

# City Commission Regular Meeting

Tuesday, November 01, 2022 at 6:00 PM  
Commission Chambers, 124 S Bluff, Anthony, KS 67003

## MINUTES

### OPENING

- Welcome / Call to Order
- Invocation / Pledge of Allegiance
- Roll Call

### PRESENT

Mayor Greg Cleveland  
Commissioner Sherrie Eaton  
Commissioner Jan Lanie  
Commissioner Eric Smith

City Administrator Cyndra Kastens, Deputy City Clerk Sherri Miller, Police Chief Kenny Hodson, City Superintendent Randy Moore, Naaman Clark and Power Plant Superintendent Larry Berry

### ABSENT

Commissioner Kenny Hodson Jr.

- Approval of Agenda

A motion was made to approve the agenda.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith

### PUBLIC COMMENT

Mayor Cleveland read a thank you note received from the Anthony PRIDE Committee.

### CONSENT AGENDA

1. Approve Regular Meeting Minutes October 18, 2022
2. Special Appropriations:

Fund #79 Sewer Imp - EBH \$4,093.11 Construction Inspection and Engineering Cell One

Fund #79 Sewer Imp - Dondlinger \$44,173.75 Construction Cell One

3. Appropriation Ordinance No 6122 \$127,681.97
4. Approve 10.25.2022 Payroll \$47,714.45
5. Approve SLRF Drawdown #10 WWTF Cell 1 Repair C20-3005-01 \$48,266.86
6. Approve SRLF C20-3005-01 Change Order No. 1 - Final: Reduction in Contract Cost of \$8,602.50

Mayor Cleveland asked if any items should be pulled for further review. Hearing none, a motion was made to approve the consent agenda.

Motion made by Commissioner Lanie, Seconded by Commissioner Eaton.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith

#### **PUBLIC HEARINGS - NONE**

#### **REGULAR BUSINESS**

**7. Approve Fiscal Sustainability Plan for WWTF C20-3005-01**

Administrator Kastens presented the Fiscal Sustainability Plan as approved by KDHE. A motion was made to approve the Fiscal Sustainability Plan for WWTF C20-3005-01.

Motion made by Commissioner Smith, Seconded by Mayor Cleveland.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith

**8. Approve Certificate of Completion C20-3005-01 Dondlinger and Sons Construction**

A motion was made to approve the Certificate of Completion for SRLF Project #C20-3005-01 contingent upon KDHE approval.

Motion made by Commissioner Eaton, Seconded by Commissioner Lanie.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith

**9. Dangerous Structure Resolution No. 1102- 318 S Lincoln McNamara**

**RESOLUTION NO. 1102**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS A DANGEROUS OR UNSAFE STRUCTURE.

WHEREAS, the enforcing officer of the City of Anthony, Kansas, did on the 1<sup>st</sup> day of November, 2022, file with the governing body of said city, a statement in writing that the structure, hereinafter described, is dangerous or unsafe.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS:

That a hearing will be held on the 20<sup>th</sup> day of December, 2022, before the governing body of the city at 6:00 p.m. at City Hall, 124 S Bluff, Anthony, Kansas 67003 at which the owner, his or her agent, any lienholders of record, any occupant and any other parties in interest, as that term is defined by law, of the structure located at:

Lots Nine (9) and Twelve (12) in Block Eighty (80) in the  
City of Anthony, Kansas.

318 S. Lincoln  
Anthony, KS 67003

may appear and show cause why such structure should not be condemned as a dangerous or unsafe structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk, or designated representative, shall cause this resolution to be published and shall give notice of the aforesaid hearing in the manner provided by law.

Adopted this 1<sup>st</sup> day of November, 2022.

A motion was made to approve Resolution No. 1102 – 318 S Lincoln McNamara.

Motion made by Commissioner Smith, Seconded by Mayor Cleveland.

Voting Yea: Mayor Cleveland, Commissioner Smith, Commissioner Eaton, Commissioner Lanie

**10. Dangerous Structure Resolution No. 1103 – 432 S Anthony Gilchrist**

**RESOLUTION NO. 1103**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS A DANGEROUS OR UNSAFE STRUCTURE.

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Lots Fifteen (15) and Sixteen (16) in Lee's Subdivision of Block Five (5) in Meig's Addition to the City of Anthony, Harper County, Kansas

432 S. Anthony  
Anthony, KS 67003

may appear and show cause why such structure should not be condemned as a dangerous or unsafe structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk, or designated representative, shall cause this resolution to be published and shall give notice of the aforesaid hearing in the manner provided by law.

Adopted this 1<sup>st</sup> day of November, 2022.

A motion was made to approve Resolution No. 1103-432 S Anthony Gilchrist

Motion made by Commissioner Eaton, Seconded by Commissioner Smith

Voting Yea: Mayor Cleveland, Commissioner Smith, Commissioner Eaton, Commissioner Lanie

**11. Dangerous Structure Resolution No. 1105 – SW Corner of Grant and S Mass Rathgeber**

**RESOLUTION NO. 1105**

A RESOLUTION FIXING A TIME AND PLACE AND PROVIDING FOR NOTICE OF A HEARING BEFORE THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS, AT WHICH THE OWNER, HIS OR HER AGENT, LIENHOLDERS OF RECORD, OCCUPANTS AND OTHER PARTIES IN INTEREST OF STRUCTURES LOCATED WITHIN SAID CITY AND DESCRIBED HEREIN MAY APPEAR AND SHOW CAUSE WHY SUCH STRUCTURE SHOULD NOT BE CONDEMNED AND ORDERED REPAIRED OR DEMOLISHED AS A DANGEROUS OR UNSAFE STRUCTURE.

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Lot One (1) in Block Seventy-three (73) City of Anthony,  
Harper County, Kansas

Southwest Corner of Grant and S. Massachusetts  
Anthony, KS 67003

may appear and show cause why such structure should not be condemned as a dangerous or unsafe structure and ordered repaired or demolished.

BE IT FURTHER RESOLVED, that the City Clerk, or designated representative, shall cause this resolution to be published and shall give notice of the aforesaid hearing in the manner provided by law.

Adopted this 1<sup>st</sup> day of November, 2022.

A motion was made to approve Resolution No. 1105 – SW Corner of Grant and S Mass Rathgeber

Motion made by Commissioner Eaton, Seconded by Commissioner Smith

Voting Yea: Mayor Cleveland, Commissioner Smith, Commissioner Eaton, Commissioner Lanie

Commissioner Hodson entered the room at 6:47 p.m.

**12. Solar and Energy Update**

Administrator Kastens and Power Plant Superintendent Larry Berry informed the commission of solar options for supplementing the city's power costs. After a great discussion, the City Commission gave guidance to Admin Kastens to let KMEA know the city does want to pursue prices and options to potentially build a community owned solar farm.

**13. Cereal Malt Beverage Sales**

The City Administrator reported to the commission the knowledge that the city's current code prevents the "sales" of cereal malt beverage or alcohol at the Municipal Hall and sought Commission preference on the issue. The Commission guided the Administrator to prepare an ordinance to remove the no sales language and to report back at the next meeting regarding liquor liability at the Hall.

**14. Compensation Study**

An update was given on the compensation study. After much discussion, a motion was made to approve the pay adjustments in accordance with the new pay scale as recommended by AGH and pay the one-time 4.5% COLA.

Motion made by Commissioner Lanie, Seconded by Commissioner Eaton

Voting Yea: Mayor Cleveland, Commissioner Smith, Commissioner Eaton, Commissioner Lanie, Commissioner Hodson

**15. Senior Meal Programs**

Administrator Kastens updated the Commission on senior meal programs.

**16. Design Standards/Restrictive Covenants Sunrise 2nd**

Administrator Kastens informed the Commission that it will be necessary to start compiling any design standards that will be required for development in the Sunrise 2<sup>nd</sup> addition.

Suggested guidance will be prepared and presented back to the Commission to begin that discussion.

**17. Approval for Fire Department Christmas Party \$1,000**

A motion was made to approve the Fire Department request for \$1,000 for the annual Christmas Party to come out of the Fire Department Fund.

Motion made by Commissioner Eaton, Seconded by Commissioner Smith.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hodson

**18. Police Department Painting Approval for Request for Bid**

Chief Hodson requested permission to go out for bids to paint some of the interior of the police department. A motion was made to approve to go out for bid for painting at the Police Department.

Motion made by Commissioner Smith, Seconded by Mayor Cleveland.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hodson

**19. Fire Department Account**

Administrator Kastens notified the Commission of the need to reclassify a fire department account.

**STAFF REPORTS**

**20. Administrator Report**

The Administrator provided a written report on Renovation/Remodel, Dangerous Structure Resolutions, BASE Grant, KDOT Cost Share Grant, Airport, Rural Champions Grant, Sunrise 2<sup>nd</sup> Addition update on cattle and other department activities.

**21. Chief of Police report**

We are investigating a theft by scam

We arrested Ezekio Butterfield on a warrant

We arrested Robert Stephenson Jr. for DUI

I attended Office Bailey Lucks graduation

We investigated a battery case by a parent against a juvenile and turned the case over to the CA for possible charges

I attended a 3-day advanced Supervisory training in Hutchinson

**EXECUTIVE SESSION – NONE**

## ADJOURNMENT

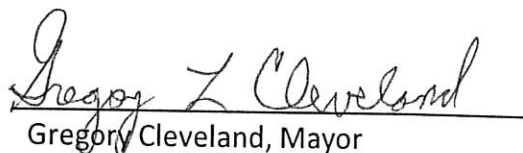
A motion was made to adjourn the meeting.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hodson

A stylized, cursive handwritten signature in black ink, appearing to read 'Cyndra Kastens'. The signature is positioned above a horizontal line.

Cyndra Kastens, City Clerk/Administrator

A handwritten signature in black ink, appearing to read 'Gregory L Cleveland'. The signature is positioned above a horizontal line.

Gregory Cleveland, Mayor