

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
5/21/24

I am summoned to report to jury duty Tuesday May 28th. FYI

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 May 7, 2024, Regular Meeting Minutes
2. Appropriation Ordinance No 3190 \$204,855.63
3. 05.21.2024 Payroll \$61,025.59
4. Accept Resignation of Bill Slinkard from Anthony Lake Board
5. Bank of the Plains COD 32913-Electric System for \$100,000 & COD 32914-Wayne Dennis for \$100,000-Reinvestment
6. Approve Recommendation of Recreation Commission to Appoint Kaitlyn Greve to Recreation Board - Term to expire July 2028

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

7. Anthony Lake Housing Development - Salt Plains Outfitters
8. Approve "Welcome to Anthony Lake" Sign to be Paid with Lake Board Capital Funds - Lake Board
9. Request from County to Purchase Available lots in Block 23 in Anthony (211 N Anthony) - Commissioner Struble, Josh Teel
10. Request to Remove Special Assessment - Kelly Thell - 534 S. Lincoln
11. Request to Change Limit on Fireworks Sales Permits to 2 Per Year - Carl Schmidt & Sheila Adams
12. Power Portfolio Review
13. Sunrise 2nd Housing Development

Admin Report:

1. Sunrise 2nd Builders – I have had two meetings with Builders in the last few weeks as we are moving closer to being ready for the building stage. We are currently in conversation

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with Klausmeyer Construction and Artistic/Liberty Builders. I reached back out to Dan Dopps who had an earlier meeting of interest, but he has not responded to messages thus far. It will be time for these builders to meet with the Commission so the governing body can start to decide how we want to proceed from here.

2. Insurance – We have started the insurance claim for the buildings however, we have not as of this date heard anything from EMC’s adjuster. We have decided not to repair the hail damage on the vehicles since it is minor and cosmetic.
3. Boat Ramp – I’m sure most of you have been out to the lake by now but the boat ramp is complete and open. We let the concrete cure 14 days which is double what was recommended.



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There were two sections of sidewalk that had to be repaired due to damage from equipment. Oscar took care of this at the conclusion of the project.

4. County's Request to Purchase Land East of Courthouse – I had been asked to look up how much money the city has spent on the lots east of the courthouse. The city paid \$144,501.90 in the purchase of the building, attorney fees, and other expenses to own the property. The city then contracted for the demolition work and spent an additional \$74,450. The total cost to the city to own the land east of the courthouse thus far is: \$218,951.90. FYI
5. Employee Appreciation Breakfast – The employees enjoyed breakfast on April 25th out at the lake for our spring employee appreciation. Several employees helped with the cooking, and all had a wonderful time and were very appreciative. We also got a first-hand look at the work on the boat ramp, field trip lol. We drew for the annual balloon ride donated by the Chamber to the City since we are a Balloon Fest sponsor, Hunter Turner won the drawing.
6. On-Call/Back Up Housing – I met with the tenant that will be leaving the powerplant house, so he is aware and knows to expect the official 60-day notice in the mail. We have started base furnishing the vacant house to get it ready for the city employee that needs lodging now.

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7. Harper County Community Impact Meeting – Mayor Cleveland and I attended the Harper County CI Meeting in Harper on May 8th. I was asked to speak but only gave a slimmed down fast version of the housing effort in Harper County. The main focus of the meeting was to speak to businesses in our communities and to hear the local priorities and challenges they are facing, especially with workforce issues. Workforce Alliance, ROZ, Network Kansas, and other partnership opportunity programs presented. The main topic that came from this meeting was what it takes to get an employee their CDL. It appears additional joint meetings on this topic may come from this meeting, hosted by Harper County Economic Development Coordinator Kari O’Riley.
8. Economic/Industrial Development Board – I met with the EcoDevo/ID Board on May 14th. The board continues to brainstorm projects and goals they would like to establish for local efforts to aid with economic sustainability. One topic that came out of this meeting was the need for a discussion with the Harper County Appraiser to seek further information on what the county is experiencing regarding valuations. The County Appraiser has agreed to come to a future meeting for this purpose.
9. Lead Service Line Inventory Mandate – We had another meeting with JEO Consulting on May 9th. We are still needing about 1,000 responses in order to complete the inventory. We are now deciding how to respond to this final phase of data collection. Some cities are scheduling appointments and contracting with retirees or other able persons to go to people’s home and help them complete the survey. Some cities have moved to a fee-based approach, charging a fee to each property that has not completed it. Yikes. At present, Gary Taylor, the certified water operator, does not want city staff going in the home. He would rather pothole each yard with the vac truck to obtain the data. However, that’s a huge time constraint and I would rather that was our last stitch effort when we get the number down to a few hundred responses needed, not 1,000. We are still working on options.
10. Solar Applications – Solar continues to be a time demanding issue. I met with two other solar companies last week to answer questions. In addition, since one commercial applicant has been waiting to process their application since last summer, and we have been stuck since we updated our policy waiting on meter lead times, we switched to an alternate meter type. This is not preferred and does not work with our software so we will need to hand process readings and billings, but our meter’s lead time has been extended from 30 weeks to an unknown date. So, we ordered the alternate meters, and we are allowing the customer to use the alternate option so as not to delay them further. Those meters have been received and we are finally processing the commercial application from last summer. I have sent a follow-up request for some missing information from the solar company. Once it is received, we hope to process it quickly.
11. 2023 Audit – The final information was provided to the auditor last week and as far as I know currently, we have completed our portion of the data collection for them. I know there is one piece they are still processing. Once that is complete, I hope to see the draft financial report and get the auditor on a June agenda to present. I hope, because budget is right around the corner.

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12. Camp Host – Jenn and Derrick Tyler from Kingman have moved their RV to the lake and completed their camp host training at the city office May 20th. They have three kids that go to school in Cunningham and are very excited to spend the summer at Anthony Lake.
13. School Service Projects – Anthony Elementary School students painted fire hydrants last week as a service project to the community. The 5th graders gave 11 hydrants around the school area a fresh look. Here are some photos:

