

**To: City Commissioners**  
**From: Cyndra Kastens**

**Re: City Clerk/Administrator Report**  
**11/5/24**

---

---

**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 October 15, 2024 Regular Meeting Minutes
2. Ordinance No 3201 \$140,422.56
3. Approve 10.22.2024 Payroll \$57,826.60
4. Approve 11.05.2024 Payroll \$57,306.49
5. Approve Drawdown #1 KDOT Project No. AV-2023-17 \$24,153.69 AWOS/Beacon Project
6. Approve Drawdown #2 KDOT Project No. AV-2023-17 \$22,516.30 AWOS/Beacon Project
7. Approve Investment Renewal:
  - Bank of the Plains COD 5000001940-Public Relief \$21,332.27 Reinvestment- 24 months
  - This is the one I emailed about, this formally takes the action to renew.*
8. Approve Aging Projects (Friendship Meals) Annual Agreement for October 1, 2024, through September 30, 2025
9. Approve Recreation Commission recommendation to reappoint Allen Finley to Anthony Recreation Commission for Term to expire in 2028
10. Approve Planning Commission recommendation to appoint Robert Chandler and Randal Wiseley to Planning Commission/Board of Zoning Appeals - Three Year Term to Expire 2027
11. Approve October 2024 Court Report
12. Approve to Submit RFP for Contract Services to Construct the KCC-40101d-501 Electric Project
  - See Report Below*
13. Approve Investment Renewal:
  - Bank of the Plains COD 5000002278-General Fund \$100,000 Reinvestment- 24 months
  - This is another standard renewal for a general fund CD.*

To: City Commissioners  
From: Cyndra Kastens

Re: City Clerk/Administrator Report  
11/5/24

**PUBLIC HEARINGS - NONE**

**REGULAR BUSINESS**

14. Bid Opening 2024 Sunrise 2nd Dirt Work

*Notes in Admin report below and attachments in packet.*

15. Kayak Rental Services at Anthony Lake - Wiseley's

*Randy has requested to be on the agenda. He said he has an alternate funding idea that he wants to share in the meeting with the Commission. The next Lake Board meeting is scheduled for Monday November 11<sup>th</sup>. They plan to make a recommendation to the Commission about funding so I will not have that information by this meeting on the 5<sup>th</sup>. City staff has been working on location recommendations (considering access to power, public parking, launch suitability, and minimal to no impacts to existing recreational amenities). I will have their final thoughts that I also plan to show the Lake Board for input at their meeting on the 11<sup>th</sup>. After that I will present all recommendations to the Commission for review. FYI*

16. Approve EBH Contract to Reconstruct Asphalt Taxiway from T-Hangars to Apron (180' x 35') FAA Project# ANY 3-20-0002-016-2025

*This motion needs to be contingent upon FAA approval.*

17. Approve Ordinance S-319 - Twp #2 Rural Fire Contract  
18. Approve Ordinance S-320 - Twp. #3 Rural Fire Contract  
19. Approve Ordinance S-321 - Twp. #4 Rural Fire Contract

**Admin Report:**

1. Airport Reconstruct Taxiway – The official kick-off meeting was held with EBH, FAA, and the City of Anthony. The following is the project timeline:
  - a. Schedule of Design
  - b. Contract 11-5-24
  - c. Survey 11-25-24
  - d. Design Report to FAA 12-16-24
  - e. Final Plans/Specs to FAA 1-20-25
  - f. Out to Bid 2-27-25
  - g. Bid Opening 3-27-25
  - h. Grant Application to FAA 3-31-25

The last item is a hard deadline in order to submit the grant application to FAA by the April 1<sup>st</sup> deadline and commit the BIL funding, which we do not want to lose. We will spend the next few months working toward that initiative. Progress updates to the Commission will be provided in my admin report. Likely you will not see anything official on the agenda of

**To: City Commissioners**  
**From: Cyndra Kastens**

**Re: City Clerk/Administrator Report**  
**11/5/24**

this project until it is time to submit the FAA application in the spring, but we will continue to keep it moving. Additionally, just FYI: when the project is under construction, the apron will be closed. This means the fuel station and pilots lounge will be closed. We expect the closure to last about a month. Tracy will still be able to access fuel if he needs it but the public will not. This will be posted to pilots via FAA like we normally do so they will be aware.

On the consent agenda this week is the contract with EBH Engineering. I have worked through the FAA required Independent Fee Estimate to verify that the engineering fees are appropriate based upon other engineering fee averages, as required per FAA guidelines.

2. KCC-40101d Grant – I finalized the grant forms to officially award the project and reviewed the mountainous Terms and Conditions. A kick-off meeting was conducted on October 31<sup>st</sup> to review the project requirements. We have tentatively established the following timeline:
  - a) January 2025 – Project Start Date
  - b) March 2025 (or sooner) – Bid Letting
  - c) April 1, 2025 (or sooner)– Execute Contract with Winning Bidder
  - d) The rest of the timeline will be completely dependent upon the contractor’s schedule for availability and lead times on electrical materials.
  - e) Project completion by December 31, 2026

We will be required to track metrics for this grant to submit monthly, and financial and progress reports quarterly and annually. The metrics should be fairly minor dealing with recording outage events and the cause, hours to repair, etc. I am reaching out to KMEA to see if they can assist with preparing the RFP to solicit contracting services for project construction, just help save me some time. For now, I will include the permission to go out to bid on this project on this consent agenda. I will likely not submit this until January but the sooner the better, so I am getting this formality out of the way now so we can proceed as soon as we have it prepared.

Build Kansas Fund - I completed the document submission requirements for the Build Kansas Fund which is the grant that will pay the city’s match portion of the 40101d grant. Once these have been approved, they should generate an actual agreement. Once I receive it, I will place it on a consent agenda for formal approval.

3. Water Sustainability Study – I have reinitiated conversations with the hydrogeologist the city hired to aid in verifying my research data on the sustainability of Anthony’s water supply. To refresh your memory (since it has been a year since we hired him), we wanted to make sure with all the drought affects in Kansas causing cities to lose depth of saturated thickness in their aquifers (and causing severe concerns for the future of their town water supplies), that Anthony’s water supply was not showing signs of concern which would cause the city to manage usage or future availability differently. This research was also spurred by the request from the Golf Board to want water from the city’s water supply to meet their increasing irrigation needs and the request from Rural Water District #2 of potentially increasing their water contract. The city needed to make certain that we have sustainable supply for the city and how to then prioritize (if needed) additional output for

To: City Commissioners  
From: Cyndra Kastens

Re: City Clerk/Administrator Report  
11/5/24

other services. We spent quite a bit of time in early 2024 updating our logs of data to chart our static water and nitrate levels. This would show a trend of how our water table has been impacted since the wells were drilled. We provided this data plus any historical records we had on the wells, construction, drilling logs, etc. to the hydrogeologist for his review and report of findings. We also tasked him with any recommended options to supply the golf course. He will have his final report of findings ready to be presented in November or December at a Commission Meeting. Keep in mind, this was a very small fee we paid for a check and balance on our data. I do expect that there will be a point where additional data is needed to make determinations for the golf course and at that point the commission will need to decide if we want to pay for additional exploratory options. We can decide that when we get the presentation of report and recommendations. I just wanted you to have a heads up of what this report is and what it is not.

4. KMU Insurance Pool – KMU has finally received the final quotes from BCBS for the potential pooled insurance plan. Here are their findings:

We appreciate your interest in participating in a KMU Association Health Insurance Program. First, I would like to apologize for the unexpected lengthy time this process has taken. There have been steps to this process that extended the length to get premium quotes from Blue Cross Blue Shield of Kansas (BCBS).

To review, there were four primary goals in establishing an association health coverage program. The goals were:

- Initial year premium savings of 7% - 10%
- Centralized enrollment platform
- Long-term premium stabilization and premium enhancement
- Blue Cross Blue Shield of Kansas be the health insurance provider

BCBS provided quotes on three different coverage programs;

- 1000/2000 deductible, 1000/2000 coinsurance at 80/20, with a combined health/drug maximum out of pocket of 5000/10000
- 1500/3000 deductible, 1000/2000 coinsurance at 80/20, with a combined health/drug maximum out of pocket of 5000/10000
- 5000/10000 deductible, coinsurance at 100%, with a combined health/drug maximum out of pocket of 6350/12700

The analysis of the BCBS proposal included comparing your current health insurance coverage and premium to the proposal from BCBS. Below are those findings:

- Initial year premium savings - The best-case scenario was a 1%-2% savings over current premiums versus the initial year savings goal of 7%-10%. Additionally, to achieve the 1%-2% savings, the overall health insurance benefit coverages would decrease compared to what many of the interested participants currently offer their employees due to higher deductibles and higher out of pocket expenses.
- Centralized enrollment platform - The goals of a centralized enrollment platform could be met.

To: City Commissioners  
From: Cyndra Kastens

Re: City Clerk/Administrator Report  
11/5/24

- Long-term premium stabilization - We believe there would be premium stabilization over the long-term.
- Blue Cross and Blue Shield of Kansas would have remained as health insurance provider.

Overall, due to the minimal BCBS plan savings (1%-2%) and a reduction in coverage for many, the decision has been made **to not move forward** with the establishment of a KMU Association Health Insurance Pool.

5. Lake Eco Development – I have reached out on several occasions to the appraiser (the only appraiser) that was willing to take this job. She had agreed to have an appraisal before the election, that did not occur. She is also not returning emails or phone calls presently. I will not proceed any further with this until we know the results of the election. As you are aware, election data was posted in the newspaper, on the website, and on facebook for the upcoming vote; and I did complete the interview for KSN. Now it is in the hands of the people.
6. Wrecked Deweze Slope Mower – Still no final information. We are still not allowed to touch or evaluate the mower.
7. Sunrise 2<sup>nd</sup> – You are opening bids at this commission meeting to contract the grading work. This bid out has been a bit of a nightmare because we are not doing ALL the grading work within the scope of this project, we are constructing the drainage ways and leveling enough dirt work to keep the property draining properly but we are NOT intending to complete the construction of each of the house pads in this work. The reason for this is because of the volume of dirt that would be needed to construct the pads (18,000+ CY) and the fact that if a house is going to build a basement, you would likely not need to bring in that much dirt so we would therefore be wasting time and money to haul the dirt to the site to construct them now. The build out of the house pads will be the responsibility of the builder. In my report, I am attaching two drainage plans: 1. The first one is the actual drainage plan for the Sunrise 2<sup>nd</sup> Addition, and it includes construction of the house pads (you will see the squares denoted 50' back from the property lines for the house pads). 2. The 2<sup>nd</sup> attachment is an amended drainage plan with the house pads removed for the ease of bidding this current project scope. Bidders are allowed to provide a separate (ad alternate) bid price if they want to bid the construction of the house pads (which could be used at a later date or by the builder) but the main bidding and scope for the bids you will open at this meeting do not include that house pad price in the not to exceed cost. FYI. Reminder, this is paid for with BASE grant dollars and one of the two reasons we got an extension on the BASE grant. The work, however, must be completed, paid for, and all final approvals obtained prior to December 31<sup>st</sup> so the required construction completion date for this bid is December 15<sup>th</sup>.

We also had to submit a request to modify our KDHE NOI stormwater permit for Sunrise to include this dirt work. This normally takes 60 days to approve but KDHE is trying to work with us to get it done sooner. Finger crossed.

**To: City Commissioners**  
**From: Cyndra Kastens**

**Re: City Clerk/Administrator Report**  
**11/5/24**

8. EPA Water Technical Assistance – I had a meeting with KMU staff on October 23<sup>rd</sup> to explain the history and share the data we have so far on the water main breaks. This was a pre-discussion with some of KMU's staff to determine if they could conclude any findings for the cause of the breaks. At the conclusion of the meetings, they like us, could not be definitive, and they reported their findings to EPA in consideration of the TA funding.

Then on City of Anthony has received approval from the EPA for engineering assistance to prepare a Preliminary Engineering Report for corrective solutions for the water main breaks. This is great news, kind of. Reminder, I applied at two sources: EPA and KWO HB2302 grants. We have not heard from the 2<sup>nd</sup> source yet. The only issue with the first source is that they pick the engineer and the timeline to work under. We do not have as much control over the process. We do have control and input on the project of course. I have included a document in the packet that you can use to review the roles of each entity involved in the project. Read it if you would like. It's still wonderful news to have some engineering to come on board and help us, at no cost to the city. So, this is good. And if we get the other grant, we will have a decision to make. For now, we will be thankful we will have some kind of help on this major issue so we can get a PER and make some kind of progress closer to solving the problem.

9. Golf Course Bathroom – I completed the soil profile on November 1<sup>st</sup> and will prepare sewer system options for the golf course to utilize to obtain bids from plumbers to proceed with their bathroom project on the south end of the golf course.
10. Solar Billing – The company came and programmed the meters so they now appear to be recording data accurately.
11. Community Solar Project – The land around the 138kV Sub sold October 25<sup>th</sup>. Larry will be reaching out to the buyer to make them aware of the city's potential interest in the 15 acres around our sub. We will keep you posted on the reception of that communication.
12. Staffing – Melinda has started work officially. Sierra Hall, the new Recreation Director has also started. Melinda was able to start early and attend the Clerk School this year completing the first part of the 4-year program. Interviews for other positions are scheduled for this week.
13. County Road Vacate – I attended a hearing at the County Commission meeting in regards to a proposed vacation of SE 80 Ave between SE 10 Road and SE 20 Rd. I represented the City's interest in requesting the ability to secure utility and access easements prior to approval of a vacate, since we have utility infrastructure along this road. Others speakers were in attendance representing different interests on the topic. After the hearing the County Commission voted not to vacate the road.

**To: City Commissioners**  
**From: Cyndra Kastens**

**Re: City Clerk/Administrator Report**  
**11/5/24**

14. Continuing Ed – I am attending several zoom classes this month and in December to make up the 16 hours required for my CFM since I did not attend the annual conference this year. I have 13 completed so far.
15. Roof Repair Update – The following is an update from Chris who has had the lead on the roof repairs from the hail storm in April:

8 roofs were involved in the insurance claim from Hail on April 30, Roofmasters of Hays, KS was selected to repair.

4 shingled roofs have been replaced. (3 power plant houses and the Police Dept)

The Powerplant is complete.

The Fire Department has been cleaned, patched and primed – final coat is not complete – waiting for weather to cooperate.

The Municipal Hall has a special coating on it (silicone) that requires a special primer – EMC insurance has been contacted to renegotiate the settlement. Nothing has happened yet but should very soon.

The small pumphouse roof received a small damage claim – the city is using those funds to improve it to a metal roof (instead of asphalt shingle) – the preliminary work has been completed by the city crews, roofmasters agreed to install the metal for free – it is also waiting on the weather to clear. Should be done by mid November.

Summary: Everything except Municipal Hall was scheduled to be done by now – weather delayed, should still get completed very soon. Municipal Hall should get approved this week and Roofmasters is ready to move to it next.

16. KMEA Annual Conference – I did attend the conference this year and have provided some notes if you want to read them. A quick summation for you is that we can expect an increase in transmission (largely due to upcoming capital projects on the grid side). They do expect an increase in power usage (supply boom) and attribute this to data centers and the growing use of artificial intelligence. There were a few bills that would have interested us, but they died in committee (like not being able to obtain land by eminent domain for solar utilities). Again, read them if you would like or just know I will keep you posted on these topics.

KMEA Annual Conference 2024:

Presentor: Chris McCarthy – Nextera Energy - “State of US Power markets” (*Nextera is who we have our large power contract with*).

Gas demand is due to selling to other countries? That source is slowing down which is slowing down gas prices.

They are projecting a lot more solar in their portfolio by 2030.

Even accounting for load growth, gas generation is expected to decline.

Capacity price increases reflect retirements, capacity accreditation changes, market reforms, and accelerating demand growth.

SUPPLY: last five years, demand has been steady. We see half of the coal retirements by 2034. Driven by planned retirements (large plants like Independence, White Bluff, Arkansas...). EPA 111D and 111B will limit

**To: City Commissioners**  
**From: Cyndra Kastens**

**Re: City Clerk/Administrator Report**  
**11/5/24**

the operation of coal plants (retire by 2032 or plan to put on a clean carbon equipment). We are in the first real demand of supply boom since the last one in 1989-2007. This is largely due to data centers, i.e. AI. Though you see the renewables coming online more, there is also a small returning tick of gas generation being built.

NERC Summer assessment shows high risk of insufficient operating reserves.

To manage this reliability planning: they will increase reserves, add new ancillary products, update renewable accreditation, update fossil accreditation, seasonal reliability markets, publicly acknowledge need for increased reliability incentives.

Presenter: Tantalus Willy Nixon and Andrew Mitchell – “AMI Metering Presentation” (*I left this in since we will be dealing with AMI metering next year, AI is really changing what all the metering can do for you besides just the basic real time reading for customers and the prevention of water loss*).

Tantalus has arrangement with KMEA where there is a cost share agreement. The more that come online the cheaper it is. Tantalus can read your ertz.

Some AMI programs have a TRUSense Gateway. If you have an issue on a specific feeder, this device can talk to your substation or computer and see the issue in real time. Prior could not see what was happening behind the meter. You can go from monthly reads and turn them into daily and hourly reads. If they grab all that data using AI, using the meters you currently have, they can tell us if we have a hot socket, or know if it is burning or pitting before it fails. Can also tell when something has gotten nicked or is going to start to fail. Can start to pinpoint vegetation issue (trees coming over the line and touching those faults) you can use this to build out your trimming plan.

AMI and AI data can tell you the health of every transformer. If it is overloaded or overheating etc.. with the AMI analytics calculations. You can see exactly what's happening at the transformer. If you're seeing revers power flow you can make operational adjustments on how to protect the system and the customer. Can see if a transformer is not reading correctly or under load/over load/sitting idle etc.. This can help with mechanical safety and billing issue corrections.

Pilot programs are something each city is doing to try out the system at no cost.

Presenter: Brad Meers and Kimberly Svaty KMU – “Legislative Updates”

Legislative update: HB2527 Introduced by Everygy to allow them to change regulatory structure for economic development updates.

HB2588 Net Metering (IOU's only) increases the system size threshold and cap on enrolled customers. Did not require municipalities to follow this.

SB455 & 456 No utility may use eminent domain to construct an energy facility (solar). Died in Committee. (*But be aware that it is a topic that could resurface which means we need to really lock in our solar land before laws become effective, not that we are considering eminent domain but just wanted to make you all aware*).

HB2589 law enforcement using utility poles any pole anywhere on the pole. Did not become law. Will be revisited later with better clarifications.