

100 W 4th Ave P.O. Box 129 Phone: 620-879-2772 www.caneyks.com

AGENDA

CITY OF CANEY
100 W. 4TH AVE

REGULAR COUNCIL MEETING

ENTER THROUGH DOORS ON EAST END (Main Street Side) OF BUILDING

DATE: August 4, 2025

TIME: 6:30 P.M.

1. CALL TO ORDER

Mayor Elliott

2. ROLL CALL

DEPUTY CITY CLERK

Jeff Culver	X	Elizabeth Burch	X	Kenith Butts	x	Lori Patterson	
Mike Holeman	X	Becky Dye	X	Travis White	X	Nathan Rains	

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 July 21, 2025 Meeting

B. Approval of Expense (July 7th – August 1st, 2025)

Final Ambulance Lease Payment	\$32,004.91
Q3 IRS Federal Tax Deposit	\$46,729.79
Caney City Library Tax Distribution	\$26,319.62
AWG Statement #2257178 7/11/25	\$16,293.48
AWG Statement #2261386 7/18/25	\$15,186.05
AWG Statement #2265513 7/25/25	\$15,214.34

MOTION: JEFF CULVER

SECOND: TRAVIS WHITE

6-0

C. Approval of Payroll (July 17th, 2025)

\$55,149.16

Approval of Payroll (July 31st, 2025)

\$53,951.40

MOTION: JEFF CULVER

SECOND: TRAVIS WHITE

6-0

D. Main Street Auto & Tire LLC Invoices

Invoice #9025

\$337.99

Invoice #9041	\$23.07
Invoice #008721	\$616.25
Invoice #008894	\$179.02
Invoice #008951	\$96.07
Invoice #009136	\$146.27
Invoice #009199	\$73.02
MOTION: TRAVIS WHITE	SECOND: KENITH BUTTS
6-0	

6. OLD BUSINESS

A. **Update:** Discussion and Approval of Zoning Committee – Update from Lori Patterson
All letters were sent out certified to current zoning board members. Only responses received were Chad Bradford who confirmed staying on the board and Danny Scott who confirmed he would no longer be serving on the zoning board.

B. Approve moving Wood back out to bid 1201 N WOOD ST & 1207 N WOOD ST
MOTION: JEFF CULVER **SECOND: ELIZABETH BURCH**

6-0

C. Motion To open the floor to public comments for USDA grant/loan submission regarding the CITY of Caney Submission of USDA, Rural Development RD grant (3 minutes)

MOTION: JEFF CULVER **SECOND: ELIZABETH BURCH**

6-0

D. Motion to submit the CITY of Caney USDA, Rural Development RD grant
MOTION: JEFF CULVER **SECOND: TRAVIS WHITE**

6-0

7. NEW BUSINESS

A. Approve of Pool diving board for city POOL. \$ 7055.00
MOTION: TABLED **SECOND: TABLED**

B. Approve Flock Safety Camera Contract Amendment Proposal \$3,000/camera/year all cameras
MOTION: TRAVIS WHITE **SECOND: JEFF CULVER**

6-0

C. Approved of ARPA use for Public Works truck approval of 40,000
MOTION: TRAVIS WHITE **SECOND: JEFF CULVER**

6-0

E. Executive Session To discuss confidential information relating to personnel matters of personnel, according to K.S.A. 75-4319 (1) for 10 minutes to include the City Council, Mayor, City Administrator Andrea Sibley, Deputy City Clerk Tyler Goza

MOTION: ELIZABETH BURCH **SECOND**

6-0

F. Approve the bid award for the dog pound
MOTION: JEFF CULVER **SECOND: TRAVIS WHITE**

6-0

G. Dismiss Tim Wilson as a consultant for the City of Caney,
MOTION: TRAVIS WHITE

SECOND: JEFF CULVER

6-0

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.

1) Ryan Ennett has submitted public comments

MOTION: TRAVIS WHITE

SECOND: ELIZABETH BURCH

6-0

H. Lease program to replace water plant meters and pay a monthly amount of 2,700\$.

MOTION: TRAVIS WHITE

SECOND: ELIZABETH BURCH

9. DEPARTMENT REPORTS

Mayor Joshua Elliott-N/A

Police Chief- Ike Dye- TWO CITY CLERK ORAL BOARDS SET UP FOR NEXT WEEK

City Administrator- Andrea Sibley- AUDIT HAPPENED. IKE IS DOING REALY COOL THINGS WITH INTERVIEWS

Deputy City Clerk- Tyler Goza- LPC GRANT. WE ARE FIXING BILLS.

Public Works-Andrew long- N/A

Public Works- Jake Lovelace- QUOTE FOR LEASE METERS FOR 3 YEAR CONTRACTS AND 2,700\$ MONTHLY

10. COUNCIL COMMENT

Council Member-Burch-

Council Member-Patterson-

Council Member- Butts-

Council Member-Culver- LAPC COMMITTEE DISCUSSION AND THANKING CITY CREW FOR PATCHING ROADS

Council Member-Holeman-

Council Member-Dye

Council Member-White

Council Member-Rains

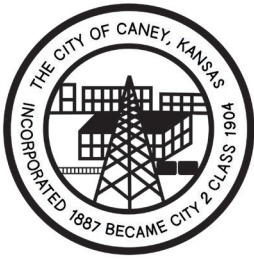
11. INFORMATION ITEMS

Workshop regarding 2026 budget after council meeting tonight

Next City Council Meeting: August 18, 2025, at 6:30pm

12. ADJOURNMENT

MOTION: JEFF CULVER SECOND: ELIZABETH BURCH



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DATE: August 18, 2025

TIME: 6:30 P.M.

1. CALL TO ORDER

Mayor Elliott

2. ROLL CALL

DEPUTY CITY CLERK

Jeff Culver		Elizabeth Burch		Kenith Butts		Lori Patterson	
Mike Holeman		Becky Dye		Travis White		Nathan Rains	

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 August 4, 2025, Meeting

B. Approval of expenses will be included in prior top meeting

CDBG SCKEDD	\$9,400
LJ AUTO SALES	(ARPA FUNDS) \$19,000
WAYNE ADAMS	(ARPA FUNDS) \$20,000
AWG#2269787 08/01/25	\$14,841.58
AWG#2274090 08/08/25	\$17,697.19
AWG#2277924 08/15/25	\$18,852.41

C. Approval of Payroll will be included in prior top meeting
08/14/25 **\$48,529.00**

:MOTION:

:SECOND

6. OLD BUSINESS

A. **Update:** Discussion and Approval of Zoning Committee –

B. Motion To approve procurement ordinance for USDA procurement practices into the ordinances for the City of Caney.

: MOTION :SECOND

C. Motion to approve RV ordinance and discuss The Cabins.

: MOTION :SECOND

D. Motion to approve RV ordinance permits process.

:MOTION :SECOND

E. Opening of condemnation hearing for condemnation proceedings for the property located at 203 N. State. (3 minutes)

: MOTION : SECOND

F. Close of condemnation hearing for property condemnation proceedings for the property located at 203 N. State.

: MOTION : SECOND

G. Approve to condemn property located at 203 N. State.

: MOTION : SECOND

7. NEW BUSINESS

A. Update from Ike Dye on Business License process. (5 minutes)

B. Update from Library Jennifer (10) minutes

C. Approval of Business License for Body Builder Wrecking Service on highway 75

: MOTION : SECOND

D. Approval of Shawn Timmerman Business license for lawn mowing, maintenance, trees, plumbing, and framing.

: MOTION :SECOND

E. Accept Lot 16 Block 40 (406 N. Fawn) into City of Caney Landbank.

: MOTION :SECOND

8. PUBLIC COMMENTS

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Justin Wren
Chad Bradford

- 9. DEPARTMENT REPORTS**
Mayor Joshua Elliott-
Police Chief- Ike Dye-
City Administrator- Andrea Sibley-
Deputy City Clerk- Tyler Goza-
Public Works-Andrew long-
Utility Clerk -Jalissa Jones

- 10. COUNCIL COMMENT**
Council Member-Burch
Council Member-Patterson
Council Member- Butts-
Council Member-Culver
Council Member-Holeman
Council Member-Dye
Council Member-White
Council Member-Rains

11. INFORMATION ITEMS

DRAFT Budget Discussion workshop directly after council meeting tonight

Next City Council Meeting: September 8, 2025, at 6:30pm

September 15, 2025, at 6:30 PM at Caney City Hall Budget Hearing

Please see included in packet conference information

- 12. ADJOURNMENT**
MOTION:

SECOND:

Exemption No. 4

STATUTORY WARRANTY DEED

Mark L. Bannon and Christina D. Bannon, husband and wife, Grantor, conveys and warrants to
Caney Land Bank, Grantee, the following described premises, to-wit:

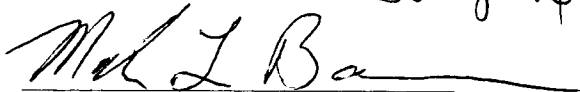
Lot 16, Block 40, First Addition to the City of Caney, Montgomery County, Kansas

For the sum of One Dollar and other good and valuable consideration.

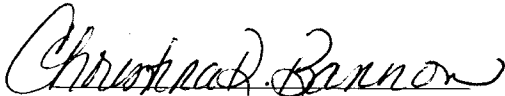
Subject to: easements and restrictions of record, if any.

"Grantor" and "Grantee" are used for the singular or plural as context requires.

Executed to be effective as of July 16, 2025.



Mark L. Bannon

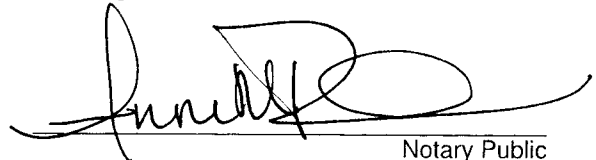
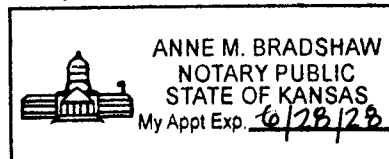



Christina D. Bannon

State of Kansas, County of Montgomery} ss.

This instrument was acknowledged before me on July 16, 2025, 2025 by Mark L. Bannon and Christina D. Bannon, husband and wife.

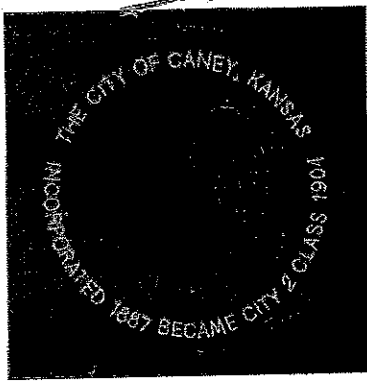
My Commission Expires: 6/28/2028


Notary Public

 Security 1st Title

3140281 |
\$21-

docs_midwest/recordable_docs/ks/ks_deed_all_basic_ltr.html
PO Box 129, Caney, KS 67333



License # _____

100 W 4th Ave

P.O. Box 129 Caney, Kansas 67333

Phone: (620) 879-2772

www.caneyks.com

Fax: (620) 879-9808

Application for Business License

Application Date 7/16/2025
Applicant ANGELA GERSTENKORN
Business Name BODY BUILDERS WRECKER SERVICES, LLC
Business Address 116 N. MCGEE LOT C
CANEY, KS 67333
Mailing Address 4060 CR 3795
INDEPENDENCE, KS 67301
Business Phone 620-251-1610
Business Description TOWING SERVICE
E-mail Address gerstenkorn1945@gmail.com
Driver's License No. K02-74-4195
Federal Tax ID No. 33-3078110B 33-3078168
Social Security No. 513-82-0086
Signature and Date Angela Gerstenkorn 7/16/2025

According to City Ordinance No. 946, a license is required if you are engaging in business for profit in the City of Caney.

***Your current city license will expire 9/30/2021. Please complete this application and remit with the \$25.00 fee to the City of Caney. Thank you for your prompt reply.**

****2021 License Period: October 1, 2021 to September 30, 2022**

If you have any questions concerning this matter, please feel free to contact our office.

CITY OF CANEY

REC#: 00268814 7/16/2025 2:59 PM
OPER: COUNT TERM: 005
REF#: 1032

TRAN: 1.2005 BUSINESS LICENSE
ANGELA GERSTENKORN
BODY BUILDER WRECKERS SERV.
01 -4-30-3005
BUSINESS LICENSE FE 25.00CR

TENDERED: 25.00 CHECK
APPLIED: 25.00-

CHANGE: 0.00

CITY OF CANEY

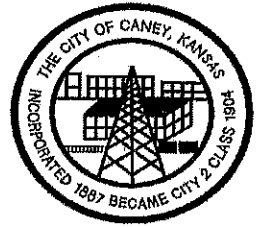
100 W 4th Ave

P.O. Box 129 Caney, Kansas 67333

Phone: (620) 879-2772

www.caneyks.com

Fax: (620) 879-9808



Business License Application

Application Date

Aug 13th 2025

Applicant

SHAWN G. TIMMERMAN

Business Name

SHAWNS LAWNS

Business Address

115 E. Orange

Caney KS

Mailing Address

67333

Business Phone

620-875-4870

Business Description

Lawn Maint - Remolding,

E-mail Address

Plumbing, Framing

Driver's License No.

FREE 509-683399

Federal Tax ID No.

N/A

Social Security No.

502-68-3399

Signature

Date

Shawn Timmerman Aug 13th 2025

For Office Use Only

Issued by:

Business License #:

RESOLUTION 2025-12

RESOLUTION OF THE City of Caney, Montgomery County, KANSAS, ADOPTING AND PROVIDING FOR STANDARDS FOR PROCUREMENT, BIDDING, AND CONTRACT AWARDS

WHEREAS, the **City of Caney**), Montgomery County, Kansas, has applied for a loan to be made or insured by the United States of America acting through the USDA Rural Development (herein called the Government) for the construction of facilities to be owned and operated by the (Entity) and the Government's regulations require that the (Entity) adopt standards (a) relating to the conduct of its officers, employees, and agents in contracting and in expending loan funds and (b) establishing procurement and contracting procedures;

NOW, THEREFORE BE IT RESOLVED that the **City of Caney**, Montgomery County, Kansas does hereby adopt the standards of conduct and procurement set forth in those regulations of the USDA Rural Development appearing in RUS Instruction 1780 Section 1780.70 thru 1780.72, provided however that in those instances where funds derived from loans made or insured by, or grants made by, the Government are not involved, prior consent or approval of the Government as provided in such regulations shall not be required.

THIS RESOLUTION was adopted by the Governing Body of the City **of Caney**, Montgomery County, Kansas this August day of 18, 2025.

CERTIFICATE

I, Deputy City Clerk/Secretary, and Mayor of the City of Caney, Montgomery County, Kansas hereby certify that the foregoing resolution was adopted by the Governing Body of the City of Caney, Montgomery County, Kansas on the date stated above at a meeting duly held.

SEAL

Deputy City Clerk/Secretary

Mayor

§1780.70 Owner's procurement regulations.

Owner's procurement requirements must comply with the following standards:

(a) *Code of conduct.* Owners shall maintain a written code or standards of conduct which shall govern the performance of their officers, employees or agents engaged in the award and administration of contracts supported by Agency funds. No employee, officer or agent of the owner shall participate in the selection, award, or administration of a contract supported by Agency funds if a conflict of interest, real or apparent, would be involved. Examples of such conflicts would arise when: the employee, officer or agent; any member of their immediate family; their partner; or an organization which employs, or is about to employ, any of the above; has a financial or other interest in the firm selected for the award.

(1) The owner's officers, employees or agents shall neither solicit nor accept gratuities, favors or anything of monetary value from contractors, potential contractors, or parties to sub agreements.

(2) To the extent permitted by State or local law or regulations, the owner's standards of conduct shall provide for penalties, sanctions, or other disciplinary actions for violations of such standards by the owner's officers, employees, agents, or by contractors or their agents.

(b) *Maximum open and free competition.* All procurement transactions, regardless of whether by sealed bids or by negotiation and without regard to dollar value, shall be conducted in a manner that provides maximum open and free competition. Procurement procedures shall not restrict or eliminate competition. Examples of what are considered to be restrictive of competition include, but are not limited to: placing unreasonable requirements on firms in order for them to qualify to do business; noncompetitive practices between firms; organizational conflicts of interest; and unnecessary experience and bonding requirements. In specifying materials, the owner and its consultant will consider all materials normally suitable for the project commensurate with sound engineering practices and project requirements. The Agency shall consider fully any recommendation made by the owner concerning the technical design and choice of materials to be used for a facility. If the Agency determines that a design or material, other than those that were recommended should be considered by including them in the procurement process as an acceptable design or material in the water or waste disposal facility, the Agency shall provide such owner with a comprehensive justification for such a determination. The justification will be documented in writing.

(c) *Owner's review.* Proposed procurement actions shall be reviewed by the owner's officials to avoid the purchase of unnecessary or duplicate items. Consideration should be given to consolidation or separation of procurement items to obtain a more economical purchase. Where appropriate, an analysis shall be made of lease versus purchase alternatives, and any other appropriate analysis to determine which approach would be the most economical. To foster greater economy and efficiency, owners are encouraged to enter into State and local intergovernmental agreements for procurement or use of common goods and services.

(d) Solicitation of offers, whether by competitive sealed bid or competitive negotiation, shall:

(1) Incorporate a clear and accurate description of the technical requirements for the material, product or service to be procured. When it is impractical or uneconomical to make a clear and accurate description of the technical requirements, a "brand name or equal" description may be used to define the performance or other salient requirements of a procurement. The specific feature of the name brands which must be met by the offeror shall be clearly stated; and

(2) Clearly specify all requirements which offerors must fulfill and all other factors to be used in evaluating bids or proposals.

(e) Affirmative steps should be taken to assure that small, minority, and women businesses are utilized when possible as sources of supplies, equipment, construction and services.

(f) *Contract pricing.* Cost plus a percentage of cost method of contracting shall not be used.

(g) *Unacceptable bidders.* The following will not be allowed to bid on, or negotiate for, a contract or subcontract related to the construction of the project:

(1) An engineer as an individual or firm who has prepared plans and specifications or who will be responsible for monitoring the construction;

(2) Any firm or corporation in which the owner's engineer is an officer, employee, or holds or controls a substantial interest;

(3) The governing body's officers, employees, or agents;

(4) Any member of the immediate family or partners in the entities referred to in paragraphs (g)(1), (g)(2) or (g)(3) of this section; or

(5) An organization which employs, or is about to employ, any person in the entities referred to in paragraphs (g)(1), (g)(2), (g)(3) or (g)(4) of this section.

(h) *Contract award.* Contracts shall be made only with responsible parties possessing the potential ability to perform successfully under the terms and conditions of a proposed procurement. Consideration shall include but not be limited to matters such as integrity, record of past performance, financial and technical resources, and accessibility to other necessary resources. Contracts shall not be made with parties who are suspended or debarred by any Agency of the United States Government.

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§1780.71 [Reserved]

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§1780.72 Procurement methods.

Procurement shall be made by one of the following methods: Small purchase procedures; competitive sealed bids (formal advertising); competitive negotiation; or noncompetitive negotiation. Competitive sealed bids (formal advertising) is the preferred procurement method for construction contracts.

(a) *Small purchase procedures.* Small purchase procedures are those relatively simple and informal procurement methods that are sound and appropriate for a procurement of services, supplies or other property, costing in the aggregate not more than \$100,000. If small purchase procedures are used for a procurement, written price or rate quotations shall be requested from at least three qualified sources.

(b) *Competitive sealed bids.* In competitive sealed bids (formal advertising), an invitation for sealed bids is publicly advertised and a firm-fixed-price contract (lump sum or unit price) is awarded to the responsible bidder whose bid, conforming with all the material terms and conditions of the invitation for bids, is lowest, price and other factors considered. When using this method the following shall apply:

(1) The invitation for bids shall be publicly advertised at a sufficient time prior to the date set for opening of bids. The invitation shall comply with the requirements in §1780.70(d). Bids shall be solicited from an adequate number of qualified sources;

(2) All bids shall be opened publicly at the time and place stated in the invitation for bids;

(3) A firm-fixed-price contract award shall be made by written notice to that responsible bidder whose bid, conforming to the invitation for bids, is lowest. When specified in the bidding documents, factors such as discounts and transportation costs shall be considered in determining which bid is lowest; and

(4) Any or all bids may be rejected by the owner when it is in its best interest.

(c) *Competitive negotiation.* In competitive negotiations, proposals are requested from a number of sources and the Request for Proposal is publicized. Negotiations are normally conducted with more than one of the sources submitting offers. Competitive negotiation may be used if conditions are not appropriate for the use of formal advertising and where discussions and bargaining with a view to reaching agreement on the technical quality, price, other terms of the proposed contract and specifications may be necessary. If competitive negotiation is used for a procurement, the following requirements shall apply:

(1) Proposals shall be solicited from an adequate number of qualified sources to permit reasonable competition consistent with the nature and requirements of the Procurement. The Request for Proposal shall be publicized and reasonable requests by other sources to compete shall be honored to the maximum extent practicable;

(2) The Request for Proposal shall identify all significant evaluation factors and their relative importance;

(3) The owner shall provide mechanisms for technical evaluation of the proposals received, determination of responsible offerors for the purpose of written or oral discussions, and selection for contract award; and

(4) Award may be made to the responsible offeror whose proposal will be most advantageous to the owner. Unsuccessful offerors should be promptly notified.

(d) *Noncompetitive negotiation.* Noncompetitive negotiation is procurement through solicitation of a proposal from only one source, or after solicitation of a number of sources, competition is determined inadequate. Noncompetitive negotiation may be used when the award of a contract is not feasible under small purchase or competitive sealed bids. Circumstances under which a contract may be awarded by noncompetitive negotiations are limited to the following:

(1) The item is available only from a single source; or

(2) There exists a public exigency or emergency and the urgency for the requirement will not permit a delay incident to competitive solicitation; or

(3) After solicitation of a number of sources, competition is determined inadequate; or

(4) No acceptable bids have been received after formal advertising; or

(5) The procurement is for professional services; or

(6) The aggregate amount does not exceed \$100,000.

ORDINANCE NO. 2025-11

AN ORDINANCE FOR THE USE OF RECREATIONAL EQUIPMENT WITHIN THE CITY OF CANEY.

WHEREAS, the City Council has determined that this Ordinance will promote the health, safety and general welfare of the community.

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

Location and Use of Recreational Equipment.

1. For purposes of this subsection, recreational equipment shall include recreational vehicles 5th wheel campers, travel trailers, tents and boats.
2. All recreational equipment located within the city limits shall be stored (a) within an enclosed garage or other accessory building on any lot; (b) in the side or rear yard of a residential lot; (c) on a commercial lot only if located at a permitted sales or storage facility or in a permitted mobile home park; (d) on the driveway or improved surface of a primary residence.
3. No recreational equipment shall be used for living, sleeping or the operation of a business when parked or stored on any lot within a residential district, or in any location not approved for such use unless a valid temporary housing permit has been issued by the Engineering department.
4. No recreational equipment shall be parked on a public street within the corporate limits of the City for more than 72 consecutive hours.

Section One. Code of Ordinances regarding the location and use of recreational equipment, as follows:

Section Two. This Ordinance shall take effect and be in force from and after the publication of a summary hereof, as provided by law.

PASSED AND APPROVED on this day of August 18, 2025

Josh Elliott, Mayor

ATTEST:

Deputy City Clerk



ORDINANCE NO. 2025-13

Recreational Vehicle Park

1. Purpose: It is the intent of this section to achieve the following:
 - a. Provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-ups, campers, tents and tent trailers.
 - b. Provide goods and services customarily needed by occupants of the park.
 - c. Assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to eight (8) weeks.
2. Application Procedures
 - a. Any person applying for a conditional use permit for a RV Park, or an expansion thereof, shall submit an application for such permit, along with all application requirements and Engineering plans. The permit request shall be submitted (7) days prior to the next City Council meeting; a written notice containing the same information as the published notice shall be mailed to all owners of property within two hundred (200) feet thereof (See permit regulations in Section 29.06). Upon receiving the application for a special use RV Park permit, the Planning Commission shall hold a “public hearing” within sixty (60) days of the filing date.
 - b. Staff review and comment: Upon submittal of the application for a conditional use RV Park permit, the zoning board and other designated members of the City Staff or City Council shall review the comprehensive development plan to determine its compliance with the criteria for permit approval.

The City Administrator shall forward the application and copies of the comprehensive development plan to the City Council, along with a written summary of the staff review and analysis.



CITY OF CANEY
100 West 4th Ave Caney, KS 67333



- c. The City Council shall, within forty (40) days following the public hearing, approval or disapprove of the conditional use RV Park permit application. Failure of the City Council to act within the forty (40) day period shall constitute approval of the application.

Section One. Code of Ordinances regarding the process, application and permit process for the use of recreational equipment, as follows:

Section Two. This Ordinance shall take effect and be in force from and after the publication of a summary hereof, as provided by law.

PASSED AND APPROED on this day of August 18,2025

Josh Elliott, Mayor

ATTEST:

Deputy City Clerk



CITY OF CANEY
100 West 4th Ave Caney, KS 67333



3. Application Requirements – Any person applying for a conditional use permit for a RV Park, or an expansion thereof, shall submit an application for such permit at City Hall addressed to the City Council, along with the following:
 - a. A listing of all names and addresses of all owners of property located, in whole or in part, within two hundred (200) feet of the property line.
 - b. A time schedule for development.
 - c. An application fee of fifty dollars (\$50.00) for a RV Park permit.
 - d. A complete and comprehensive development plan, including the following:
 1. Detailed site plan, drawn to a scale of 1"=100' or greater, including the dimensions and location of RV rental spaces, roadways, sidewalks, service buildings, permanent structures and common facilities, open space and recreation areas, surrounding land uses and zoning districts. The plan shall also include all existing or proposed easements, water course boundaries, public utilities, monuments, pins, benchmarks and other significant features.
 2. Vicinity map drawn to a scale of 1"=1000'.
 3. Typical roadway cross sections.
 4. Proposed surface treatment and design of all interior roadways and rental pads.
 5. Grading and drainage plans, including topography of site, at two (2) foot contours.
 6. Utility plans.
 7. Landscape and open space plans, drawn to a scale of 1"=50' or greater, and including calculations that confirm that all landscape and open space requirements have been met.
 8. Fire protection plan.
 9. Legal description of property, including acreage.
 10. Density of RV rental spaces per acre.





3. Site design standards and conditions for Recreational Vehicle Parks:

- a. Minimum Park Area – The minimum size of an RV park shall be six (6) acres.
- b. Rental Space Size – Minimum rental space size for those spaces having utility hookups shall be fifteen hundred (1500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office and similar RV park needs.
- c. Rental Space Layout – Rental spaces shall be located so that there are no more than twelve (12) consecutive rental spaces located within a row. Rows that total more than twelve (12) rental spaces shall be designed to meet this requirement by incorporating open space or interior roadways within the row in a way that achieves the appropriate division of rental spaces.
- d. Rental Pads – Each site shall be marked and numbered for identification and shall meet all requirements of this code. A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten feet by forty feet, containing hookups for water, sewer and electricity. Surfacing shall consist of compacted crushed limestone, asphalt or concrete. Where crushed limestone is used, the design of the crushed limestone pad shall be approved by the City Engineer to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV Park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the City Engineer, of not less than ten feet by twenty-five feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty percent (20%) of the total number of spaces in the RV Park.
- e. Setback Requirements – Each rental space shall meet the following setback requirements:
 1. Fifty (50) feet when abutting a state or federal highway or designated major arterial.
 2. Twenty-five (25) feet when abutting a public right-of-way other than '1' above.
 3. Fifteen (15) feet when abutting any property line other than '1' or '2' above.





4. There shall be a minimum distance of ten (10) feet between RV units parked side by side.
 5. There shall be a minimum distance of ten (10) feet between RV units parked end to end.
 6. There shall be a minimum distance of twenty (20) feet between any RV space and any building.
- f. Streets – Streets or roadways and parking areas within the RV Park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with asphalt or concrete, the design of which shall be approved by the City Engineer, to maintain proper drainage and minimize dust. All interior roadways shall be at least thirty-two (32) feet in width for two-way traffic, and at least eighteen (18) feet in width for one-way traffic. Parking shall not be allowed on park streets. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six percent (6%). Access into the park from a public street shall meet the same design standards as those of the public street, for a distance of forty (40) feet from the property line into the development. All roadways and walkways within the park shall be adequately lighted at night, to provide safe access.
- g. Frontage – All spaces shall have a minimum frontage of twenty-five (25) feet along an interior roadway.
- h. Sanitary facilities – Every RV Park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum Kansas State Health Department standards. Such facilities shall be conveniently located at a distance of not more than five hundred (500) feet from any RV served. Such facilities shall be kept in a clean and sanitary condition, and plumbing fixtures shall be maintained in good working order. All such facilities shall be adequately lighted at all times and shall be well ventilated. Portable fire extinguishers of a type approved by the Coffeyville Fire Department shall be kept in the service buildings and at all locations designated by the fire department and shall be maintained in operating condition.
- i. Sanitary disposal stations – Every RV Park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.





1. Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
 2. The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the RV Park water supply system.
 3. Each sanitary station shall have a sign posted stating "Danger – Not to be used for drinking or domestic purposes."
 4. Sanitary stations shall be approved by the Kansas State Department of Health.
- j. Utilities – All utilities shall be placed underground.
1. Water Supply – An accessible, adequate, safe and potable supply of water under pressure shall be provided in every RV Park. The water supply shall be connected to the Coffeyville water system and installed to all applicable city standards. All plans and specifications shall be submitted with the zoning or rezoning request. Each rental space equipped with sewer and electrical hookups shall be equipped with two water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one water outlet.
 2. Sanitary Sewer – A minimum of eighty percent (80%) of all rental spaces shall be equipped with a hookup to a public sewage system by way of a branch line and riser pipe at least four (4) inches inside diameter. The riser pipe shall be capped with a watertight cap or plug when not in use. Sanitary sewage systems shall be installed in compliance with the Kansas State Health Department standards and the rules and regulations of Coffeyville. All plumbing in the RV Park shall comply with state and local regulations.
 3. Electricity – A minimum of eighty percent (80%) of all rental spaces shall be equipped with an electrical outlet supplying at least 50 amps at 110 volts, or 110/220 volts, installed in accordance with applicable state electrical codes.
- k. Lighting – Any light used to illuminate signs, parking areas, or for any other purpose shall be non-glaring, energy efficient and so arranged as to confine direct light beams to the lighted property by appropriate directional hooding.





- l. Refuse Disposal – The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. Any refuse facility shall be in a centrally enclosed storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner.
- m. Fire Protection – Fire hydrants shall be installed throughout all RV Parks in accordance with the specification of the Coffeyville Fire Department. There shall be one (1) hydrant at the entrance to the development, and additional hydrants at a distance not to exceed five hundred (500) feet between hydrants. All buildings within the RV Park shall be equipped with fire extinguishing equipment in good working order of such type, size and number as prescribed by the fire district.
- n. Structural Additions – Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.
- o. Storage Sheds – No storage sheds shall be allowed within an RV rental space.
- p. Fires – Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.
- q. Tents – Tents shall be permitted, and their number shall be limited to one tent per rental space. Areas for group tent camping may be established, with the following provisions:
 1. The area set aside for such group use is not a part of any designated open space.
 2. An adequate number of parking spaces are provided.
 3. The area is served by one or more water outlets, and
 4. The area is located no further than five hundred (500) feet from a service building.
- r. Registration of occupants – It shall be the responsibility of the owner or manager of the RV Park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.





- s. Guest Parking – There shall be provided guest parking in each RV Park at the ratio of one (1) parking space for each five (5) RV or camping sites within the park.
- t. Swimming Pools – If provided, swimming pools shall be operated, maintained and used in compliance with recommendations and requirements of the Kansas Department of Health’s regulations and standards.
- u. Landscaping and Open Space – A landscape and open space plan shall be required for RV parks. Landscaping and open space shall be designed to meet the following standards:
 - 1. Street frontage of a public right-of-way
 - a. One (1) tree shall be planted for each forty (40) feet of street frontage of a public right-of-way within the landscaped setback abutting said street frontage. Such trees may be clustered or arranged within the setback if approved as part of the landscape plan. A minimum twenty-foot-wide (20’) landscape strip shall be provided along the full length of any street frontage.
 - b. One (1) shrub shall be provided for each twenty (20) feet of street frontage of a public right-of-way, or portion thereof, within the landscaped setback abutting said street frontage.
 - 2. Open Space Requirements
 - a. Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least fifteen percent (15%) of the gross area of the RV Park and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, yard area surrounding the caretaker’s or manager’s residence, or any area required for setbacks as set forth in this section.
 - b. In addition to the trees required based upon street frontage, additional trees shall be required at a minimum ratio of one (1) tree for every twenty thousand (20,000) square feet of lot area not covered by . buildings/structures.
 - 3. These are the minimum landscaping materials required, and any plants found to have died shall be replaced to maintain the minimum quantities as called for, within the next six-month period.
 - 4. Water supply – adequate water outlets shall be provided to maintain all landscaping.



Request for Communication with City Council

First Name: Chad Last Name: BRADFORD

Street Address: 511 E 5th Ave

City: Caney State: KS Zip Code: 67333

Primary Phone #: 620-870-0094 Secondary Phone #: 620-879-5284

Email Address: chadsbemail.things@gmail.com

Topic you wish to address:

(Item description & action being requested)

Grocery store
CAR/truck tags out of state

Please provide photos, documents, and/or other materials to be presented to the Council.
Submit agenda requests and materials to the City Clerk by 12 noon the Monday of any
regularly scheduled meeting.

Chad S. Bradford

Signature

8/15/25

Date

CHAD S. BRADFORD

Printed Name

City of Caney
100 W. Fourth Ave
620-879-2772

Request for Communication with City Council

First Name: Jerad Last Name: Wunder

Street Address: 2185 CR 1200

City: Caney State: KS Zip Code: 67333

Primary Phone #: 620-515-2397 Secondary Phone #: _____

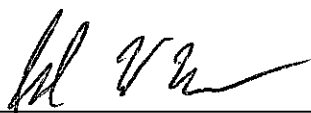
Email Address: jeradwunder@gmail.com

Topic you wish to address:

(Item description & action being requested)

New Image Homes is requesting an additional 12
months to convert the old nursing home into apartments.

Please provide photos, documents, and/or other materials to be presented to the Council.
Submit agenda requests and materials to the City Clerk by 12 noon the Monday of any
regularly scheduled meeting.



Signature

8-15-25

Date

Jerad Wunder

Printed Name

City of Caney
100 W. Fourth Ave
620-879-2772

Request for Communication with City Council

First Name: Justin Last Name: Wren

Street Address: 116 N. McGee

City: Caney State: KS Zip Code: 67333

Primary Phone #: 620-330-2017 Secondary Phone #: _____


Email Address: wren.justin@icloud.com

Topic you wish to address:

(Item description & action being requested)

Body Builders Wrecker Service

Please provide photos, documents, and/or other materials to be presented to the Council.
Submit agenda requests and materials to the City Clerk by 12 noon the Monday of any
regularly scheduled meeting.


Signature

8-8-25
Date

Justin Wren
Printed Name

City of Caney
100 W. Fourth Ave
620-879-2772



THE
LEAGUE
OF KANSAS MUNICIPALITIES

The League of Kansas Municipalities Annual Conference

October 9-11, 2025
Overland Park, Kansas

Registration opens July 1

Plan Now to Attend

The League Annual Conference is the largest municipal gathering of the year in Kansas, and the one event city officials cannot afford to miss!

This event will allow you to engage with other leaders to share and brainstorm ideas to implement in your community, and think creatively to use problem solving tactics and address common municipal challenges.

2025 Member Rates

Register early for the best rate!

\$250 City Official (7/01-7/25)

\$275 City Official (7/26-8/22)

\$300 City Official (After 8/23)

\$100 Guest/Spouse

\$600 Company Representative

\$120 City Attorney / Friday Only*

HQ Hotel: Sheraton Overland Park \$159/night

Venue

Sheraton Overland Park Hotel +
Overland Park Convention Center

Preliminary Agenda[^]

Thursday, October 9 (9:00 a.m. - 6:30 p.m.)

Pre-Conference Mobile Workshop
Pre-Conference MTI Workshops
Mayors Seminar
Legislative Policy Committee
Small City Forum Discussion
Big City Forum Discussion
Governing Body Meeting
KMIT Annual Meeting & Reception

Friday, October 10 (8:00 a.m. - 9:00 p.m.)

Nominating Committee Meeting
Concurrent Workshops Session I
Concurrent Workshops Session II
City Attorneys Association of Kansas CLE
Opening General Session / Keynote
Concurrent Workshops Session III
Trade Show [Friday only 12:30 - 5:30]
League Dinner / Social Event

Saturday, October 11 (7:30 a.m. - 1:30 p.m.)

Breakfast/General Session: Public Service Awards
Concurrent Workshops Session IV
Concurrent Workshops Session V
Closing Business Meeting/Convention of Voting Delegates

[^]A more detailed schedule of events with times will be available soon online. Check often for updates.

www.lkm.org/annualconference