

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
8/20/24

PUBLIC COMMENT –

Public Comment allows the public an opportunity to address the City Commission. There is a five minute per person limit on public comments.

CONSENT AGENDA

1. Approve August 6, 2024 Regular Meeting Minutes
2. Approve August 13, 2024 Special Meeting Minutes
3. Appropriation Ordinance No 3196 \$233,196.22
4. Approve 08.13.2024 Payroll \$68,220.00
5. Approve Transient Guest Tax Recommendation \$500 to Craig Winters for Disc Golf Tournament September 2024

TGT Account balance is \$3,732.45 FYI.

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

6. Approve Special Event Retailers' Permit Application - Chamber of Commerce
This is the beer garden for the Muddy Water Festival
7. Approve Ordinance No. G-2874 Call for Election for Sale of Park Land ****Roll Call****
Read below in report.
8. Approve Transfer of Lake Lease for 30 W Deer Run from Norman to Carothers
This item and the next is for the sale of lot 30W to the Carothers'. The lease is in the packet.
9. Approve Contract for the Sale of Lake Lot 30W Deer Creek Run to Kregg and Katie Carothers \$9,500
The contract and appraisal is in the packet.
10. Approve to Request Assistance from EPA Water Technical Assistance Program for the 16" Water Main
This is a new program that I will explain at the meeting as a possible source to help secure an engineering plan for solutions for the 16" main.
11. Appoint League of Kansas Municipalities 2024 Voting Delegate and Alternate for City of Anthony

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Mayor Cleveland and Commissioner Eaton are registered to attend the LKM conference this year and are willing to be appointed as the voting delegates to represent Anthony. The Commission will need to approve a Delegate and an Alternate.

12. Replacement Engine for #4 2019 F-350 Powerplant Truck

When I polled the Commission last week via email, Commissioner Hatfield indicated there might be other options to the decision on purchasing a replacement engine, so I have added this to the agenda for further discussion.

13. Pool Bathhouse Renovation Direction

I briefly visited with the Recreation Commission at their last meeting and let them know the Commission will be looking into the possibility of re-doing the bathrooms at the pool. They showed a great interest so I will be seeking direction at this meeting for the planning stages of a potential rehab.

14. Health Nuisance 411 S. Springfield Ave - Nemitz 2024

Admin Report:

1. Lake Eco Development – We have an appraiser, but it is likely 30-45 days to get the appraisal back. A lot of time has gone into the legal review of the petition and since the County Attorney provided his opinion on the petition and referenced different statute numbers for the details of the petition, quite a bit of time has been spent reviewing the process of the petition, notification, and election. The County Attorney has verified the legality of the form of the petition and found it to meet statutes. The County Clerk has verified the sufficiency of the signatures and found enough to qualify as the required percentage for validity of the petition. I have prepared (on the agenda for this meeting) an ordinance to call for the election in November (this places the question on the ballot). This is where we are currently.
2. Sunrise 2nd – The preconstruction meeting with NPL (gas contractor) was held on August 9th and they began work the following Monday. The gas installation should finish up this week. Jerry will be starting electrical soon. Chris and I met with Joel on August 16th to review the drainage plan in greater detail. This revealed the need to do some preliminary dirt work at Sunrise. Due to this, I am investigating the possibility of extending the base grant to help pay for the drainage work (or at least part of it). I will first determine if we can get an extension on the BASE grant. If we can, I will bring the drainage study in and decide with the Commission how much work we as developers want to do. First, we need to see if BASE funds can be accessed. I will keep you posted.
3. KHITC – We continue to iron out the details with KHRC and legal to determine the issuance of the tax credits. We have made progress, eliminating some possibilities. We will have a conversation with Don Klausmeyer and then narrow down our direction even

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further. Our contact at KHRC is at the annual conference this week and then she has to take 9 days off to use up vacation so we will not have an answer for a few weeks. KHRC wants us to wait and take the time to determine the best course to follow on this issuance. Will keep you posted.

4. Solar – I had a meeting with KMEA on August 13th to review the presentation for the large solar contract. If you recall, the city is considering two solar options (or a combination of both options to our portfolio), to either construct our own community solar farm, or to contract with a large-scale solar farm that KMEA is contracting with. The Commission guided me to continue to pursue these options and to have KMEA prepare preliminary costs and savings to customers in a report for the Commission to review. We have been working on that and will have data to present in the next few weeks. The deadline to participate in the large-scale project looks like 30-45 days from the time you read this report so we will need to be making some decisions in the next few weeks. More to come.
5. CDBG Grant Update – Progress continues on the applications we currently have. Lead informational materials and signature requirements are going out now. More to come.
6. KMU Water Rate Checkup Tool Training – The City of Anthony hosted the Water Rate Checkup Tool training workshop for southcentral Kansas on August 14th. This program was sponsored by KDHE, WSU, and KMU and provided step-by-step hands-on instructions on how to operate the water rate checkup tool online. Robert, Chris, and I attended the training. It was a successful event. It has been six years since we raised water rates. The tool is not intended to raise rates, it helps the city evaluate if and when we would need to and how to analyze different approaches based on the data we enter. It's a good tool that we will put into practice this year.
7. CID – I have sent a request for an updated CID report. I have not received it yet but will forward it when I do.
8. Transient Guest Tax – We have pulled a recent report from the state on the entities in the City of Anthony that are paying TG taxes, and we are reporting those that are not to the state for review.
9. Department Reports – With Sherri gone, I am only just now realizing (at 10:00 p.m.) that the department heads probably prepared their reports and sent them in, but they were not added to the agenda. We will send them along with current reports at the next meeting so you can see all their work.