

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
10/21/25

November 3rd – HP Co Sheriff's Dept. will host a full-scale mock traffic accident at Chaparral High School. This will involve all emergency personnel (including Anthony Fire) but IT IS A DRILL.

CONSENT AGENDA

1. Approve Regular Meeting Minutes of October 7th 2025
2. Appropriations Requiring Special Approval Within App. Ord 3224
Fund #34 Capital Improvement-
Coop-IRA Grant Expenses-\$78.91 Tire Replacement
Ron's Garden Center-IRA Grant Expenses-\$13,310.00 Trees
Bill Moyer-IRA Grant Expenses-\$445.94 Water trailer parts
Home Lumber-IRA Grant Expenses-\$94.38 Tree Stakes
3. Appropriation Ordinance No 3224 \$206,461.22
4. Approve 10.21.2025 Payroll \$57,208.68
5. Approve to Bid Stock Electrical Material - 15 Transformers and 23 OCR's

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

6. Request to Waive Municipal Hall Rental Fees for Harper County Appraiser Meeting - Joe Pennycuff
7. 16" Water Main PER - EPA TA Team
The EPA Team will attend via zoom and present the report. You should have received the draft via email for review.
8. Vacant Lots Discussion in Block 23 Anthony (East of Courthouse)
Mayor Cleveland asked for this to be on the agenda to revisit the county's request for the lots east of the courthouse. The city had approved to sell the two south lots to the county for \$4,000 but then rescinded the offer after it was not accepted.
9. Discussion on Shipping Containers in City Limits
The gun club has purchased a shipping container to use for storage and a safety block at the gun club. Even though the lease requires city approval prior to any modifications at the gun club, the gun club board did not contact the city to ask prior to making their purchase and therefore, we did not have the

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opportunity to let them know shipping containers are not permissible in park land per the zoning code. Shipping containers are allowed in industrial and commercial districts but not residential or parks and recreation areas (though you can have one temporarily in residential if your home is under construction only during the permit for the work). According to the zoning code, No shipping container or cargo trailer shall be used for or adapted for use as a residence, office or other use involving human occupancy. We have had several citizens ask in the past about shipping containers because they are cheap, but we have had to tell them no and they went on to utilize more of a standard shed. Though the city is the landowner of the gun club, any request to change the law to allow them would likely start with the Planning Commission to change the zoning code.

10. Approve Wayne Dennis Recommendation of \$3,090.20 to Anthony Police Department

This was approved for a prisoner transport cage. See section 10 in my notes below for more info.

11. Lake Bathroom Update - Anthony Lake Board

The lake board would like to visit with you about their progress on the bathroom and funding.

12. *Untable 2025 Software for City Management Bids

I will try again but still have not completed this review. Fingers crossed for Tuesday morning.

13. Approve Bid 2025 Software for City Management

14. Anthony Land Bank Trustee Resignation Acceptance and New Appointment

Due to health complications, Peter Bartly has had to resign as a Land Bank Board Trustee. When he applied, we had posted notice that the positions were open. He and Sheila Adams both had interest in that spot, and the position was awarded to Peter. Sheila has indicated she would still be happy to serve. The board also has another name of interest, Joe Hall. We have not posted notice this time to announce the vacancy FYI.

15. Health Nuisance 602 N Franklin Williams 2025

Admin Report:

1. EPA Tech Assistance: The draft reports have been emailed. The EPA team will attend this meeting via Zoom to present the report. I have still questioned the team about testing the piece of unbroken pipe we removed from the line (which they elected not to do). I also questioned them about a statement made within the document that a conclusive reason has not been determined for the breaks. This may have been a typo because as I said in the email, they have not reviewed all of my edits and the rest of the document names weak embedment as the cause of failures. So, we can ask them about that tomorrow evening.

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2. KCC 40101d Grant – Even though cost disbursement is frozen, the quarterly and annual reports were due this last week. They were submitted with additional edits being required that were amended today. This is now complete.
3. 2025 Tax Sale – I am going to be writing a letter to the AG to get an official opinion on this topic. Well, when I have time, I will.
4. Lake Trail – We are starting all the paperwork, Notice to Award, Review of Insurance Docs, and filing for PEC. Once we have that finished, we should be able to issue the Notice to Proceed. The contractor should be able to let us know a start date at that time.
5. Community Solar Project – Bids have gone out for the feasibility study to be opened at the November 4th Commission Meeting.
6. KMU Water Summit 2025 – I presented at the Water Summit on October 8th. The presentation went very well. The room was intrigued with our situation and (like everyone does) tried to start solving our water mystery as well. I had several people come up at the end of the conference to talk with me, including Senator Michael Murphy, State Representative Ken Rahjes (who also serves on the State Water Plan Committee), Director of Bureau of Water at KDHE William Carr, and several members from cities in Kansas. They were all very moved by our situation. There were some comments from an attorney about statute of limitations, (which doesn't start until we have a definitive cause) and a great awareness by the whole room of the financial devastation fixing this main would cause the city at a cost of \$22M. It certainly seemed amazingly positive. Then, the State Water Plan Committee and William Carr with KDHE took their turns to present at the Summit and informed the room that due to the current presidential funding cuts, not only are the grant programs likely to be significantly reduced or eliminated but the KDHE SRLF program that has been around for decades and has made it possible for most cities to get the infrastructure loans they need, will also be critically reduced. As of the time of this Summit, the SRLF will be reduced from \$60M per year available to help Kansas Public Water Supply Systems to \$12M. This is huge. Additionally, this will impact KDHE Loan Forgiveness. This funding impact is not just a little crushing for Anthony trying to find funding for our problem but for all cities and their ability to keep their infrastructure up for the next several decades. That is impacting on the future of our whole state and the survivability of our communities, especially small towns. Water is critical to the survival of our communities. The State Water Plan Committee knows this. They shared that they are looking at ways to continue to fund this upcoming water infrastructure funding crisis even with the loss of the federal dollars. Representative Rahjes has asked if I would give the Anthony Water Main Crisis presentation to the State Water Plan Committee to share our story and help them understand the importance of finding a way to continue to fund these initiatives.

So, in the end. The presentation was very good in that our story is very powerful and may help (eventually) not only us but all Kansas communities. However, it also does not give us funding answers for today. I will keep going. As I mentioned above, this will be a long road and hard battle. But it is important for our citizens that we keep going.

7. Land Bank – The Anthony LB was awarded a grant of \$3,000 from the HCCF.

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8. Anthony Lake Board – The Anthony Lake Board was awarded another grant from the HCCF in the amount of \$10,000. HCCF is certainly doing great things for Harper County Communities. The Lake Board is continuing to review building options. Tony Kastens has volunteered to help come up with ideas to vet building structure types. He was reviewing shipping containers as a cheaper option to construct the bathrooms out of. I did share the law with the board about shipping containers not being allowed for use for human occupancy and not legally permissible in parks and rec areas currently. Tony is going to continue to brainstorm other ideas for now.
9. ID/Eco Devo Board – The board attempted to meet last week but did not have a quorum. The board chair asked if I would go ahead and share the information from KWCH marketing, so I did. The members that were present were interested and supportive in being a part to help with the project. I have attached the unapproved September minutes to my packet for reference.
10. PD Cruiser – Anthony PD was awarded a grant from HCCF for \$1,000 for a prisoner transport cage and if you notice the recommendation from Wayne Dennis on this agenda, they were also awarded enough from that fund to purchase one complete cage. The PD's goal was two cages. They now have one and one-third of the money needed for two. They are waiting on a grant from SC Telcom to hopefully balance some of the remaining 2/3 funding needed for the second cage.
11. Fill Dirt Work in City Limits – Recently a property owner in the Anthony City Limits came in because their neighbor has done some dirt work on the neighbor's own property that caused rainwater drainage to now be diverted to this person's property. There are strict laws about dirt work in the flood plain because hauling in dirt on one person's land can cause drainage to impact on another person's land. In flood plains, a permit is required first to evaluate that the work will not impact on the neighbors. This particular property where the dirt work was done is not in the floodplain. Kenny reviewed the city codes and did not find anything that would prohibit or require a permit for review in the regular city ordinances. I am only bringing this to your attention because the city requires construction permits for all other work but not just dirt work outside of the floodplain. I am not asking you to consider starting to require permits for dirt work, but I felt I should make you aware of the impact this has had on a landowner in the city and currently there is nothing to protect them or control how a person diverts their drainage on their property. Just an FYI.
12. City Staff – The water department position remains open. PD and Water still have openings. Reminder that we do have an office staff member on leave now. This will impact on an already overworked environment so I would say please have grace, but the public gets pretty tired of not having service and rightfully so. We will all continue to do our best but it's going to be a rough time fyi.

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13. LKM – I did attend the annual LKM Conference in Overland Park. There were several nuggets of information that I brought back including some information that might need to be updated in our dangerous structure code with respect to squatters or immediate hazard declarations. I will make note of this to include during codification which, at this point, we just need to pay someone to do because I am truly never going to have time and we need to get it done. I will check into this. Additionally, I sat in on the League's review and approval of their 2026 Statement of Municipal Policy which does indicate not only what they will continue to lobby on behalf of all municipalities but does highlight their priorities for what they believe will be issues of great interest for the upcoming legislative sessions. If any of you want a copy of the final Statement, just let me know. As always, the League strongly recommends that we meet with our legislators before they are back in session. I planned to do that anyway to continue the torch for the water main funding so we will kill two birds with one stone. Let me know if there are any hot button items you want me to specifically address during that conversation.
14. Department Reports – Melinda was busy with the play on Friday, yes, we have a star in the office! She did an excellent job if you didn't get a chance to go to the show at the Theatre this weekend and watch her. She is back to work now and will prepare and email the department reports to you.