

CITY OF CANEY
CITY COUNCIL
REGULAR MEETING MINUTES
October 6, 2025

A. CALL TO ORDER

Mayor Elliot called the regular City Council meeting to order at 6:30 pm Monday October 6, 2025 in the Council Chambers at City Hall located at 100 W 4th Street.

B. ROLL CALL

Present:	Josh Elliot	Mayor
	Jeff Culver	Council, Ward 1
	Mike Holman	Council, Ward 1
	Kenith Butts	Council, Ward 2
	Lori Patterson	Council, Ward 3
	Elizabeth Burch	Council, Ward 3
	Becky Dye	Council, Ward 4
	Travis White	Council, Ward 4
Staff:	Andrea Sibley	City Manager
	Ike Dye	Police Chief
	Adam Lanter	City Clerk
	Tyler Goza	Deputy City Clerk
	Jalissa Jones	Utilities Clerk
	Nigel Flenar	Code Enforcement Officer

C. PLEDGE OF ALLEGIANCE AND INVOCATION

Attendees recited the pledge of allegiance and Mayor Elliot led the invocation.

D. CITIZEN PRESENTATION/VISITOR COMMENTS

Citizen comments from Cory Edmonds (809 N. Spring rd). Addressed the change in the water bills from 100 cubic feet to gallons. Mr. Edmonds stated that the City is knowingly billing citizens wrongly. He brought in thirty-three (33) water bills to state his case. He wants to know what they are really paying for and who is profiting. He requests an update on the audit for the water fund. He states that there is an inconsistency between the units and the price and that this is the problem. Mr. Edmonds stated that the average four (4)-person home

consumes one hundred (100) gallons per day and stated that his family used fifty-five hundred (5,500) gallons in the month and encouraged the City to take a look at it. The mayor stated that regardless of usage the base charge applies. Mr. Edmonds stated that if he took a car to the Mayor's shop that he'd get an itemized bill. Another citizen, also living in the Edmonds household stated that her meter was covered by dirt and they had to dig it up. Mr. Edmonds questioned how we know the new readings are accurate. City Administrator Sibley stated that the increased usage could be water loss. Mayor Elliott stated that City staff will go past daily to get a read from his meter. City Clerk Lanter stated that if the ordinance gets passed tonight that the City will be sending out a text alert to all subscribers, posting on Facebook, and posting in the newspaper. City Administrator Sibley stated the change was also put on the bill. Mr. Edmonds stated that this needs to be looked into.

E. REMOVAL OF ITEMS FROM THE CONSENT AGENDA

There were no items removed from the consent agenda.

F. CONSIDER APPROVAL OF CONSENT AGENDA

F.1 CONSIDER APPROVAL OF THE MINUTES FOR THE SEPTEMBER 22, 2025, MEETING

A MOTION WAS MADE BY COUNCIL MEMBER WHITE, SECONDED BY COUNCIL MEMBER BURCH TO APPROVE ITEM F.1.

MOTION CARRIED 7-0.

F.2. CONSIDER APPROVAL OF EXPENSE REPORTS (SEPTEMBER 23RD TO OCTOBER 6TH, 2025)

Core & Main	\$6,000.51
AWG #2298709	\$17,605.65
AWG #2302855	\$22,290.83

A MOTION WAS MADE BY COUNCIL MEMBER CULVER, SECONDED BY COUNCIL MEMBER WHITE, TO APPROVE ITEM F.2.

MOTION TO APPROVE CARRIED 7-0.

F.3. CONSIDER APPROVAL OF MAIN STREET AUTO EXPENSES:

Invoice #009149	\$646.23
Invoice #009152	\$609.79
Invoice #009395	\$1,881.01
Invoice #009536	\$63.06

A MOTION WAS MADE BY COUNCIL MEMBER WHITE, SECONDED BY COUNCIL MEMBER BURCH, TO APPROVE ITEM F.3.

MOTION TO APPROVE CARRIED 7-0.

F.4 CONSIDER APPROVAL OF PERSONNEL EXPENSES:

Approval of Payroll (September 25, 2025)	\$55,267.65
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A MOTION WAS MADE BY COUNCIL MEMBER BURCH, SECONDED BY COUNCIL MEMBER CULVER, TO APPROVE ITEM F.4.

MOTION CARRIED 7-0.

G. OLD BUSINESS

G.1. DISCUSS AND CONSIDER ALLOWING CITY STAFF TO SOLICIT BIDS FOR THE DEMOLITION OF THE STRUCTURE LOCATED AT 203 N. STATE ST. AND AUTHORIZE THE NECESSARY SIGNATURES FOR RESOLUTION 2025-01

City Clerk Lanter stated that this had been brought up at the last City Council meeting on September 22nd and provided an update. He has reached out to three demolition companies to obtain bids and that City staff was awaiting responses. The Council had requested the resolution be brought in tandem with the solicitation of bids and that this resolution was now presented to the City Council accomplish this request.

A MOTION BY COUNCIL MEMBER PATTERSON, SECONDED BY COUNCIL MEMBER CULVER.

MOTION CARRIES 6-0 (ONE ABSTAINING).

H. NEW BUSINESS

H.1. DISCUSS AND CONSIDER REFINANCING /SELLING THE GENERAL OBLIGATION BONDS TAKEN OUT FOR THE GROCERY STORE AND AUTHORIZE THE NECESSARY SIGNATURES FOR RESOLUTION 2025-01

The City's bond council, Garth Herrmann, addressed the council. Him and his organization worked with the City to get the bonds for the grocery store issued. The bonds that were issued in 2024 were tax exempt bonds elaborating that under federal tax code the interest paid to the owners of those bonds are exempt from taxation on those bonds and have a lower interest rate. One of the stipulations for the tax-exempt bonds is that the proceeds must be used for good governmental public use and not private use. He does note that the tax code does offer some flexibility for the City in this situation to get a better business deal on the use of the facility. He continues that in order for private business use to occur we would have to refinance these outstanding bonds to a taxable basis, which would alleviate the tax rules that state that we would not be able to do this under the tax-exempt bonds, which would in turn provide the flexibility needed for the private use of the facility. He states that the resolution attached to this item is the first step in, that it authorizes the City to hold a sale of taxable advance refunding bonds to refund those outstanding 2024 bonds. Should the resolution be adopted, that sale would be called for on November 17, 2025, and would happen in the morning of that day. The bond council would continue working with the City Administration and Larry Kleeman, the City's financial advisor, to take bids of interested investment banks on those bonds. Interest rates would be determined at that time and to ensure that the new bonds would effectively pay off the old bonds. Gilmore & Bell, P.C. would redo the documents and bring them back to the Governing Body for review and adopt the bond ordinance and bond resolution to formally award at a meeting that evening. The best bidder would be determined by the lowest interest cost of the bid. Once the action is taken on November 17th the bond council would put together the paperwork and run the sale through the Attorney General's Office and the State Treasurer's Office leading up to closing which will take place on December 3, 2025. No City action will be required on December 3rd, all authorizations will happen on November 17th but on December 3 will be when the investment firm with the winning bid will wire the funds to the bank nominated by the City and the City will turnover the bonds and the bond proceeds will be used to refund the old bonds and the 2024 bonds will no longer be outstanding and the tax rules from the old bonds will be lifted. The remaining new bonds will not affect the sale of the grocery store to the new owners. This resolution clears the path for the sale on November 17, 2025, and closing on December 3, 2025, to ensure that there are no issues with the sale of the grocery store. Councilmember Holeman asked if he Mr. Herrmann knew what the interest rates would be; to which he responded that he was unsure but per the interest rates put together by the financial advisor a few weeks back, assumes an average coupon of six percent (6%) the taxable rates will be higher than the tax exempt though. He stated that the preparers attempt to put numbers higher due to attempting to forecast sales in the future, and that he expects them to be a bit lower than that. Mayor Elliott asked if the numbers presented are projections which was confirmed. City Administrator Sibley stated that the eighty thousand dollars (\$80,000) from the downpayment would be used as a

downpayment towards the debt with interest attached. Mayor Elliott asked if the new owner paid off the remaining balance from the sale early if the City could then in turn pay off the new bonds early. Mr. Herrmann advised that we continue making payments as we go, due to the new bonds having a five (5) year lockout on payoff. Mayor Elliott clarified that the increase in payments for the new bonds was due to the facility not being city owned anymore. Mr. Herrmann clarified we do not want to find ourselves in a position where we the current bonds prevent us from getting a better deal.

A MOTION WAS MADE BY COUNCIL MEMBER WHITE, SECONDED BY COUNCILMEMBER BURCH AND A ROLL CALL VOTE WAS TAKEN.

RESULTS:

Jeff Culver	Yes
Mike Holman	Yes
Kenith Butts	Yes
Lori Patterson	Yes
Elizabeth Burch	Yes
Becky Dye	Yes
Travis White	Yes

MOTION CARRIES 7-0

H.2. DISCUSS AND CONSIDER AMENDING CHAPTER 15, ARTICLE 1, SECTION 15-115 OF THE CITY CODE TO UPDATE BILLING TERMS FROM BEING BILLED PER 100 CUBIC FEET TO BEING BILLED IN GALLONS AND AUTHORIZE THE NECESSARY SIGNATURES TO EXECUTE ORDINANCE 2025-20.

Utilities Clerk, Jalissa Jones spoke about this. She worked with the lady who originally installed the utility billing codes for the City, Lori to update the billing terms. All of the rates were updated to charge down to the gallon instead of per 100 cubic feet. She emphasized that there are 748 gallons in 100 cubic feet. There were seventeen (17) meters already charging in gallons. The water rates being charged for inside and outside city limits is .00381 per gallon. Ms. Jones stated that consumption will look different than on previous bills. She states that the one unit that she used would be 748 gallons, she did note that the meter being used to give an example is an old meter and less accurate. A new meter will start at the previous read each cycle and show the change over that period. She states that the bills will show old meter reads, then the new meter reads. Ms. Jones continues to say that the City is aware of issues prior to bills going out and that bills were adjusted before being sent out but stated that these issues will continue until all of the old meters are replaced. She noted that each bill was highlighted that the switch was made on

this month's bill from 100 cubic feet to gallons. Mayor Elliott asked how the customers should try to understand how the new bills are labeled. Ms. Jones clarified the components of the bill: a water membrane charge, the base charge, and the usage rate. Mayor Elliott requested how it would work once the antennas are installed around town. He stated that the antennas can break consumption down to the hour. Mayor Elliott stated that the goal is to have them done by December 1, 2025, and will consult with Neptune at the annual conference coming up. Council Member Patterson asked what was included in the base rate. Mayor Elliott responded that he believed that it was 748 gallons, Council Member Patterson stated that she was not seeing that on the handout. She goes on to state that the bill is billing for all usage and not showing any amount included in the base charge. Council Member Dye stated that she also noticed that. Council Member Burch concurred, Stating that the bill looks like that is double charging if anything is included in a base charge. Council Member Patterson asked if someone had no usage one month does any usage in the base charge then stack on to the next month. Council Member Burch stated that the handout implies that the base rate is strictly a charge for service because the water is on.

A MOTION WAS MADE BY COUNCIL MEMBER DYE, SECONDED BY COUNCIL MEMBER CULVER TO APPROVE ITEM H.2. AS PRESENTED.

MOTION CARRIES 7-0.

H.3.DISCUSS AND CONSIDER CDBG FUND ALLOCATION FOR THE WATER MAIN CONNECTING CANEY, KANSAS AND COFFEYVILLE, KANSAS AND AUTHORIZE THE NECESSARY SIGNATURES.

City Administrator Sibley stated that this would allow the City to start doing drawdowns for the City to begin paying ourselves back once the Federal Government re-opens.

A MOTION WAS MADE BY COUNCIL MEMBER WHITE, SECONDED BY COUNCIL MEMBER CULVER TO APPROVE ITEM H.3. AS PRESENTED.

MOTION CARRIES 7-0.

H.4. DISCUSS AND CONSIDER AMENDING CHAPTER 15, ARTICLE 1 SECTION 15-122 OF THE CITY CODE TO ALLOW FOR AFTER-HOURS RECONNECTIONS AND ESTABLISHING THE FEES FOR AFTER-HOUR RECONNECTIONS AND AUTHORIZE THE NECESSARY SIGNATURES TO EXECUTE ORDINANCE 2025-01.

City Clerk Lanter stated that this is updating the City's code to allow for after hours reconnections. Currently it is not allowed, only from 8am-3pm and nothing outside of that. We have begun allowing some after-hours reconnections for some circumstances. The rate that we are charging for that though is forcing the City to foot the bill for this when factoring in overtime. The ordinance would codify after-hours re-connections being allowed and establish fees so that the City is not eating the cost to have staff come in to accept payment and send additional staff out to the property. City Administrator Sibley stated that we have benchmarked against other cities, and we have mirrored the fees for these services to their rates. She goes on to say that they may seem high but that is due to these rates having never been changed or established. Council Member Holeman asked if we had over thirty (30) reconnections. City Administrator Sibley stated that we have more than that. Council Member Holeman clarified that that number is from last week alone. City Administrator Sibley stated that we probably had more and that people are very used to staff just going and doing it. Mayor Elliott stated that it is case by case currently and there are some that are repetitive, but that staff should stand firm and stick to 8am-3pm. Council Member Burch brought up the topic of shut-offs on Fridays and stated that the shut offs should occur on the following Monday. Mayor Elliott concurred and stated that if a cut off day falls on a Friday it should be moved to the following Monday. Council Member Patterson clarified that the ordinance does not include weekends or holidays. Mayor Elliott clarified that people could make their own shutoffs for repairs. Council Member Patterson clarified that the after-hours reconnection fee stacks on top of the reconnection fee. Council Member Burch requested clarification on whether this could be added to a payment plan. City Administrator Sibley stated it is possible but that customers only get three payment plans per year. Utilities Clerk Jones added that they cannot be on consecutive bills. Council members requested changes to this ordinance to nix all after hours reconnections after 4:30 and move Friday cutoffs to the following Monday. City Administrator Sibley stated that the repeat offenders are often angry; often growing angrier month over month when we make exceptions when they come in and it is not right to force City staff to bear the brunt of that and stated that Chief Dye had to throw someone out of City Hall the other day over a water bill. Council Member Culver agreed that City staff facing that should not happen. Council Member Burch asked who the money goes to. Mayor Elliott stated that it goes to the City and staff comes in to take the payments and then additional staff gets called in to go make the reconnection. Council Member Patterson stated that maybe it should be after-hours only and that all options should be considered. Council Member Dye clarified that it is a two (2) hour minimum for overtime, which was confirmed by the City Administrator as a Department of Labor rule. Mayor Elliot stated that there would be a workshop for the item at the next meeting.

A MOTION WAS HEARD TO TABLE THE ITEM.

MOTION CARRIES.

I. DEPARTMENT REPORTS:

I.1 MAYOR – JOSH ELLIOT

1. Fall clean up will be the week before Thanksgiving and held from November 17 through November 22.
2. The Public Works Crews will start doing a bulk pick up on the 15th of every month. People will place bulk items at the curb, call in to City Hall to place a work order for it and what it at the curb before the 15th for Public Works Crews to pick up and take to the trash can. City staff will make a list of allowable items.
3. There was a meeting with the EPA about contaminated dirt. Atmos wanted another repository, but it was shut down by staff. The EPA is currently working with legal teams to come up with a plan since it is going to cost millions of dollars due to the quantity of dirt and potentially the lead pipes. The City of Sedan was consulted about what they did with their lead pipes, and they stored them in shipping containers until a solution could be found. The landfill has been closed for twenty-seven (27) years, and it needs thirty (30) years to detox. Atmos will use Gorby's for the time being.
4. The trailer house on Fawn st. that was donated to the land bank is small and Mayor Elliott wants to investigate having City Crew demo it themselves to save the City some money.

I.2 POLICE CHIEF – IKE DYE

1. The Caney Police Department was chosen for a five-thousand-dollar (\$5,000) gift from Romans. Them and Chevy sponsor first responders every year. They will also have a test drive event where every test drive with a code will add twenty-five dollars (\$25) up to an additional five hundred dollars (\$500).
2. Stone Masonry will begin work on the dog pound on October 21, 2025.

I.3 CITY ADMINISTRATOR – ANDREA SIBLEY

1. The HB2302 KWO grants were submitted on October 1, 2025.
2. The City is now working on the SRF funding submission which is due October 15, 2025. Despite the Federal Government being shut down we are going to assume the same deadlines.

I.4 CITY CLERK – ADAM LANTER

1. Business licenses are basically ready to go and will be mailed out to business owners in the coming weeks. Chief Dye stated that the Police Department cannot act on that until after January 1st.

J. COUNCIL COMMENTS

J.1 COUNCIL MEMBER BURCH

J.2 COUNCIL MEMBER PATTERSON

1. Amendments to last month's minutes. It is Caney Heights, not City Heights and it was Spears Dr. that got mowed.

J.3 COUNCIL MEMBER BUTTS

J.4. COUNCIL MEMBER CULVER

1. The grass at the cemetery got mowed short and led to big piles of grass mounds on graves. Council Member Dye added that they mowed the grass out into the highway.

J.5 COUNCIL MEMBER HOLEMAN

2. Eighth and Main is rough.

J.6. COUNCIL MEMBER WHITE

1. Talked to the Paint in the Drain about the truck parked in his lot. The owner clarified that the vehicle is his own and that he is working on a gate at this time.
2. Meeting with the County about Caney Heights road this week.

K. INFORMATIONAL

- K.1. Workshop for water bills next meeting.

L. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER CULVER, SECONDED BY COUNCIL MEMBER BURCH AT 7:47 PM.