



City Commission Regular Meeting

Tuesday, May 19, 2026 at 6:00 PM
Commission Chambers, 124 S Bluff, Anthony, KS 67003

MINUTES

OPENING

- Welcome / Call to Order
- Invocation / Pledge of Allegiance
- Roll Call

PRESENT

Mayor Greg Cleveland
Commissioner Sherrie Eaton
Commissioner Jan Lanie
Commissioner Eric Smith
Commissioner Howard Hatfield

City Administrator Melinda Ewertz, Anthony Police Chief Kenny Hodson, Lois Hofmeier - Ten County Council on Aging, Connie Jacobs - Anthony Lake Board, John Coleman and Brian Little - Entegriy Energy Partners, Randy & Jacquie Wiseley

- Approval of Agenda

A motion was made to approve the agenda as presented.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

PUBLIC COMMENT - NONE

CONSENT AGENDA

1. Approve May 5, 2026 Regular Meeting Minutes
2. Approve May 15, 2026 Special Meeting Minutes
3. Approve 05.19.2026 Payroll \$59,246.79

4. Appropriation Ordinance No 3239 \$253,102.55

6. Approve to Bid UTV for City Use

7. Special Appropriations:

Fund #08 Anthony Land Bank - Edythe Leslie - \$151.25 - Inspection 311 N Franklin

Fund #08 Anthony Land Bank - Security 1st Title - \$110.00 - O&E 422 N Mass

Fund #34 Pool Renovations - Bulldog Supply - \$23.55 - Coupling

Fund #34 Pool Renovations - Amazon - \$65.11 - Stencil Kit

Fund #34 Pool Renovations - Home Lumber - \$244.86 - Paint, Stencil, Brushes, Tape

Fund #34 Pool Renovations - Salina Supply Co. - \$410.00 - Pool Handle

Fund #34 Lake Board Capital - Anthony Republican - \$23.50 - Lake Board Meeting

Fund #34 Lake Board Capital - Lisa Mathes - \$75.00 - Bike Rack

Fund #34 IRA Tree Grant - Home Lumber - \$69.90 - Lumber

Fund #34 IRA Tree Grant - Visa - \$119.63 - Drainage Tubing

Fund #41 Electric Rev Bond - Anthony Republican \$71.30 - Solar Annexation Publication

Fund #47 Wildlife & Parks Grant - \$12,701.65 - Lake Trail Land Purchase

Mayor Cleveland asked if any items should be pulled from the consent agenda for discussion. Commissioner Eaton would like to discuss Item No. 5. Hearing no other items, Item No. 5 was moved to regular business before Item No. 8, and a motion was made to approve the consent agenda as amended.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

5. **Approve Investments:**

Bank of the Plains-Wayne Dennis-Reinvest CD 32914 \$100,000 into a CDAR for 24 months @ 3.88% with interest to post in Wayne Dennis

Bank of the Plains-Electric Reserve Fund-Reinvest CD 32913 \$100,000 into a CDAR for 24 months @ 3.88% with interest to post in Electric

Bank of the Plains-Electric Equipment Replacement-Reinvest \$1,000,000 into a CDAR for 24 months @ 3.88% with interest to post in Electric Equipment Replacement Fund

Commissioner Eaton asked for clarification on reinvesting the funds for 24 months instead of 18 months when the interest rate was the same. Administrator Ewertz explained that the option for 24 months was selected to lock in the rate for as long as possible as rates continue to decrease while also ensuring operating funds were adequate for the next 24 months. The funds can be pulled with a 90 day penalty of earned interest if necessary. No further questions or discussion.

8. **Presentation of Check - Lois Hofmeier**

Lois Hofmeier presented a check from the Ten County Council on Aging for \$1,000.00 as a donation toward the purchase of the 3 new ranges installed in the Municipal Hall Kitchen. The administrator shared a picture of the ranges that were installed earlier in the afternoon of this meeting with Lois and the Commission.

9. **Anthony Lake Shower House Update - Connie Jacobs, Anthony Lake Board**

Connie Jacobs of the Anthony Lake Board presented updates to the Commission regarding the lake bathhouse project. The grant writer has started working and has some requests for information from the Administrator to help complete the grant application that is due in July. The Lake Board had a public meeting to get input from the public about their project. The prefabricated structure the lake board has chosen requires no engineering plans, but will require site prep work. The total cost of the project is projected to be approximately \$350,000.00. The grant is a 50% match grant and the lake board has approximately \$170,000.00 dollars at this time. The Commission asked the administrator to look for funds that could be used to back the remainder of funds needed for the match grant.

10. **Discuss Proposed Grass Clippings Ordinance**

The Commission asked to revisit the Grass Clippings Ordinance that was tabled last July. Discussion was had about how to enforce the ordinance with the Chief Hodson with the Commission guiding the police department.

11. **Approve Ordinance No. G-2877 Prohibiting Accumulation of Grass Clippings, Leaves, and Other Debris in Streets *Untable***

ORDINANCE NO. G-2877

AN ORDINANCE AMENDING CHAPTER 7. HEALTH AND WELFARE; ADDING ARTICLE 7. GRASS CLIPPINGS, LEAVES, AND OTHER DEBRIS.

WHEREAS, the City of Anthony recognizes the need to maintain city streets and sidewalks free of grass clippings, leaves, and other debris in order to maintain public health, safety, city drainage flow, and aesthetics;

WHEREAS, property owners adjacent to the right of way are responsible to mow and maintain right of way vegetation;

WHEREAS, lawn maintenance activities which discharge clippings and other debris into city gutters, left unremoved, have created an overgrowth of vegetation and weeds in city streets which is impacting proper drainage and creating a public health and aesthetics nuisance throughout the city;

WHEREAS, the City desires to minimize the creation of such nuisances by establishing an ordinance to prevent lawn maintenance debris build up on city streets.

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

Section 1. Adding Article 7. Grass Clippings, Leaves, and Other Debris.

7-701. Discharge of vegetation, dirt, waste, trash, or other debris upon city streets prohibited.

- (a) It shall be unlawful for any person or owner of real property to either allow or directly cause the discharge of any vegetation, dirt, waste, trash or other debris upon any city street. This shall specifically include the discharge of grass clippings or other mower discharge upon streets. The owner of any property is responsible for any activity upon his or her property which causes said discharge.
- (b) Definition of “city street” for purpose of this section only does not include alleyway.

7-702. Penalty. Violation of Section 7-701 shall be deemed an infraction and, upon conviction, shall be punishable by a fine of \$50.00, plus court costs. Each day of noncompliance with the provisions of this article shall be deemed a separate violation.

7-703. Notice to clean.

- (a) Whenever any person whose duty it is to keep clean the areas described in Section 7-701 fails to do so, the Chief of Police, shall serve or cause to be served upon the owner of such property a notice that the owner is in violation of the city grass clipping, leaves, and debris control law and requiring such owner to abate and remedy any violation(s) of Section 7-701.
- (b) Such notice shall be served in the same manner as provided in Article 4 Section 7-403.

7-704. Abatement; assessment of Costs.

- (a) If a person fails to abate, clean, and remedy any violations of Section 7-701 within ten (10) days of service or receipt of the notice to do so, the City may, at its discretion, clean, abate, and/or otherwise remedy the violation(s) or hire a third-party to do so.
- (b) If the City, or City's third-party, abates or removes the nuisance pursuant to this section, the city shall give notice to the owner or his or her agent and collect costs in the same manner as provided in Article 4 Section 7-404 and 7-408.
- (c) The notice shall also state that if the cost of the removal or abatement is not paid within the 30-day period, the cost of the abatement or removal shall be collected in the manner provided by K.S.A. 12-1,115, and amendments thereto, or shall be assessed as special assessments and charged against the lot or parcel of land on which the nuisance was created from and the city clerk, at the time of certifying other city taxes, shall certify the unpaid portion of the costs and the county clerk shall extend the same on the tax rolls of the county against such lot or parcel of land and it shall be collected by the county treasurer and paid to the city as other city taxes are collected and paid. The city may pursue collection both by levying a special assessment and in the manner provided by K.S.A. 12-1,115, and amendments thereto, but only until the full cost and applicable interest has been paid in full.

Section 4. This ordinance shall take effect after its publication in the official city newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF ANTHONY,
KANSAS THIS 19th day of May, 2026.

A motion was made to untable Ordinance G-2877.

Motion made by Mayor Cleveland, Seconded by Commissioner Eaton.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

A motion was made to approve Ordinance No. G-2877 Prohibiting Accumulation of Grass Clippings, Leaves, and Other Debris in Streets.

Roll Call Vote: Mayor Cleveland - Yea, Commissioner Eaton - Yea, Commissioner Lanie - Yea, Commissioner Smith - Yea, Commissioner Hatfield - Nay

Motion made by Mayor Cleveland, Seconded by Commissioner Eaton.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith
Voting Nay: Commissioner Hatfield

12. **Discuss Solar ITC Compliance and Debt Service Funding Mechanism**

Administrator Ewertz shared information with the Commission on new research into the ITC compliance and eligibility for solar farm direct payment. Some points of concern were

prevailing wage and apprenticeship requirements for the project, and adequate physical work to be completed by July 3, 2026 to guarantee the ITC credit remains at 40%; non-compliance is an automatic decrease to 6%. John Coleman and Brian Little were present and answered questions pertaining to the process of filling out the direct payment tax documents and how they ensure compliance to receive the 40% ITC credit. The Commission guided the administrator to look into a tax specialist familiar with the ITC credit to assist with ensuring the documentation is adequate. Entegrity Partners will provide the documentation to show prevailing wage and apprenticeship for compliance for their employees and subcontractors, and documentation of the production of the transformer being built for this project to show the physical work starting before July 3, 2026.

13. **Approve Equipment Lease Purchase Agreement for Solar Array**

After discussing the ITC credit concerns, the Commission scheduled a special meeting for May 21st at 5p.m. to continue with solar field documents for contract approvals and lease purchase agreement approval.

A motion was made to table the Equipment Lease Purchase Agreement for Solar Array.

Motion made by Mayor Cleveland, Seconded by Commissioner Hatfield.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

14. **Discuss Collection of Fees for Mowing and Demolition - Commissioner Hatfield**

Commissioner Hatfield asked to discuss how the fees for the recent demolitions in the city and mowing fees are collected. Administrator Ewertz share the process of how the mowing fees are added as a special assessment to the property and collected with the property taxes; however, those monies may not be recouped at one time, or within the same year if at all if the property is sold at tax auction. Another option is to collect using a debt collection service, or legal proceedings. The City will continue invoicing for the charges for demolition and mowing as they have been.

15. **Request Removal of Brick from City Property - Commissioner Hatfield**

The City receive a letter from Jeff Masner regarding a pile of loose brick that was left on the property the Masner's conveyed to the city on N. West Ave. Commissioner Hatfield is requesting to take the brick for use by the 9/11 Memorial Committee and he will volunteer to load up and haul the brick off which the Commission approved to do.

16. **Discuss Inoperable Vehicle Ordinance - Commissioner Smith**

Commissioner Smith wanted to discuss the inoperable vehicle ordinance, he would like to discuss the option of allowing one vehicle per property as a project car that does not have to be registered as long as it is maintained and the yard is maintained around it. The Commission discussed briefly, no action instructed or taken to change the existing ordinance.

17. Employee W2c Update

Administrator Ewertz updated the Commission on the corrected w2 forms for employees. This error was caused by a software glitch after further research into the initial creation of the w2s in January. Instead of using one tax preparer for all employees, the best suggestion was to send the corrected w2 to employees to take to their tax preparer and have the bill sent to the City to pay for preparing and filing the amendment. The Treasurer has been working diligently with employees to assist them with the process and what action to take.

18. Approve Contract Amendment #3 - CDBG Budget Amendment

Administrator Ewertz presented the Commission with a budget amendment document for CDBG funds to be moved for use to pay for the demolition of 3 properties.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

STAFF REPORTS

19. Chief of Police Report

We served some weed notices. We helped with the balloon fest over the weekend. It was a very slow weekend with all the wind. We investigated an accident in the county involving a county road grader and a car. We investigated an accident in the 300 block of N. Penn. We investigated an accident in the 200 block of S. Lincoln.

Chief Hodson then presented to the Commission a letter announcing his official retirement this year on November 30th, 2026. The Commission shared their many thanks and appreciation for Chief Hodson and his 46+ years of service to the City of Anthony Police Department.

20. Superintendent Report

The Superintendent updated the Commission on department activity.

21. Administrator Report

The administrator updated the commission on the annexation of the Trail property and the plan for the trail dedication and opening on May 22nd. The administrator will be out of the office tomorrow, May 20th for a budget class.

EXECUTIVE SESSION - NONE

ADJOURNMENT

A motion was made to adjourn the meeting.

Motion made by Mayor Cleveland, Seconded by Commissioner Hatfield.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith,
Commissioner Hatfield. Motion Carried.

Gregory Cleveland, Mayor

Melinda Ewertz, City Clerk/Administrator