

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
8/5/25

CONSENT AGENDA

1. Approve Regular Meeting Minutes of July 15, 2025
2. Approve Special Meeting Minutes of July 16, 2025
3. Appropriation Ordinance No 3219 \$672,607.88

It's a big one. Mostly due to the payment for the Pelican Street Sweeper and the Power Plant CHUBB insurance (Boiler) which is nearly \$500K with just those two.

4. Appropriations Requiring Special Approval Within App. Ord. 3219:

Fund #30 Capital Water - Terracon - \$17,000 – Geotech Service KWO 25-2875-120

Fund #34 Capital Municipal Hall - Michael's Handyman Service \$2,825.80 - Hall Painting

Fund #47 Wildlife & Parks - EBH \$2,500 - NRT 2023-1 Trail Design

5. Approve 07.29.2025 Payroll \$69,917.04
6. Approve July 2025 Court Report
7. Approve Appointment of Dawson Anthony to the Anthony Fire Department
8. Approve to submit the Law Enforcement Grant to the State of Kansas Office of the Attorney General for new Tasers for \$19,996.00
9. Approve Investments:
 - Bank of the Plains-General Fund-Renewal CD 5000008184 to CDARS \$2,000,000-24 months @ 3.99%
 - Bank of the Plains-Capital Improvement/Solar-Renewal CD 5000008176 to CDARS \$1,000,000-6 months @ 4.26%
 - Peoples Bank & Trust-Water Lagoon Cleaning- \$175,000-24 months @ 3.95%
 - Bank of the Plains-Water Equipment Replacement Fund-\$50,000-24 months at 3.91%

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

10. Approve Fundraiser Event Paddle Poker Run at Anthony Lake - Jennifer Wolff

Jen has a new idea for a fundraiser at the lake that she will explain. Exciting!

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11. Approve Facility Use Agreement of Municipal Hall Kitchen with SCKAA/Friendship Meals

Formality for the new agreement but I put it on the agenda in case you had questions.

12. Bid Opening Electrical Wire Bid

13. Bid Opening 2025 Multifunction Copier for City Hall

This was approved to go out to bid last year. The city copier is dying, and it is really impacting operations. Chris is starting to get some of these old bid items moving. You will see more coming in the next 30- days.

14. Bid Opening 2025 Software for City Management

You will likely kick these back for staff review but we will see what we get. This has been months long in the works.

15. Approve Final Plan Set for Lake Trail Project No. NRT 2023-1 and Approve to Submit to Bid

The trail plans are updated with staff comments which included wider gates and pushing the path a little closer to the trees along the west on the west side of the dog park. I really want to get this out to bid but I wanted to make sure you didn't have any further questions or edits.

16. Approve Replacement of East High Service Pump *Contingent Upon Engineer Approval

This is the repair job we put out to bid months ago and did not get any bidders. We have since located a company that would bid the rebuild. The first bid attached is the rebuild quote to repair our split case high service pump. However, to rebuild they would come on site, remove the top of the pump, replace the shaft, impeller, bearings and packing. The top would be put back on and it would be started up. The issue with this option is that if they find damage to the casing or other issues once they disassemble the pump they will probably end up pulling the pump and taking it to their shop. This would drive our price up the repair a lot and if for some reason it ended up not being repairable the city would still be on the hook for paying for the parts and labor that we already have purchased.

So, we also quoted a replacement. That is the second attachment. It is a vertical multistage pump. This option does have a longer lead time but if they discover other issues on the split case when attempting the rebuild this option could end up being quicker.

Both options are beyond my spending authority. I have a call into the city engineer because I want to confirm that there are no issues with changing from the split case to the multistage.

17. Approve Contract for Courier Services with Harper County

We lost our courier service for water samples. All of Harper County did. So, the County, Cities, and Rural Water Districts have been working to determine an option we could all utilize. The county was willing to contract the courier and have samples dropped at the health department like we have done in the past and share costs. This agreement will contract that service.

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18. Dangerous Structure Planning Discussion

Before we move into the discussion on dangerous structure resolutions (items 19-23 below), we need to pause and determine how many you want to approve. Reminder: our city attorney has been clear that we should not pass the dangerous structure resolutions and start the process if we do not intend to take the structures down. Therefore, the Commission will need to weigh out how much money they have and how many structures you want to actually pass the resolutions and start the process on. Since we have already started one (the white building on main) we will need to see that through. That one alone may wipe your funding out. We are checking into the cost of asbestos inspection, common wall evaluation, etc. and we may have to bid that one before we proceed on any others. Though some of the residential ones we may be able to get paid for with the CDBG Housing grant. We will discuss those. Otherwise, we will have to discuss the topic. You may even consider approving getting bids on the white building. It's premature but I'm not sure how else you will know how much money you have available to keep going.

19. Dangerous Structure Resolution No 1164 304 S Springfield Henderson 2025

20. Dangerous Structure Resolution No 1166 206 E Main Gensler 2025

21. Dangerous Structure Resolution No 1165 501 S Lincoln Davidson 2025

22. Dangerous Structure Resolution NO 1167 512 S Lincoln Turner 2025

23. Dangerous Structure Resolution No 1168 516 S Lincoln Coffey 2025

Dangerous Structures. The inspector has been busy. There are many more coming.

24. Inoperable Vehicle Nuisance 429 S Anthony Stoabs 2025

25. Inoperable Vehicle Nuisance 223 S Jennings Boucher 2025

26. Inoperable Vehicle Nuisance 304 S Springfield Henderson 2025

27. Health Nuisance 304 S Springfield Henderson 2025

28. Health Nuisance 528 S Kansas Fox 2025

29. Health Nuisance 420 N Mass Holmes 2025

30. Health Nuisance 206 S Penn Northcott 2025

31. Health Nuisance 503 S Anthony Little Coyote 2025

32. Inoperable Vehicle Nuisance 606 N Lincoln Schaffer 2025

These are the newest vehicle and health nuisances.

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| 33. | Inoperable Vehicle Resolution No. 1163 311 N Franklin Stierwalt 2025 | These are repeat Resolutions. |
| 34. | Health Resolution No. 1162 311 N Franklin Stierwalt 2025 | |

35. **Draft 2026 Budget Presentation**

Hopefully we got through the other items quickly because the entire draft 2026 budget is ready to review. All funds are completed. We usually do the levy funds at one meeting and the utility funds at the next. We can do that, or we can schedule a separate work session. If you are feeling really adventurous, we can just do the whole thing at this meeting. You will make the call.

EXECUTIVE SESSION

39. **Executive Session to Discuss Electric System Improvements Pursuant to “Preliminary discussions relating to the acquisition of real property, K.S.A. 75-4319 (b) (6).”**

Admin Report:

1. EPA Tech Assistance: We are STILL waiting for the Geotech results. We received the bill July 17th without reports. I contacted Terracon again. John had gone on vacation for two weeks. I reached out to him when he returned, and he said he would have it by next week. This is hugely disappointing considering they knew the timeline we were working on. Side note: if you saw the Terracon payment go through this AP, we issued it but I am holding it until we receive the reports.
2. Airport AWOS – I spoke with our rep last week and they were programming the data into the state system. He said we should see it live in the next 30 days or so. Still watching.
3. Power Plant House Renovations – The renovations have begun at the power plant houses. This will take a couple months’ worth of work likely. If you recall, when we bid the project (since we did not have specific brands and finishes picked out prior to bidding and we needed something to bid apples to apples) we had the bidders bid mid-grade materials. When we opened bids I mentioned that when we start picking out actual materials it is likely that I will select materials of a little higher quality on some items if it will mean that it will fit better or last longer. It has been like 50 years since these houses were remodeled. It will likely be another 50 so I want to try to get some materials that last. This does mean this price will increase above bid. Normally, we would not allow a price to increase above bid unless we change materials or scope. I am just making sure you remember from the bid opening and point out clearly on here that the price will change as we move forward since I am already starting to look at some of the material. I just didn’t want you to forget and wonder why we are paying more when we pay the bill. Let me know if

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you want this on the agenda to weigh in on, otherwise I will proceed as determined with selection of materials.

4. Lake Board – The Lake Board met on July 14th, and I presented the board with the map that showed the floodplain boundaries. The new bathroom cannot be located in the floodplain unless the structure is built with stem walls to elevate the lowest floor above the BFE. That leaves the lake board weighing out the cost of keeping the structure in one of the preferred locations as presented to the City Commission and pricing the additional construction costs for the stem wall or finding a new location. If the new location is further from the RV Dump, they will also need to price the additional cost to pump the sewer to further. On July 27th the lake board met at the lake to identify potential new locations. More to come on that.
5. Work Comp – City staff met with KMIT on July 17th to evaluate the possibility of a work comp quote through their organization. Staff have compiled the necessary information to provide a quote. Now we wait.
6. Land Bank – The Anthony Land Bank Board of Trustees met on July 21st in Attica with the other Land Banks and Julie Lyon. One County Commissioner was in attendance. The Land Bank boards will be scheduling a meeting with the Harper County Commission soon to discuss:
 - Approval to obtain properties at the tax sale.
 - Seed money to get started.
 - Passing law to change the applicability of tax payments so to hit the current year first, to break the cycle of property owners just paying the furthest arrear year to stay off the tax sale list.
7. CDBG Housing Grant Update – The following is the status thus far:
 - Target Area Expansion- As mentioned at the last meeting, we had our first program audit July 16th and Tim Parks was here at the city building. Since he was here I inquired about expanding the target area. He indicated that he would approve that direction and told us to proceed with procurement of applications in the Target Area Expansion. We are calling all the preapplication folks that wanted to apply but were outside of the target area. We are also mailing a notice to the properties in the expanded area to gain more applications before the deadline of March 2026 to have the funds spent.
 - Bid Tour #2 will commence as soon as we have approval from SHPO for the final demolition. We should have this very soon. If I get it before the meeting, I will include it on the agenda to go out to bid for round #2.
8. 400 Radio System – We received a bill from Harper County starting to charge the city's for continued use of the 400 system. This bill came after we had already reported a no increase of the RNR to the county clerk. Additionally, the cities were unclear how long the county would be agreeing to manage the 400 system. There was a meeting at the Harper County Commission on August 4th, I sent Chief Hodson to represent fire and the fire sirens. The County had Anthony utilities on their list of users as well but we have our own repeaters so that was an error. At the conclusion of the meeting, it was recognized that additional discussions should be had. The

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County agreed to pay this year and further discussion will take place to be prepared for the next budget cycle.

9. HP CO Heart 4th of July – Also in your packet is a letter from HP CO Heart thanking the city for their support.
10. Staffing – We did hold some interviews for water. One offer went out. Not determined yet.
11. Street Sweeper – You have probably already seen it on the street but just in case, the new sweeper is here! The boys received training on site with the Rep on July 23rd. In November (the first available class date) Allen and Richie will be attending a three-day training course on maintenance, mechanics, and operation in Illinois. Here are some photos:



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