.			
6.10	OTHER			
6.11	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



7. HEATING, PLUMBING AND INSULATION

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
7.1	ADEQUACY OF HEATING EQUIPMENT a. Is the heating equipment capable of providing adequate heat (either directly or indirectly) to all rooms used for living? b. Is the heating equipment oversized by more than 15%? c. Are pipes and ducts located in unconditioned space insulated?			
7.2	SAFETY OF HEATING EQUIPMENT Is the unit free from unvented fuel burning space heaters, or any other types of unsafe heating conditions?			
7.3	VENTILATION AND ADEQUACY OF COOLING Does this unit have adequate ventilation and cooling by means of operable windows or a working cooling system?			
7.4	HOT WATER HEATER Is hot water heater located, equipped, and installed in a safe manner?			
7.5	WATER SUPPLY Is the unit served by an approvable public or private sanitary water supply?			
7.6	PLUMBING Is plumbing free from major leaks or corrosion that causes serious and persistent levels of rust or contamination of the drinking water?			
7.7	SEWER CONNECTION Is plumbing connected to an approvable public or private disposal system, and is it free from sewer back up?			
7.8	INSULATION Are the attic and walls appropriately insulated for regional conditions?			
7.9	OTHER			
7.10	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



8. GENERAL HEALTH AND SAFETY

For each item numbered, check one box only.

Item #	Description	DECISION		Repairs Required
		Yes, PASS	No, FAIL	
8.1	ACCESS TO UNIT Can the unit be entered without having to go through another unit?			
8.2	EXITS Is there an acceptable fire exit from this building that is not blocked?			
8.3	EVIDENCE OF INFESTATION Is the unit free from rats or severe infestation by mice or vermin?			
8.4	GARBAGE AND DEBRIS Is the unit free from heavy accumulation of garbage or debris inside and outside?			
8.5	REFUSE DISPOSAL Are there adequate covered facilities for temporary storage and disposal of food wastes, and are they approved by a local agency?			
8.6	INTERIOR STAIRS AND COMMON HALLS Are interior stairs and common halls free from hazards to the occupant because of loose, broken or missing steps on stairways, absent or insecure railings; inadequate lighting, or other hazards?			
8.7	OTHER INTERIOR HAZARDS Is the interior of the unit free from any other hazards not specifically identified previously?			
8.8	ELEVATORS Where local practice requires, do all elevators have a current inspection certificate? If local practice does not require this, are they working and safe?			
8.9	INTERIOR AIR QUALITY Is the unit free from abnormally high levels of air pollution from vehicular exhaust, sewer gas, fuel gas, dust, or other pollutants?			
8.10	SITE AND NEIGHBORHOOD CONDITIONS Are the site and immediate neighborhood free from conditions, which would seriously and continuously endanger the health or safety of the residents?			



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



8.11	LEAD PAINT: OWNER CERTIFICATION If the owner of the unit is required to treat or cover any interior or exterior surfaces, has the certification of compliance been obtained? If the owner was not required to treat surfaces, check "Not Applicable."			
8.12	OTHER			
8.13	OTHER			

Notes: (Give Item #)



CITY OF CANEY

100 West 4th Ave Caney, KS 67333



Inspection Checklist

Housing Choice Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(Exp. 07/31/2022)

Public reporting burden for this collection of information is estimated to average 0.50 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 information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number. Assurances of confidentiality are not provided under this collection.

This collection of information is authorized under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). The information is used to determine if a unit meets the housing quality standards of the section 8 rental assistance program.

Privacy Act Statement. The Department of Housing and Urban Development (HUD) is authorized to collect the information required on this form by Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). Collection of the name and address of both family and the owner is mandatory. The information is used to determine if a unit meets the housing quality standards of the Section 8 rental assistance program. HUD may disclose this information to Federal, State and local agencies when relevant to civil, criminal, or regulatory investigations and prosecutions. It will not be otherwise disclosed or released outside of HUD, except as permitted or required by law. Failure to provide any of the information may result in delay or rejection of family participation.

Name of Family		Tenant ID Number	Date of Request (mm/dd/yyyy)
Inspector		Neighborhood/Census Tract	Date of Inspection (mm/dd/yyyy)
Type of Inspection Initial <input type="checkbox"/> Special <input type="checkbox"/> Reinspection <input type="checkbox"/>		Date of Last Inspection (mm/dd/yyyy)	PHA

A. General Information

Inspected Unit		Year Constructed (yyyy)	Housing Type (check as appropriate) <input type="checkbox"/> Single Family Detached <input type="checkbox"/> Duplex or Two Family <input type="checkbox"/> Row House or Town House <input type="checkbox"/> Low Rise: 3, 4 Stories, Including Garden Apartment <input type="checkbox"/> High Rise; 5 or More Stories <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Congregate <input type="checkbox"/> Cooperative <input type="checkbox"/> Independent Group Residence <input type="checkbox"/> Single Room Occupancy <input type="checkbox"/> Shared Housing <input type="checkbox"/> Other
Full Address (including Street, City, County, State, Zip)			
Number of Children in Family Under 6			
Owner			
Name of Owner or Agent Authorized to Lease Unit Inspected		Phone Number	
Address of Owner or Agent			

B. Summary Decision On Unit (To be completed after form has been filled out)

<input type="checkbox"/> Pass <input type="checkbox"/> Fail <input type="checkbox"/> Inconclusive	Number of Bedrooms for Purposes of the FMR or Payment Standard	Number of Sleeping Rooms	

Inspection Checklist					Final Approval Date (mm/dd/yyyy)
Item No.	1. Living Room	Yes Pass	No Fail	In-Conc.	
1.1	Living Room Present				
1.2	Electricity				
1.3	Electrical Hazards				
1.4	Security				
1.5	Window Condition				
1.6	Ceiling Condition				
1.7	Wall Condition				
1.8	Floor Condition				



* Room Codes: 1 = Bedroom or Any Other Room Used for Sleeping (regardless of type of room); 2 = Dining Room or Dining Area;
 3 = Second Living Room, Family Room, Den, Playroom, TV Room; 4 = Entrance Halls, Corridors, Halls, Staircases; 5 = Additional Bathroom; 6 = Other

Item No.		Yes Pas	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)
1. Living Room (Continued)						
1.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2. Kitchen						
2.1	Kitchen Area Present					
2.2	Electricity					
2.3	Electrical Hazards					
2.4	Security					
2.5	Window Condition					
2.6	Ceiling Condition					
2.7	Wall Condition					
2.8	Floor Condition					
2.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
2.10	Stove or Range with Oven					
2.11	Refrigerator					
2.12	Sink					
2.13	Space for Storage, Preparation, and Serving of Food					
3. Bathroom						
3.1	Bathroom Present					
3.2	Electricity					
3.3	Electrical Hazards					
3.4	Security					
3.5	Window Condition					
3.6	Ceiling Condition					
3.7	Wall Condition					
3.8	Floor Condition					
3.9	Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				Not Applicable	
3.10	Flush Toilet in Enclosed Room in Unit					
3.11	Fixed Wash Basin or Lavatory in Unit					
3.12	Tub or Shower in Unit					
3.13	Ventilation					





Item No. 4. Other Rooms Used For Living and Halls	Yes Pass	No Fail	In- Conc.	Comment	Final Approval Date (mm/dd/yyyy)
4.1 Room Code* and Room Location <input type="checkbox"/>	(Circle One) Right/Center/Left			(Circle One) Front/Center/Rear ____ Floor Level	
4.2 Electricity/Illumination					
4.3 Electrical Hazards					
4.4 Security					
4.5 Window Condition					
4.6 Ceiling Condition					
4.7 Wall Condition					
4.8 Floor Condition					
4.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
4.10 Smoke Detectors					
4.1 Room Code* and Room Location <input type="checkbox"/>	(Circle One) Right/Center/Left			(Circle One) Front/Center/Rear ____ Floor Level	
4.2 Electricity/Illumination					
4.3 Electrical Hazards					
4.4 Security					
4.5 Window Condition					
4.6 Ceiling Condition					
4.7 Wall Condition					
4.8 Floor Condition					
4.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	
4.10 Smoke Detectors					
4.1 Room Code* and Room Location <input type="checkbox"/>	(Circle One) Right/Center/Left			(Circle One) Front/Center/Rear ____ Floor Level	
4.2 Electricity/Illumination					
4.3 Electrical Hazards					
4.4 Security					
4.5 Window Condition					
4.6 Ceiling Condition					
4.7 Wall Condition					
4.8 Floor Condition					
4.9 Lead-Based Paint Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?				<input type="checkbox"/> Not Applicable	



Item No.	4. Other Rooms Used For Living and Halls	Yes Pass	No Fail	In-Conc.	Comment	Final Approval Date (mm/dd/yyyy)	
4.1	Room Code * and Room Location	(Circle One) Right/Center/Left			(Circle One) Front/Center/Rear	____ Floor Level	
4.2	Electricity/Illumination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.3	Electrical Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.4	Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.5	Window Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.6	Ceiling Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.7	Wall Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.8	Floor Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.9	Lead-Based Paint				Not Applicable		
	Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.10	Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.1	Room Code* and Room Location	(Circle One) Right/Center/Left			(Circle One) Front/Center/Rear	____ Floor Level	
4.2	Electricity/Illumination	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.3	Electrical Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.4	Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.5	Window Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.6	Ceiling Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.7	Wall Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.8	Floor Condition	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.9	Lead-Based Paint				Not Applicable		
	Are all painted surfaces free of deteriorated paint?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	If not, do deteriorated surfaces exceed two square feet per room and/or is more than 10% of a component?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
4.10	Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
5. All Secondary Rooms (Rooms not used for living)							
5.1	None Go to Part 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
5.2	Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
5.3	Electrical Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
5.4	Other Potentially Hazardous Features in these Rooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			





Item No.	6. Building Exterior	Yes Pass	No Fail	In - Conc.	Comment	Final Approval Date (mm/dd/yyyy)
6.1	Condition of Foundation					
6.2	Condition of Stairs, Rails, and Porches					
6.3	Condition of Roof/Gutters					
6.4	Condition of Exterior Surfaces					
6.5	Condition of Chimney					
6.6	Lead Paint: Exterior Surfaces Are all painted surfaces free of deteriorated paint? If not, do deteriorated surfaces exceed 20 square feet of total exterior surface area?				Not Applicable	
6.7	Manufactured Home: Tie Downs					
7. Heating and Plumbing						
7.1	Adequacy of Heating Equipment					
7.2	Safety of Heating Equipment					
7.3	Ventilation/Cooling					
7.4	Water Heater					
7.5	Approvable Water Supply					
7.6	Plumbing					
7.7	Sewer Connection					
8. General Health and Safety						
8.1	Access to Unit					
8.2	Fire Exits					
8.3	Evidence of Infestation					
8.4	Garbage and Debris					
8.5	Refuse Disposal					
8.6	Interior Stairs and Common Halls					
8.7	Other Interior Hazards					
8.8	Elevators					
8.9	Interior Air Quality					
8.10	Site and Neighborhood Conditions					
8.11	Lead-Based Paint: Owner's Certification				Not Applicable	

If the owner is required to correct any lead-based paint hazards at the property including deteriorated paint or other hazards identified by a visual assessor, a certified lead-based paint risk assessor, or certified lead-based paint inspector, the PHA must obtain certification that the work has been done in accordance with all applicable requirements of 24 CFR Part 35. The Lead -Based Paint Owner Certification must be received by the PHA before the execution of the HAP contract or within the time period stated by the PHA in the owner HQS violation notice. Receipt of the completed and signed Lead-Based Paint Owner Certification signifies that all HQS lead-based paint requirements have been met and no re-inspection by the HQS inspector is required.



C. Special Amenities (Optional)

This Section is for optional use of the HA. It is designed to collect additional information about other positive features of the unit that may be present. Although the features listed below are not included in the Housing Quality Standards, the tenant and HA may wish to take them into consideration in decisions about renting the unit and the reasonableness of the rent. Check/list any positive features found in relation to the unit.

D. Questions to ask the Tenant (Optional)

1. Living Room

- High quality floors or wall coverings
- Working fireplace or stove Balcony, patio, deck, porch Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

2. Kitchen

- Dishwasher
- Separate freezer
- Garbage disposal
- Eating counter/breakfast nook
- Pantry or abundant shelving or cabinets
- Double oven/self cleaning oven, microwave
- Double sink
- High quality cabinets
- Abundant counter-top space
- Modern appliance(s)
- Exceptional size relative to needs of family
- Other: (Specify)

3. Other Rooms Used for Living

- High quality floors or wall coverings
- Working fireplace or stove Balcony, patio, deck, porch Special windows or doors
- Exceptional size relative to needs of family
- Other: (Specify)

4. Bath

- Special feature shower head
- Built-in heat lamp
- Large mirrors
- Glass door on shower/tub
- Separate dressing room
- Double sink or special lavatory
- Exceptional size relative to needs of family
- Other: (Specify)

5. Overall Characteristics

- Storm windows and doors
- Other forms of weatherization (e.g., insulation, weather stripping) Screen doors or windows
- Good upkeep of grounds (i.e., site cleanliness, landscaping, condition of lawn)
- Garage or parking facilities
- Driveway
- Large yard
- Good maintenance of building exterior
- Other: (Specify)

6. Disabled Accessibility

Unit is accessible to a particular disability. Yes No
Disability



1. Does the owner make repairs when asked? Yes No
2. How many people live there?
3. How much money do you pay to the owner/agent for rent? \$ _____
4. Do you pay for anything else? (specify) _____
5. Who owns the range and refrigerator? (insert O = Owner or T = Tenant) Range _____ Refrigerator _____ Microwave
6. Is there anything else you want to tell us? (specify) Yes No





E. Inspection Summary/Comments (Optional)

Provide a summary description of each item which resulted in a rating of "Fail" or "Pass with Comments."

Tenant ID Number Inspector Date of Inspection (mm/dd/yyyy) Address of Inspected Unit

Type of Inspection	Initial	Special	Reinspection
--------------------	---------	---------	--------------

Item Number	Reason for "Fail" or "Pass with Comments"	Rating
-------------	---	--------

Continued on additional page Yes No

Project Channel

Spears Manufacturing Project



Caney City Council Meeting

May 5, 2025



Project Description

R.W. Spears, LLC is planning a 120,000 sq. ft. addition adjacent to its existing plastic pipe and pipe fitting manufacturing plant at 1200 S. State Street in Caney, Kansas. The expansion will support increased production of products for a variety of industries.

- \$13.2 Million Building Expansion
- \$ 9.0 Million Machinery & Equipment
- 181 New Jobs
- Rail Spur Expansion

Project Site – 1200 S. State Street



Questions?



Geoff Collins, Spears Mfg. Co.
GCollins@spearsmfg.net
661-480-8618

Melissa Johnson, MCAC
director@actioncouncil.com
620-205-7690

Chris Baltimore, CPA, CBIZ Advisors, LLC
cbaltimore@CBIZ.com
816-945-5273

Andrea Sibley, City of Caney
asibley@caneyks.com
620-879-2772

RESOLUTION NO. 25-03

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF CANEY, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF ADDITIONAL FACILITIES ADJACENT TO AN EXISTING MANUFACTURING FACILITY LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS

WHEREAS, the City of Caney, Kansas (the "Issuer") desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Caney, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the "Act"), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount not to exceed \$13,200,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the acquisition, construction and equipping of additional facilities adjacent to an existing manufacturing facility (the "Project") located in the corporate limits of the Issuer and to be leased by the Issuer to R.W. Spears, LLC, a Nevada limited liability company, or another legal entity to be formed by the principals of R.W. Spears, LLC (the "Tenant").

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

Section 1. **Public Purpose.** The governing body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds.** The Issuer is hereby authorized to proceed with the acquiring, constructing and equipping additional facilities of the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed \$13,200,000 (the "Bonds") to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds.** The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture, Site Lease, Project Lease, Bond Purchase Agreement and other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the "Purchaser"), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. ("Bond Counsel") in form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to: (i) expenses of the Issuer and the Issuer Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of

Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals; and (g) the satisfactory negotiation of an agreement with the Tenant relating to the payment or exemption of all or a portion of property taxes assessed against the Project after issuance of the Bonds.

Section 4. **Property Tax Exemption and Payment in Lieu of Taxes.** The Issuer hereby determines that pursuant to the provisions of K.S.A. 79-201a *Twenty-Fourth*, the Project, to the extent purchased or constructed with the proceeds of the Bonds, should be exempt from payment of ad valorem property taxes for ten years commencing with the year following the year in which the Bonds are issued, provided proper application is made therefor; provided no exemption may be granted from the ad valorem property tax levied: (a) by a school district pursuant to the provisions of K.S.A. 72-53,113, and amendments thereto; (b) for the uses restricted pursuant to the provisions of K.S.A. 79-201a, *Second* and *Twenty-Fourth*; and (c) for real estate on which the Project is located. In making such determination the governing body of the Issuer has conducted the public hearing and reviewed the analysis of costs and benefits of such exemption required by K.S.A. 12-1749d. The Tenant is responsible for preparing such application and providing the same to the Issuer for its review and submission to the State Board of Tax Appeals. The Issuer reserves the right to negotiate a payment in lieu of taxes so exempted, to be made by the Tenant.

Section 5. **Sales Tax Exemption.** The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the "Sales Tax Act"), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 6. **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures made not more than 60 days prior to the date this Resolution is adopted. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 7. **Execution and Delivery of Bond Purchase Agreement.** At such time as the Tenant has demonstrated compliance with the provisions of this Resolution, the Mayor and City Clerk are authorized to execute a bond purchase agreement with the Purchaser and the Tenant for the sale of the Bonds in a form satisfactory to the City Attorney and Bond Counsel.

Section 8. **Further Action.** The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer's counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 9. **Effective Date.** This resolution shall become effective upon adoption by the Governing Body.

[BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED by the governing body of the City of Caney, Kansas on May 5, 2025.

[SEAL]

Mayor

Attest:

Deputy Clerk

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the governing body on May 5, 2025, as the same appears of record in my office.

DATED: _____ 2025.

Deputy Clerk

(Published in the *Montgomery County Chronicle*, April 24, 2025)

**NOTICE OF PUBLIC HEARING
AND OF
ISSUANCE OF INDUSTRIAL REVENUE BONDS**

Public notice is hereby given that the City Council of the City of Caney, Kansas (the "Issuer"), will conduct a public hearing on May 5, 2025 at 6:30 p.m., or as soon thereafter as may be heard in the City Council Chambers, 100 W. 4th, Caney, KS in regard to the issuance by the Issuer of its Taxable Industrial Revenue Bonds (Spears Manufacturing Project), in a principal amount not to exceed \$13,200,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. The Bonds are proposed to be issued by the Issuer under authority of K.S.A. 12-1740 *et seq.*, as amended, to pay the costs of the acquisition, construction and equipping of additional facilities adjacent to an existing manufacturing facility located at 1200 South State Street, Caney, Kansas. The Issuer further intends to lease such facility to R.W. Spears, LLC, a Nevada limited liability company, or another legal entity to be formed by the principals of R.W. Spears, LLC (the "Tenant"). The governing body of the Issuer will not pass an ordinance authorizing the issuance of such revenue bonds until the public hearing has been concluded.

Notice is further given, in accordance with K.S.A. 12-1744e, that the Issuer intends to issue the Bonds and lease the facility to the Tenant as set out above.

A copy of this Notice, together with a copy of the inducement resolution of the Issuer to be considered for adoption on May 5, 2025, indicating the intent of the governing body of the Issuer to issue such Bonds and a report analyzing the costs and benefits of such property tax exemption are on file in the office of the Clerk, or will be as soon as completed, and available for public inspection during normal business hours.

All persons having an interest in this matter will be given an opportunity to be heard at the time and place above specified.

Dated: April 24, 2025

CITY OF CANEY, KANSAS

Timberly Jones, Deputy Clerk

Enterpol Dispatch Calls for Service by Source

Central Dispatch History

2025/04/16 to 2025/05/02

2025

Source: 911

April

MEDI - Medical: 2

Total for April 2

2025 - Total Source 911: 2

Source: In Person

April

ANIMAL - Animal - Cows, Dogs, Etc: 1

FINGERS - Fingerprints: 1

OFFBY - Officer Stand By: 1

OFFCR - Officer - Speak with: 5

VINCHK - Vin Check: 3

Total for April 11

May

REFOA - Referred to Outside Agency: 1

Total for May 1

2025 - Total Source In Person: 12

Source: Officer

April

CASUP - Case Follow Up: 4

MEDI - Medical: 1

MISCP - Misc Public: 3

OPEN - Open Door: 2

RCKDRV - Reckless Driver: 1

SPCL - Special Detail: 1

SUSPER - Suspicious Person: 1

SUSVEH - Suspicious Vehicle: 2

THEFT - Theft: 1

TRAFF - Traffic: 78

Total for April 94

May

TRAFF - Traffic: 5

WARARR - Warrant Arrest: 1

Total for May 6

2025 - Total Source Officer: 100

Source: Phone

April

911H - 911 Hangup Call: 1

ACC47 - Accident 10-47: 1

ALARM - Alarm: 4

ANIMAL - Animal - Cows, Dogs, Etc: 5

CASUP - Case Follow Up: 1

CITIZ - Citizen Assist: 1

CIVIL - Civil Matter: 1

DIST - Disturbance: 4

DOM - Domestic Disturbance 10-97: 2

HARR - Harrassment: 1

HITRUN - Hit & Run: 1

LA - Lift Assist:	1
MEDI - Medical:	7
MISCP - Misc Public:	4
NOISE - Noise Complaint:	1
OFFCR - Officer - Speak with:	4
RCKDRV - Reckless Driver:	1
REFOA - Referred to Outside Agency:	2
SUSA - Suspicious Activity:	5
SUSPER - Suspicious Person:	1
TRAFF - Traffic:	6
TRAFFC - Traffic Control:	1
VINCHK - Vin Check:	1
WARARR - Warrant Arrest:	2
WELFAR - Welfare Check:	<u>3</u>
Total for April	<u>61</u>

May

CRIMDAM - Criminal Damage to Property:	1
FIRE - Fires-Structure/Vehicle/Grass:	2
MISCP - Misc Public:	2
SUSA - Suspicious Activity:	<u>1</u>
Total for May	<u>6</u>

2025 - Total Source Phone: 67

Total for 2025 181