



City Commission Regular Meeting

Tuesday, February 20, 2024 at 6:00 PM
Commission Chambers, 124 S Bluff, Anthony, KS 67003

AGENDA

OPENING

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

PUBLIC COMMENT - Introduction of new employees: Robert Chandler - Administrative Assistant of Utilities and Ashley Twyman - Deputy City Clerk

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 February 6, 2024 Regular Meeting Minutes
2. Appropriation Ordinance No 3184 - \$364,630.19
3. Special Appropriations:
Fund #30 Mun EQ Fire - NAPA \$2,499.00 Jump Starter Pack
4. Approve 02.13.2024 Payroll \$61,234.84
5. Approval to Bid Electrical Materials for AWOS Airport Project
6. Approval to Bid 2024 Street Sealing
7. Approval to Bid 2024 Tree Trimming for Anthony Streets and Electric Utility Right of Way
8. **Approve 2024 Health and Dental Insurance Renewal with Blue Cross for the Level Funded CMZCC Plan and Authorize the Administrator to Execute Documents**

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

9. Housing Development at Anthony Lake

- [10.](#) Request to Waive Hall Rental Fees & Approve CMB Application - PRIDE
11. Approve Lake Lease 24 E Quail Creek Trail to Kirk and Nidia Black
- [12.](#) Approve Contract for Sale of 24 E Quail Creek Trail to Kirk & Nidia Black
- [13.](#) Approve Committee Recommendation to Award \$8,000 to the Anthony Tree Board for Planter Boxes on Main Street
- [14.](#) Approve Transient Guest Tax Recommendation \$3,000 to Troy Lankton for Car Show and \$500 to Anthony Theatre for Golf Tournament
15. January Power Cost Review
16. On-Call/Back-Up Employee Housing
17. Sunrise 2nd Street Lighting

STAFF REPORTS

- [18.](#) Administrator Report
- [19.](#) Superintendent Report
- [20.](#) Chief of Police report

EXECUTIVE SESSION - NONE

ADJOURNMENT



City Commission Regular Meeting

Tuesday, February 06, 2024 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
Commissioner Howard Hatfield

City Administrator Cyndra Kastens, Superintendent Randy Moore, Police Chief Kenny Hodson, Deputy City Clerk Sherri Miller, Grant Sechler, Brick Prickett, Jerry Turner,, Autumn Kloefkorn, Bryan Hilgeman, Devan Merrifield, Josh Teel, Emily Kohler, Justin & Gena Ricker, Sheila Adams, Kathryn Duran, Jeff Vornauf, Ami DeLacerda, Rebecca Tarnow and Don Atha

- Approval of Agenda

A motion was made to approve the agenda as presented.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

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

PUBLIC COMMENT - NONE

CONSENT AGENDA

1. Approve January 16, 2024 Regular Meeting Minutes
2. Appropriation Ordinance NO 3183 \$391,391.99
3. Approve 01.30.2024 Payroll \$60,241.78
4. Approve Recommendation to appoint Sami Francis to the Recreation Commission to fill the unexpired term of Jessica Bradley until 2026.

5. Approve Purchase of Auger for Vulcan Press at Sewer Plant from Ray Lindsey \$7,266.00
6. Approve to Bid Out Repair Work for High Service Pump #1 (East Pump)
7. Bank of the Plains Resolution COD 5000004134-Trail Grant Fund for \$300,000-Reinvestment of COD 135566 \$471,455.11

Mayor Cleveland asked if any items should be removed from the consent agenda for discussion. Hearing none, a motion was made to approve the consent agenda.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.

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

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

8. Request to Waive Municipal Hall Rental Fees - Higher Grounds

Bryan Hilgemann, representing Higher Grounds was present to request to waive the municipal hall rental fees for the March 30, 2024 Steak Dinner/Auction.

A motion was made to approve the request to waive the municipal hall rental fees.

Motion made by Commissioner Eaton, Seconded by Commissioner Lanie.

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

9. Harper County Core Communities - Devan Ball

Devan Merrifield, representing Harper County Core Communities was present to request a donation of \$1500 for the Core Program for their annual budget.

After discussion, a motion was made to approve the request from Core for a \$1500 donation. Funds to be paid from the General Fund.

Motion made by Commissioner Smith, Seconded by Commissioner Lanie.

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

Voting Nay: Commissioner Eaton

10. Request to Insert Boy Scout Food Drive Flyer in Utility Bills- Justin Ricker

Justin Ricker, representing the Boy Scouts was present to request permission to put a flyer in the utility bills for the Annual Boy Scout Food Drive.

A motion was made to give permission to the Boy Scouts to put a flyer promoting the Annual Boy Scout Food Drive in the utility bills at the end of March.

Motion made by Commissioner Hatfield, Seconded by Commissioner Smith.

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

11. Request from County to Purchase Available lots in Block 23 in Anthony (211 N Anthony) - Commissioner Vornauf and Josh Teel

Josh Teel, representing Harper County discussed the possible purchase of the city owned lots in Block 23 (211 N Anthony) with the Commission.

12. Metal Art in Right of Way

There was a lengthy discussion regarding the metal art in the right of way on Main Street. Mayor Cleveland reviewed the city code prohibiting structures in the right of way on this portion of Main. The Commission gave direction again to remove the art from the right of way and encouraged the effort for the art to develop alternate options for location. The Commission also confirmed that the Administrator is waiting for liability insurance information from the Insurance Agent.

13. Anthony Recreation Annual Plan

Recreation Director Emily Kohler presented the Anthony Recreation Annual Plan for 2024.

14. Bid Opening for MAG Meter - Water

There were no bids received for the MAG Meter. The Administrator was given direction to resubmit the bid request.

15. 2024 Health Insurance Renewal

Administrator Kastens reviewed the results of the 2024 Health Insurance Renewal. After review, direction was given to stay with the current Level Funded BCBS plan with a 40% renewal rate.

16. 2024 CMB Licensing

Administrator Kastens presented the 2024 CMB license renewals that were returned from ABC and informed the Commission that compliance with future renewals will require a change to the city's current code in order to properly verify property ownership/rentals to meet ABC application requirements.

17. KDOT AWOS & Beacon Project Funding

Administrator Kastens presented options to cover the \$35,482.40 funding shortage for the AWOS & Beacon KDOT grant. After review, the Commission gave direction to have the city

electric department run power to the site and the cost of materials estimated at \$20,574+ to be paid from airport capital.

18. Annual CRS Renewal and Annual Progress Report of Hazard Mitigation Plan Approval

A motion was made to approve the Annual CRS Renewal and Annual Progress Report of Hazard Mitigation Plan.

Motion made by Commissioner Eaton, Seconded by Commissioner Smith.

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

19. Approve 2023 Transfer List

A motion was made to approve the 2023 Transfer List as presented.

Motion made by Commissioner Lanie, Seconded by Commissioner Eaton.

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

20. Banner Update

Administrator Kastens presented one additional banner design option from Banner Savers for a variation to the main spring/summer banner. No additional designs were selected. Direction was given to stay with the original design and print all banners the same.

21. Approve January 2024 Court Report

A motion was made to approve the January 2024 court report.

Motion made by Commissioner Lanie, Seconded by Commissioner Hatfield.

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

22. Health Nuisance 526 S. Lincoln SMITH 2024

A motion was made to approve the findings of fact and issue the order for a health nuisance at 526 S Lincoln - Smith 2024.

Motion made by Mayor Cleveland, Seconded by Commissioner Hatfield.

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

STAFF REPORTS

23. Administrator Report

Administrator reported on Staffing, Anthony Baseball Fields, Lake Board Survey, BASE Grant, Solar Update, Mural Grant and Permit, COR Communities, KDHE Cybersecurity, Lake Boat Ramp, End of Year Financials/Audit, Health Insurance Renewal, Lead Service Line Inventory Update, Airport, Municipal Hall and Banners.

24. Superintendent Report

The Superintendent reported on the Main Street Sculpture, working in the main office and other department activities.

25. Chief of Police report

We arrested Rana McCrew for having no D.L., no insurance and illegal registration.

We investigated a case of I.D. theft.

We investigated a domestic disturbance in the 500 block of S. Kansas and arrested William L. Foss for domestic battery.

We served some Health/vehicle notices.

We wrote 20 warning citations and 4 citations.

EXECUTIVE SESSION – NONE

26. Executive Session to Discuss Staffing Pursuant to “Personnel Matters of NonElected Personnel, K.S.A. 75-4319 (b) (1).”

At 8:40 p.m. Mayor Cleveland made a motion to go into Executive Session for fifteen minutes until 8:55 p.m. to Discuss Staffing Pursuant to “Personnel Matters of NonElected Personnel, K.S.A. 75-4319 (b) (1).” Commissioner Hatfield seconded the motion. Motion carried 5-0. The Commission chambers were cleared with the Commissioners and Administrator remaining present.

At 8:55 p.m., Mayor Cleveland made a motion to extend the executive-session ten minutes until 9:05 p.m. Commissioner Lanie seconded the motion. Motion carried 5-0.

At 9:05 p.m., Mayor Cleveland made a motion to extend the executive session ten minutes until 9:15 p.m. Commissioner Smith seconded the motion. Motion carried 5-0.

At 9:15 p.m. Mayor Cleveland called the regular meeting back to order. No binding action was taken.

ADJOURNMENT

A motion was made to adjourn the meeting.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

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

Gregory Cleveland, Mayor

Cyndra Kastens, City Clerk/Administrator

BALANCE SHEET
CALENDAR 2/2024, FISCAL 2/2024

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL
01-00-0010	GENERAL OPERATING	58,554.07-	1,086,515.97
02-00-0010	WATER	22,838.73	740,975.82
03-00-0010	ELECTRIC	76,957.77	839,659.02
04-00-0010	SALES TAX & STATE FEES	1,083.78-	38,821.62
05-00-0010	SEWAGE DISPOSAL	20,717.78	524,882.03
10-00-0010	EMP INSURANCE/BENEFIT	18,575.30-	441,121.40
12-00-0010	AIRPORT	1,912.27-	173,711.13
14-00-0010	INDUSTRIAL DEVELOPMENT	500.00	20,774.19
15-00-0010	CASH CONTROL		108,942.68
16-00-0010	SERVICE DEPOSIT	10,950.00-	76,479.28
17-00-0010	SPECIAL STREETS & HIGHWAY	1,864.84-	271,386.97
18-00-0010	PUBLIC RELIEF		24,038.00
19-00-0010	WATER UTILITY RESERVE		242,981.31
21-00-0010	WWTF LOAN 2000	85,897.40-	22,610.40
23-00-0010	WATER DEBT SVC RESERVE S2013	199,101.35-	32,604.94-
24-00-0010	BOND & INTEREST		30,521.96
25-00-0010	LIBRARY	31,540.02-	
26-00-0010	RECREATION COMMISSION	1,063.54-	82,887.66
29-00-0010	RECREATION	2,881.46	6,514.83
30-00-0010	MUNICIPAL EQUIPMENT RESERVE		163,123.25
32-00-0010	SPECIAL PARKS & RECREATION	23.10-	32,680.98
34-00-0010	CAPITAL IMPROVEMENT		4,040,035.81
37-00-0010	GO BONDS S2010 POOL		15,009.54
40-00-0010	ELECTRIC UTILITY RESERVE		1,559,835.43
41-00-0010	EL UTIL S2017 REV BOND		2,266,196.79
43-00-0010	EL UTIL S2017 BOND RESERVE		214,897.50
45-00-0010	SEWER RESERVE		155,000.00
47-00-0010	WILDLIFE AND PARKS GRANT		484,265.25
50-00-0010	WAYNE DENNIS INVESTMENT FUND		750,141.35
54-00-0010	DEBT RES. WATER 2013		199,101.69
61-00-0010	MUNICIPALITIES FIGHT ADDICTION		6,171.04
81-00-0010	WASTEWATER LAGOON CLEANING		183,500.00
82-00-0010	WATER/EQUIPMENT REPLACEMENT		120,962.03
83-00-0010	ELECTRIC/EQUIP REPLACEMENT	10,785.57-	3,458,801.23
85-00-0010	SEWER/EQUIPMENT REPLACEMENT		101,454.04
95-00-0010	FIRE DEPT CLOSING CK 612		12,674.02
96-00-0010	WAYNE DENNIS FUNDS		16,410.49
97-00-0011	DT REVIT. REVOLVING LOAN		.56
98-00-0010	TRANSIENT GUEST TAX	2,153.41	4,366.30
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	PROOF	295,302.09-	18,484,846.63
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CLAIMS REPORT
 Check Range: 2/08/2024- 2/21/2024

#3184

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL OPERATING					
ADVANCED COMPUTERS	DOCUWARE/NED & OLD COMPUTER/WA		360.00	51320	2/21/24
ANTHONY FARMERS COOP	#30 TIRES/HDWE		954.04	51322	2/21/24
AT&T	HALL WIFI		74.90	51319	2/21/24
ATMOS ENERGY	3018290028 FD NATURAL GAS		2,601.96	51323	2/21/24
BRITTEN, INC	ATTICA & ANTHON WINTER BANNER		2,503.66	51324	2/21/24
CITY OF ANTHONY	DALLAS SEACHRIS		403.12	51332	2/21/24
COMPLIANCE ONE	JAN MONTHLY CHARGE		12.12	51367	2/21/24
ECOWATER SYSTEMS	PD WATER		9.00	51333	2/21/24
FELD EQUIPMENT COMPANY, INC	FLASHLIGHT FOR FD		362.30	51335	2/21/24
FIRST WIRELESS INC	3-M6 PAGERS		1,809.00	51336	2/21/24
GENE'S HEARTLAND GOODS	SOAP/PT/TP/TRASH BAGS/COFFEE		68.73	51337	2/21/24
GREAT-WEST FINANCIAL	2/13/24 PR		515.80	12498713	2/20/24
HAZEL'S SHEET METAL INC	HALL FILTERS & ALIVE		231.27	51339	2/21/24
HOME LUMBER & SUPPLY INC	HALL TURN STOP/BULBS/ICE MELT		217.86	51340	2/21/24
HOSPITAL DIST 6 OF HARPER CO	LABS FOR PRE EMPLOYMENT		4.50	51341	2/21/24
IRS	2/13/24 PR		4,554.05	12498714	2/20/24
JUSTICE BATTERY CO.	16" STILL CHAINSAW		549.95	51342	2/21/24
KANSAS PAYMENT CENTER	2/13/24 PR		207.69	12498716	2/20/24
KANSAS STATE TREASURER	JANUARY COURT FEES		60.00	12498717	2/20/24
KANZA BANK	FEBRUARY DURANGO		698.13	51343	2/21/24
KONICA MINOLTA BUSINESS SOLUTI	PD SUPPORT SERVICE		92.00	51348	2/21/24
KPERS	2/13/24 PR		3,158.53	12498712	2/20/24
KS DEPT OF REV-WITHHOLDING	2/13/24 PR		802.39	12498715	2/20/24
LARRY'S HOMETOWN MKT.	HALL TP/LYSOL/BATTERIES		73.31	51350	2/21/24
M & S TRUCKS INC	AB3 ROCK FOR ALLEY & ROADS		878.68	51352	2/21/24
MATTHEW W RICKE ATTY AT LAW LL	TRAVEL TO COURT		350.00	51354	2/21/24
NAPA AUTO PARTS ANTHONY	AIR FILTER/GLASS CLEANER/HEATE		817.47	51356	2/21/24
OFFICE PLUS OF KANSAS	OFFICE FOLDERS/DVDS/FILE FOLDE		61.97	51357	2/21/24
PAVEMENT MAINTENANCE PRODUCTS	#48 PUMP REPAIR PAINT STRIPER		1,177.97	51358	2/21/24
HERBERT PENATE	SERVICE DEPOSIT REFUND		5.48	51376	2/21/24
PHIL'S REPAIR	PD CARWASH		39.50	51359	2/21/24
PRAIRIE LAND PARTNERS INC	#70 SERVICE JD TRACTOR		2,421.37	51360	2/21/24
RAY O'HERRON CO., INC.	NATE'S LIFE SAVING AWARD		157.60	51364	2/21/24
WILLIAMS REIS	REFUND ON SVC DEPOSIT		8.01	51365	2/21/24
TERMINIX PROCESSING CENTER	HALL LIQUID DEFEN RENEWAL ANNU		763.29	51368	2/21/24
BRENT TOPHAM	SERVICE DEPOSIT REFUND		5.49	51369	2/21/24
SETH TRACY	SERVICE DEPOSIT REFUND		4.33	51370	2/21/24
US BANK VOYAGER FLEET SYS	PD GAS		2,401.65	51373	2/21/24
VERIZON WIRELESS	PD CELL		41.46	51372	2/21/24
VISA	MITCHEL TOOL		64.97	12498707	2/20/24
WYATT TRASH SERVICE INC	MUN HALL		276.00	51375	2/21/24

01 GENERAL OPERATING TOTAL 29,799.55

WATER					
ADVANCED COMPUTERS	WATER PLANT MIRROR		135.00	51320	2/21/24
AMAZON CAPITAL SERVICES	CYNDRA'S CHAIR		66.50	51321	2/21/24
ANTHONY FARMERS COOP	LAKE DIESEL		684.56	51322	2/21/24
ATMOS ENERGY	3018386532 WATER DIST NATURAL		1,158.00	51323	2/21/24
CAMPSPOT	ONLINE FEES		179.21	51326	2/21/24
CARGILL, INCORPORATED	SALT		5,208.38	51325	2/21/24
CHENEY DOOR COMPANY	REPAIR-NORTH DOOR WATER PLANT		547.00	51327	2/21/24
COMPLIANCE ONE	JAN MONTHLY CHARGE		6.06	51367	2/21/24

CLAIMS REPORT
 Check Range: 2/08/2024- 2/21/2024

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		281.80	51334	2/21/24
GENE'S HEARTLAND GOODS	WATER.COCO.MARSHMELLOW/CUPS		44.70	51337	2/21/24
GREAT-WEST FINANCIAL	2/13/24 PR		84.84	12498713	2/20/24
H2O DRILLING LLC	VFD FINANCE CHARGE		465.01	51338	2/21/24
HOME LUMBER & SUPPLY INC	CAULK/HDWE/FOAM/PAINT/BRUSHES		409.31	51340	2/21/24
HOSPITAL DIST 6 OF HARPER CO	LABS FOR PRE EMPLOYMENT		14.40	51341	2/21/24
IRS	2/13/24 PR		2,053.88	12498714	2/20/24
JUSTICE BATTERY CO.	16" BAR CHAINSAW		55.59	51342	2/21/24
KONICA MINOLTA BUSINESS SOLUTI	COPIER CONTRACT		18.50	51348	2/21/24
KPERS	2/13/24 PR		1,535.36	12498712	2/20/24
KS DEPT OF REV-WITHHOLDING	2/13/24 PR		339.29	12498715	2/20/24
LARRY'S HOMETOWN MKT.	OFFICE TP/PT/TRASH BAGS		26.45	51350	2/21/24
LD ENTERPRISES INC	WORK ORDER & IMPORTANT MESSAGE		52.00	51351	2/21/24
MCCROMETER, INC	WELL PUCK FOR METERS		546.03	51353	2/21/24
MICROSOFT AZURE	USAGE CHARGE		7.86	51355	2/21/24
NAPA AUTO PARTS ANTHONY	TRANSFER PUMP/HEATED JACK/ARGO		719.47	51356	2/21/24
NUVEI	OFFICE CC FEES		47.26	12498711	2/20/24
OFFICE PLUS OF KANSAS	PENS/FOLDERS/CLIPS/PAPER/CAL		355.26	51357	2/21/24
PHIL'S REPAIR	WATER CARWASH		25.50	51359	2/21/24
PRAIRIE LAND PARTNERS INC	#70 SERVICE JD TRACTOR		2,421.36	51360	2/21/24
PRONTO TIRE & SERVICE, LLC	#65 TRAILER TIRES		226.18	51361	2/21/24
PURE WORKPLACE SOLUTIONS	ACRYLIC PANEL FOR DESK		98.84	51362	2/21/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		556.92	51366	2/21/24
US BANK VOYAGER FLEET SYS	WATER GAS		640.44	51373	2/21/24
USABUEBOOK	BAG FILTERS		405.22	51371	2/21/24
VERIZON WIRELESS	WATER CELL		106.76	51372	2/21/24
VISA	MITCHEL TOOL	12.99		12498707	2/20/24
VISA	ZOOM	10.22	23.21	12498708	2/20/24
WATER WISE ENTERPRISES	SODIUM HYPOCHLORITE		1,330.00	51374	2/21/24
WYATT TRASH SERVICE INC	LAKE		162.50	51375	2/21/24
02 WATER TOTAL			21,038.65		

ELECTRIC					
ADVANCED COMPUTERS	CORDS/SWITCHES/OLD SERVER		67.50	51320	2/21/24
AMAZON CAPITAL SERVICES	CYNDRA'S CHAIR		83.47	51321	2/21/24
ANTHONY FARMERS COOP	#3 TIRES/#1 TIRE REPAIR/GLOVES		2,704.61	51322	2/21/24
ATMOS ENERGY	3018386827 SHOP NATURAL GAS		375.96	51323	2/21/24
BORDER STATES INDUSTRIES, INC	STOCK-BLOCK WIRE, COVER CLOSIN		4,386.33	51349	2/21/24
CARBANC AUTO SALES, INC	2/13/24 PR CASE#22 LM 05471		449.84	51344	2/21/24
COMPLIANCE ONE	JAN MONTHLY CHARGE		6.06	51367	2/21/24
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		393.96	51334	2/21/24
GENE'S HEARTLAND GOODS	WATER.COCO.MARSHMELLOW/CUPS		26.84	51337	2/21/24
GREAT-WEST FINANCIAL	2/13/24 PR		490.73	12498713	2/20/24
HOME LUMBER & SUPPLY INC	TIOLET/SILICONE, GLASS/LED LIGH		356.92	51340	2/21/24
HOSPITAL DIST 6 OF HARPER CO	LABS FOR PRE EMPLOYMENT		19.35	51341	2/21/24
IRS	2/13/24 PR		6,045.48	12498714	2/20/24
KANSAS MUNICIPAL UTILITIES	MENUSEN/TURNER PPO WORKSHOP		700.00	51346	2/21/24
KMEA EMP2 OPERATING ACCOUNT	JAN PURCHASE POWER		163,127.00	51347	2/21/24
KPERS	2/13/24 PR		4,134.95	12498712	2/20/24
KS DEPT OF REV-WITHHOLDING	2/13/24 PR		1,121.90	12498715	2/20/24
LARRY'S HOMETOWN MKT.	OFFICE TP/PT/TRASH BAGS		26.46	51350	2/21/24
LD ENTERPRISES INC	WORK ORDER & IMPORTANT MESSAGE		51.00	51351	2/21/24
MICROSOFT AZURE	USAGE CHARGE		15.73	51355	2/21/24

CLAIMS REPORT
 Check Range: 2/08/2024- 2/21/2024

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
NAPA AUTO PARTS ANTHONY	DIESEL JUG/#4 BATTERY/VALVE		346.69	51356	2/21/24
NUVEI	OFFICE CC FEES		47.26	12498711	2/20/24
OFFICE PLUS OF KANSAS	PENS/FOLDERS/CLIPS/PAPER/CAL		355.27	51357	2/21/24
PHIL'S REPAIR	ELEC DIST CARWASH		30.75	51359	2/21/24
PRAIRIE LAND PARTNERS INC	#70 SERVICE JD TRACTOR		2,421.36	51360	2/21/24
PURE WORKPLACE SOLUTIONS	ACRYLIC PANEL FOR DESK		98.84	51362	2/21/24
QLT	OUTDOOR GONG		10.39	51363	2/21/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		769.08	51366	2/21/24
US BANK VOYAGER FLEET SYS	PLANT GAS		1,249.07	51373	2/21/24
VERIZON WIRELESS	ELECTRIC CELL		55.30	51372	2/21/24
VISA	MITCHEL TOOL	51.97		12498707	2/20/24
VISA	ZOOM	10.23	62.20	12498708	2/20/24
WYATT TRASH SERVICE INC	POWER PLANT		132.50	51375	2/21/24

03 ELECTRIC TOTAL			190,162.80		
SALES TAX & STATE FEES					
DIRECTOR OF TAXATION	JAN 2024		10,731.43	12498709	2/20/24

04 SALES TAX & STATE FEES TOTAL			10,731.43		
SEWAGE DISPOSAL					
ADVANCED COMPUTERS	CORDS/SWITCHES/OLD SERVER		67.50	51320	2/21/24
ATMOS ENERGY	3018972372 SEWER NATURAL GAS		413.30	51323	2/21/24
COMPLIANCE ONE	JAN MONTHLY CHARGE		6.06	51367	2/21/24
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		197.68	51334	2/21/24
GENE'S HEARTLAND GOODS	ICE MELT		12.98	51337	2/21/24
GREAT-WEST FINANCIAL	2/13/24 PR		41.98	12498713	2/20/24
HAZEL'S SHEET METAL INC	PLUG		3.92	51339	2/21/24
HOME LUMBER & SUPPLY INC	HDWE/CAULT/BRUSHES/HEATER/TORC		219.77	51340	2/21/24
HOSPITAL DIST 6 OF HARPER CO	LABS FOR PRE EMPLOYMENT		6.75	51341	2/21/24
IRS	2/13/24 PR		1,108.24	12498714	2/20/24
KPERS	2/13/24 PR		844.73	12498712	2/20/24
KS DEPT OF REV-WITHHOLDING	2/13/24 PR		172.25	12498715	2/20/24
LD ENTERPRISES INC	WORK ORDER & IMPORTANT MESSAGE		52.00	51351	2/21/24
MICROSOFT AZURE	USAGE CHARGE		7.86	51355	2/21/24
NAPA AUTO PARTS ANTHONY	TRANSFER PUMP/HEATED JACKET/ARG		605.72	51356	2/21/24
NUVEI	OFFICE CC FEES		47.26	12498711	2/20/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		397.80	51366	2/21/24
US BANK VOYAGER FLEET SYS	SEWER GAS		421.14	51373	2/21/24
VERIZON WIRELESS	SUPER'S CELL		13.84	51372	2/21/24
VISA	AUTHORIZE.NET		1.66	12498708	2/20/24
WYATT TRASH SERVICE INC	SEWER PLANT		60.00	51375	2/21/24

05 SEWAGE DISPOSAL TOTAL			4,702.44		
EMPLOYEE BENEFIT					
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		1,121.60	51334	2/21/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		2,121.60	51366	2/21/24

10 EMPLOYEE BENEFIT TOTAL			3,243.20		

CLAIMS REPORT
 Check Range: 2/08/2024- 2/21/2024

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
AIRPORT					
HEARTLAND MERCHANT	AIRPORT CC MACHINE		170.29	12498710	2/20/24
VISA	2024 KAA MEMBERSHIP		100.00	12498708	2/20/24
WYATT TRASH SERVICE INC	AIRPORT		30.00	51375	2/21/24
	12 AIRPORT TOTAL		300.29		
SERVICE DEPOSIT					
CITY OF ANTHONY	JACOB & JESSICA TURNER		5,000.00	51332	2/21/24
HERBERT PENATE	SERVICE DEPOSIT REFUND		150.00	51376	2/21/24
WILLIAMS REIS	REFUND ON SVC DEPOSIT		150.00	51365	2/21/24
BRENT TOPHAM	SERVICE DEPOSIT REFUND		100.00	51369	2/21/24
SETH TRACY	SERVICE DEPOSIT REFUND		150.00	51370	2/21/24
	16 SERVICE DEPOSIT TOTAL		5,550.00		
SPECIAL STREETS & HIGHWAY					
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		644.92	51334	2/21/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		1,219.92	51366	2/21/24
	17 SPECIAL STREETS & HIGHWAY TOTAL		1,864.84		
WWTF LOAN 2000					
KS DEPT OF HEALTH & ENVIR	C20 1775 01 PRINCIPAL		85,897.40	51345	2/21/24
	21 WWTF LOAN 2000 TOTAL		85,897.40		
RECREATION COMMISSION					
EMC INSURANCE COMPANIES	WORK COMP INSURANCE INCREASE		164.04	51334	2/21/24
IRS	2/13/24 PR		86.74	12498714	2/20/24
STRONG'S INSURANCE, INC.	WORK COMP AUDIT		238.68	51366	2/21/24
VERIZON WIRELESS	REC CELL		41.46	51372	2/21/24
	26 RECREATION COMMISSION TOTAL		530.92		
SPECIAL PARKS & RECREATIO					
WYATT TRASH SERVICE INC	TENNIS COURTS		23.10	51375	2/21/24
	32 SPECIAL PARKS & RECREATIO TOTAL		23.10		
ELECTRIC EQUIPMENT/REPLAC					
BORDER STATES INDUSTRIES, INC	SUNRISE 2ND-1/0 RED INDUCT PRI		10,785.57	51349	2/21/24
	83 ELECTRIC EQUIPMENT/REPLAC TOTAL		10,785.57		
	Accounts Payable Total		364,630.19		

CLAIMS REPORT CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
01	GENERAL OPERATING	29,799.55
02	WATER	21,038.65
03	ELECTRIC	190,162.80
04	SALES TAX & STATE FEES	10,731.43
05	SEWAGE DISPOSAL	4,702.44
10	EMPLOYEE BENEFIT	3,243.20
12	AIRPORT	300.29
16	SERVICE DEPOSIT	5,550.00
17	SPECIAL STREETS & HIGHWAY	1,864.84
21	WWTF LOAN 2000	85,897.40
26	RECREATION COMMISSION	530.92
32	SPECIAL PARKS & RECREATIO	23.10
83	ELECTRIC EQUIPMENT/REPLAC	10,785.57

	TOTAL FUNDS	364,630.19



800004196
A and A Auto Supply
1048 SERENITY AVE.
ANTHONY, KS 67003
(620) 842-5151

QUOTE

Date : 02/09/2024

Time : 08:59

Page : 1 / 1

Order # 205064

Quote For

4560
CITY OF ANTHONY
P.O. BOX 504
ANTHONY, KS 67003

Quote By

Quote By : 404, Branson
Sales Rep : 545, MARK
Quote Date : 02/09/2024
Accounting Day : 1
Quote : 1030

Part Number	Line	Description	Quantity	Price	Net	Total	Taxable
JB12HD	XZZ	JUMPSTARTER ()	1.00	2,800.00	2,499.00	2,499.00	DP

QUOTE

**** Prices and Taxes Subject to Change Without Notice ****

Attention : HOWARD

PO# : FIRE DEPT QUOTE

Subtotal	2,499.00
(Taxes and fees not included in Quote Total)	
Subtotal	2,499.00

PRUPDT00
07.14.22

Thu Feb 8, 2024 1:24 PM
PAID THROUGH 2/04/2024
CALENDAR 2/2024, FISCAL 2/2024 DATES 2/04/2024 -- 2/13/2024

City of Anthony KS
COST CENTER REPORT

OPER: JD
JRNL 4118
FIRST PAY OF MONTH

C CTR DESCRIPTION	REG HRS	OT HRS	VAC HRS	SCK HRS	TOT HRS	REG AMT	OT AMT	VAC AMT	SCK AMT	TOT AMT	DEDUCTIONS
101 GEN. - ADM.	26.55	.00	.00	.00	28.00	1645.19	.00	.00	.00	1671.70	339.09
102 POLICE	487.66	.00	.00	.00	520.00	9920.78	.00	.00	.00	10774.12	1413.95
104 STREET	304.50	.00	.00	.00	320.00	6228.54	.00	.00	.00	6547.60	554.71
105 GEN-ZONING	.00	.00	.00	.00	.00	501.34	.00	.00	.00	501.34	.00
230 WATER-LAKE	68.50	.00	.00	.00	80.00	1121.35	.00	.00	.00	1309.61	78.58
231 WATER-PRODUCTIO	19.50	.00	.00	.00	28.50	431.28	.00	.00	.00	605.67	.00
232 WATER-DISTRIBUT	289.67	.00	.00	.00	302.45	3604.34	.00	.00	.00	3848.08	606.42
233 WATER-COMM& GEN	95.96	.00	.00	.00	98.41	3393.73	.00	.00	.00	3446.36	.00
331 ELECTRIC-PROD	561.00	.00	.00	.00	576.00	8639.07	.00	.00	.00	9026.81	887.89
332 ELEC-DISTRIBUTI	594.10	.00	.00	.00	625.60	9192.36	.00	.00	.00	10019.60	1789.24
333 ELECTRIC-COMM	129.04	.00	.00	.00	131.59	6080.86	.00	.00	.00	6136.32	213.95
533 SEWER-COMM & GE	37.85	.00	.00	.00	38.00	1230.27	.00	.00	.00	1234.13	.00
534 SEWER-TREATMENT	292.67	.00	.00	.00	295.45	3606.70	.00	.00	.00	3656.88	.00
2601 REC - GEN	31.50	.00	.00	.00	31.50	567.00	.00	.00	.00	567.00	.00
5102 OT GEN POLICE	.00	7.50	.00	.00	7.50	.00	270.94	.00	.00	270.94	.00
5231 OT WATER PROD	.00	8.00	.00	.00	8.00	.00	290.14	.00	.00	290.14	.00
5232 OT WATER DIST	.00	5.25	.00	.00	5.25	.00	203.51	.00	.00	203.51	.00
5331 OT ELEC PROD	.00	4.00	.00	.00	4.00	.00	215.58	.00	.00	215.58	.00
5332 OT ELEC DIST	.00	8.00	.00	.00	8.00	.00	372.90	.00	.00	372.90	.00
5533 OT SEWER CM/GEN	.00	3.50	.00	.00	3.50	.00	111.49	.00	.00	111.49	.00
5534 OT SEWER TREAT	.00	9.75	.00	.00	9.75	.00	345.06	.00	.00	345.06	.00
6102 SHIFT GEN POLIC	.00	.00	.00	.00	160.00	.00	.00	.00	.00	80.00	.00
99999 DISTRIBUTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	421.80
TOTAL	2938.50	46.00	.00	.00	3281.50	56162.81	1809.62	.00	.00	61234.84	6305.63

CITY OF ANTHONY, KANSAS MUNICIPAL HALL RENTAL CONTRACT

I, Sherrie Eaton on behalf of Anthony Pride, request to rent the following areas and equipment at the Municipal Hall, 130 E. Main, for the purpose of having a Trivia Game Night sponsored by Anthony Pride on March, 23, 2024.
month day year

I will need the doors opened at: 4 a.m. (p.m.) and closed at: 10 a.m. (p.m.)

Main Floor (gym floor) purpose Playing Trivia

Main Floor for 6 hours @ \$20.00 per hr. = 120 = Request Fee Be Waived \$ 120.00

Basement for _____ hours @ \$20.00 per hr. = \$ _____

On-Site Custodian (after-hours only) for 0 hours @ \$25.00 per hr. = \$ _____
(Subject to Availability: The City Custodian will be present for events occurring during normal City business hours, free of charge to the renter.)

Dance or Other Event Potentially Injurious to Floors = \$250.00 per event = 0 \$ _____
(This fee is determined by the City and is non-refundable. It is in lieu of the hourly rental fee.)

Police Protection Fee (if required by the City or if requested by the renter) is as follows:
_____ (#) of officers @ _____ per hr. for _____ hours = \$ 0

(If Police Protection is required by the City, this rental agreement shall not be approved or the rental date reserved, until it is first signed by the Chief of Police or his/her designated assistant. It is the responsibility of the Renter to contact the Chief of Police and make arrangements for the Police Protection, whether the protection is required or requested.)

Alcoholic/Cereal Malt Beverage Flat-Rate Fee (if served) = \$75.00 per event = \$ 0
(The Consumption Exemption Application must be approved by the City Commission or the Chief of Police prior to the event.)

The City REQUIRES a Cash Deposit (Refundable LESS Damages). Deposit amount depends upon Rental Use:

Refundable Cash Deposit for Non-Dance Event = \$100.00 per event = \$ _____

Refundable Cash Deposit for Dance, Etc. Event = \$200.00 per event = \$ _____

TOTAL FOR ALL FEES = Request Fee Waived \$ 0 120.00

CEREAL MALT BEVERAGE/ALCOHOL AT
MUNICIPAL HALL APPLICATION

FEE \$75.00

- Requesting Fees Be Waived

APPLICANT INFORMATION:

Name of Applicant: Anthony Pride DOB: _____

Address: PO Box 2 City/State/Zip: Anthony Ks 67003

Phone: 6208423575 Email: jimeaton@att.net

EVENT INFORMATION:

Type of Event: Pride Fundraiser / Entertainment

Event Date: 3-23-24 Event Time: 6 a.m./p.m. to 10 a.m./p.m.

Hours when alcohol will be served: _____ a.m./p.m. to _____ a.m./p.m.
Alcohol will not be served by organization

Event Details:

Is this event: _____ Private _____ By invitation only X Public

Is the event organizer: _____ Individual _____ For-profit X Non-profit

Will there be any charges for your event or for drinks? Yes _____ No X

List charges (including admission, tickets, etc...) No Admission Chg
There will be a charge to enter

Type of alcohol to be served (or sold): _____
the tournament - team fee

Will you be using a bartender or professional in the distribution of alcoholic beverages: Yes _____ No X
This will be a BYOB event.

Estimated number of attendees/invitees: 100

Please list specific food to be served during the event: SNACK food - soft drinks - water

By signing below, the applicant agrees:

1. To provide proof that they are 21 years of age or older.
2. To be responsible for violations of all laws, state and local, concerning possession and/or consumption of alcohol by minors.
3. To defend, indemnify, and hold harmless the City of Anthony, its employees and agents, for all liability claims arising out of this event.
4. To provide, if required, a valid Certificate of Insurance with event liability insurance that includes liquor liability naming the City of Anthony as an additional insured in the amount of \$1,000,000.00 at least seven (7) days prior to the start of the event.

- 5. To provide separate and in addition to the above, if applicant is using a bartender or professional, an additional liquor liability policy naming the City of Anthony as an additional insured in the amount of not less than \$500,000.00 at least seven (7) days prior to the start of the event.
- 6. To be personally responsible for any repairs and costs associated with such repairs necessary as a result of the event.

Signature: Anthony Prede by Sherril Eaton Date: 1-26-2024
Secretary

Approval:

The following is hereby approved: _____ Consumption on Premises _____ Sale on Premises

A Temporary Permit is required and must be sent to the Alcoholic Beverage Control not less than 14 days before the event. _____ Yes _____ No

Event Insurance, that includes liquor liability, is required (with the City of Anthony listed as additional insured) _____ Yes _____ No

Additional Liquor Liability Insurance is required for Bartender or Professional (\$500,000.00) (with the City of Anthony listed as additional insured) _____ Yes No

Received by/date/time: 1-26-24 Sm

Date reviewed by City Commission: _____ Approved _____ Disapproved

Mayor Signature: _____

APPRAISAL OF REAL PROPERTY



LOCATED AT

24E E Quail Creek Trl
Anthony, KS 67003
SPRING CREEK ADDITION Sec 11-T33-R07W LOT 24 EAST

FOR

Kirk Black
24E Quail Creek Tr
Anthony, KS 67003

OPINION OF VALUE

9,500

AS OF

1/31/2024

BY

Nancy Milford
Milford Appraisal Services
4878 NW 100th Ave
Cunningham, KS 67035
620-491-0774
milfordappraisal@gmail.com

Nancy Milford
620-491-0774

Milford Appraisal Services
4878 NW 100th Ave
Cunningham, KS 67035
620-491-0774

02/08/2024

Kirk Black
24E Quail Creek Tr
Anthony, KS 67003

Re: Property: 24E E Quail Creek Trl
Anthony, KS 67003
Borrower: Kirk Black
File No.: 24-024

Opinion of Value: \$ 9,500
Effective Date: 1/31/2024

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as improved, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me if I can be of additional service to you.

Sincerely, 



Nancy Milford
Certified General Real Property Appraiser
License or Certification #: G-2970
State: KS Expires: 06/30/2024
milfordappraisal@gmail.com



Borrower	Kirk Black	File No.	24-024
Property Address	24E E Quail Creek Trl		
City	Anthony	County	Harper
		State	KS
		Zip Code	67003
Lender/Client	Kirk Black		

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License 9

Lancy M. Ford

LAND APPRAISAL REPORT

File No. 24-024

Item 11.

Borrower Kirk Black Census Tract 9618.00 Map Reference County 131
 Property Address 24E E Quail Creek Trl
 City Anthony County Harper State KS Zip Code 67003
 Legal Description SPRING CREEK ADDITION Sec 11-T33-R07W LOT 24 EAST
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ 0 (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Lender/Client Kirk Black Address 24E Quail Creek Tr, Anthony, KS 67003
 Occupant Vacant Appraiser Nancy Milford Instructions to Appraiser Develop Market Value for Possible Sale

Location Urban Suburban Rural
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 50 % One-Unit 50 % 2-4 Unit _____ % Apts. _____ % Condo _____ % Commercial
 Land Use _____ % Industrial _____ % Vacant _____ %
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Land Use (*) From _____ To _____
 Predominant Occupancy Owner Tenant 15 % Vacant
 One-Unit Price Range \$ 45,000 to \$ 250,000 Predominant Value \$ 85,000
 One-Unit Age Range 10 yrs. to 125 yrs. Predominant Age 55 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)
The subject property is located at Anthony Lake, which is located in Harper County between the two communities of Harper and Anthony. The lot is located on approximately 215 acres of lake. The lake provides wildlife and recreation. The lake is convenient to shopping, schools and employment to both Harper and Anthony.

Dimensions 31,665 sf = 31,665 sf Corner Lot
 Zoning Classification R-1/Residential Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Public Other (Describe) _____
 Elec. Gas Water San. Sewer Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface DIRT
 Maintenance Public Private
 Storm Sewer Curb/Gutter Sidewalk Street Lights
 Topo basically level
 Size 31,665 sf
 Shape Irregular
 View Lake
 Drainage appears acceptable
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)
The property is located on the eastern side of the lake with access from E Quail Creek Rd. The west side of the of the property is the lake.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	24E E Quail Creek Trl Anthony, KS 67003	10 W Deer Creek Trl Anthony, KS 67003	31 W Deer Run Anthony, KS 67003	29 E Quail Creek Trl Anthony, KS 67003
Proximity to Subject		0.09 miles W	0.20 miles N	0.10 miles NE
Sales Price	\$	\$ 8,000	\$ 10,500	\$ 10,500
Price \$/Sq. Ft.	\$	\$.49	\$.29	\$.57
Data Source(s)		County Appraiser	County Appraiser	County Appraiser
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	0	10/2021	03/2021	08/2020
Location	Lake	Lake	Lake	Lake
Site/View	31,665 sf	16,184 sf	36,044 sf	18,350 sf
Improvements	Yes	Yes	None	None
Sales or Financing Concessions	0	0	0	ArmLth
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$	<input type="checkbox"/> + <input type="checkbox"/> - \$
Indicated Value of Subject		\$ 8,000	\$ 10,500	\$ 10,500
Comments on Market Data	A search of vacant lot sales at the Anthony Lake was completed over the last four years. There is very limited vacant lot sales along the lake with most of the leasehold improved sales occurring in 2015-2016. The three sales found and used are the most recent sales found. SEE SUPPLEMENTAL ADDENDUM FOR FURTHER DISCUSSION			

Comments and Conditions of Appraisal The subject property was viewed as of the effective date of appraisal. All sales were reviewed from data received from the County Appraiser's office.
esign.alamode.com/verify Serial:059FD332

Final Reconciliation The Sales Comparison Approach is the only effect approach as it reflects the actions of the typical buyer and sellers in the market place. The Income Approach would not be effective as the lots do not provide any income. SEE SUPPLEMENTAL ADDENDUM FOR FURTHER DISCUSSION
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 1/31/2024 TO BE \$ 9,500
 Appraiser Nancy Milford Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 02/08/2024 Date of Signature _____
 Title Certified General Real Property Appraiser Title _____
 State Certification # G-2970 ST KS State Certification # _____ ST
 Or State License # _____ ST Or State License # _____ ST
 Expiration Date of State Certification or License 06/30/2024 Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) 01/31/2024 Date of Inspection (if applicable) _____
 Did Did Not Inspect Property

Borrower	Kirk Black						
Property Address	24E E Quail Creek Trl						
City	Anthony	County	Harper	State	KS	Zip Code	67003
Lender/Client	Kirk Black						

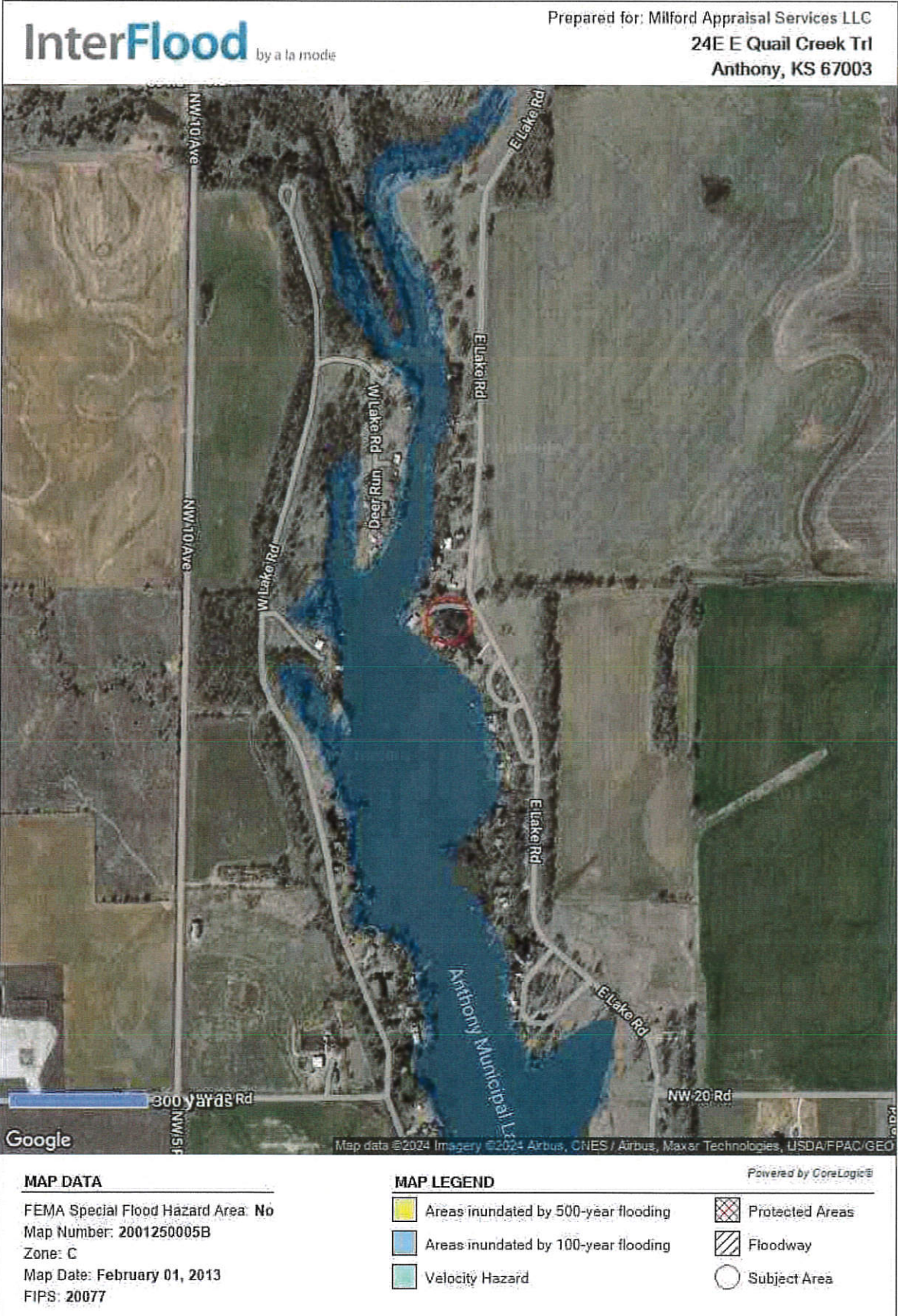
Prior to 2015 all of the lots located at Anthony Lake were owned by the City of Anthony and contained a leasehold for any improvements (like the subject). In 2015 the city offered these lots to the leaseholders for purchase. Most of these were purchased in 2015/2016 with 13 improved lots still leasehold properties as of the end of 2023. These lots that were purchased since 2015 range from \$0.20 - \$1.24 with an average sale price of \$0.43/sf for improved lots. It does appear that both of the vacant lot sales does have electricity to the lots with the water and sewer unknown.

RECONCILIATION: There is not any new structures being built along the lake. A review of the local MLS and internet didn't indicate any current vacant lot listings. The sales of the leasehold lot in 2015-2016 were more in demand by the leaseholders but does appear that these sales or price per square foot over the years are lower than those of vacant lots. The overall market in Harper County and Anthony did see an increase over the 2022 - 2023. The overall indicated value give the most weight to sale one (as it is improved) with an increase looking at the overall market. With the range of these sales from \$8,000 - \$10,500 the subject would fall in the middle.

Flood Map

Item 11.

Borrower	Kirk Black				
Property Address	24E E Quail Creek Trl				
City	Anthony	County	Harper	State	KS
Lender/Client	Kirk Black			Zip Code	67003



Milford Appraisal Services LLC
 24E E Quail Creek Trl
 Anthony, KS 67003

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Certifications

File # 24-024

Item 11.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

Certifications

File # 24-024

Item 11.

- 21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

esign.alamode.com/verify Serial:059FD332

APPRAISER

Signature *Nancy Milford*
 Name Nancy Milford
 Company Name Milford Appraisal Services
 Company Address 4878 NW 100th Ave
Cunningham, KS 67035
 Telephone Number 620-491-0774
 Email Address milfordappraisal@gmail.com
 Date of Signature and Report 02/08/2024
 Effective Date of Appraisal 1/31/2024
 State Certification # G-2970
 or State License # _____
 or Other (describe) _____ State # _____
 State KS
 Expiration Date of Certification or License 06/30/2024

ADDRESS OF PROPERTY APPRAISED
24E E Quail Creek Trl
Anthony, KS 67003
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 9,500

LENDER/CLIENT
 Name _____
 Company Name Kirk Black
 Company Address 24E Quail Creek Tr
Anthony, KS 67003
 Email Address kblack@knowbility.org

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect subject property
- Did inspect exterior of subject property from street
Date of Inspection _____
- Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
- Did inspect exterior of comparable sales from street
Date of Inspection _____

Nancy Milford
Serial:059FD332

Qualification

NANCY K MILFORD GENERAL

Milford Appraisal Services, LLC – January 1/2015 – Current
 - Owner/ Appraiser
 Appraiser in Training with Cannon, Lechtenberg & Assoc: January 2013- December 2014
 - Appraisal work with provisional license
 The American Society of Farm Managers and Rural Appraisers (Associate Member) 2013 - Current
 Salesperson with Kingman Real Estate, Kingman, KS 2005 – Current
 Appraiser in Training with Scott Sparks, Kingman Real Estate, Kingman, KS 2005-2012
 Licensed Real Estate Salesperson, State of Kansas 2005 - Current
 Appraiser II with Riley County Appraisers Office 1994 – 2004

EDUCATIONAL ACTIVITIES

Attended Washburn University 1991 – 1993
 Attended Kansas State University 1994 – 1995
 Principles of Appraiser, Part 1 – 2005
 Appraisal Process & Data Collection – 2005
 The Cost & Income Approaches – 2005
 Sales Comparison Approach & Reconciliation – 2006
 USPAP Course – 2006
 USPAP update class – 2008, 2010, 2012, 2014, 2016, 2018, 2020, 2022
 Residential Report Writing – 2006
 Fundamentals of Ag Appraisal – 2006
 Report Writing & Valuation – 2006
 Advance Ag Appraisal – 2007
 Intro into FHA Appraising – 2008
 Market Conditions Addendum 1004MC w/ Case Study – 2009
 UAD Seminar – 2010
 General Report Writing – 2013
 Sales Comparison Approach for General Appraisers – 2013
 Yellow Book – 2017
 Continuing Education Requirements for Certified General Real Property Appraiser

EXPERIENCE

I have been working in the appraisal business since 1994 when I first started with the Riley County Appraisers Office as a field appraiser. I started training for my General Certified Appraisal License in April of 2005, attending classes and gathering my experience. After receiving my Certified General Real Property Appraisers license in the State of Kansas, I went out on my own and started Milford Appraisal Services, LLC in 2015 and have been appraising residential real estate along with agriculture both improved and unimproved.

Nancy K Milford

Serial# 059FD332
 esign.alamode.com/verify

License



State of Kansas



Real Estate Appraisal Board

This is to certify that

Nancy K. Milford

has complied with the provisions of the Kansas State Certified and Licensed Real Property Appraisers Act to transact business as a

Certified General Real Property Appraiser

in the State of Kansas

License #: G-2970

Effective Date: 07/01/2023

Expiration Date: 06/30/2024

KREAB Chairman

Nancy K. Milford

Serial# 059FD332
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Wayne Dennis Foundation Committee Meeting

February 1, 2024

Conference Room at PrairieLand Partners LLC

4:30 pm

Present: Chairman Alfreda Myers, Secretary Linda Francis, Members, Susan Croft, Megan McCaslin, Brad Davis, and Veronica Larcom.

Guest: Bill Moyer with the Anthony Tree Board and his wife Sue.

Items up for review: Request from Little Lambs Daycare for \$750 - \$1400
Request from Anthony Tree Board for up to \$25,000

New committee member Brad Davis was introduced. Discussion was held regarding finding at least one more person to serve on the committee. Chairman Alfreda Myers suggested Ryan Cashier. It was decided that Alfreda would contact Ryan about serving.

Bill Moyer was introduced and presented the Anthony Tree Board's proposal to install up to 20 planters along main street as a beautification project. The cost of constructing planters was estimated at \$1000 per planter with an additional cost for trees. As trees matured they would be relocated to area parks or lake areas. After his presentation Mr. and Mrs. Moyer left the meeting. Further discussion was held and Member Susan Croft made the motion to donate \$8000 towards this project. Motion was seconded by Member Megan McCaslin. It was the unanimous vote of the committee to award \$8000 to the Anthony Tree Board to begin the project of planter boxes along main street. Receipts for all purchases are to be presented to the City for payment.

Discussion was held about the request from Little Lambs Daycare. The importance of daycare was acknowledged, however, it was determined that the request did not meet the guidelines set forth in the Wayne Dennis Foundation. Request was denied.

Chairman Alfreda Myers will report back to the City with the committee's decisions.

As there were no other requests, the meeting was adjourned at 5:30 pm.

Respectfully submitted February 2, 2024 – Secretary Linda K. Francis

January 10th, 2024

Little Lambs Daycare

214 N. Bluff

Anthony, Kansas 67003

Dear Committee of the Dennis Wayne Fund

We are currently serving eight children 8 months to four years old. Soon we will be taking on a baby which will fill us up. Recently two of our mothers moved their child and did not pay for the service that was rendered. This totaled up to \$1400.00 that was lost income.

This means we are in need of funding to continue our services for our other families. We need help to buy dish soap, detergent, craft supplies, pain, paper, paint brushes, markers, Lysol, hand soap, Dawn, blankets, bleach, dryer sheets, wipes, Clorox, and tissues.

We would appreciate any help you can give us. \$750.00 would be a big help to continue our services for our families that count on us. With the recent closing of several other daycares there are people that cannot get a job because they do not have babysitting care for their children.

Thank you for your time and prayerful consideration of our concerns.

Sincerely,



Lisa, Provider

505-506-6710

Anthony Tree Board
City of Anthony
Anthony, Kansas 67003

December 20, 2023

Wayne Dennis Foundation
124 S. Bluff Ave.
Anthony, Kansas 67003

Dear Foundation Board Members,

The Anthony tree board wishes to request funding for a tree planting project in downtown Anthony for environmental and aesthetic value. This project would consist of planter boxes and trees which are movable if unforeseen issues occur. The project cost of this endeavor is \$25,000.

The initial scope envisioned consists of 20 planters with several different species of trees suitable for South Central Kansas climates. Trees would remain in planters for an estimated 5 to 10 year rotation, at which time the trees would be removed from planters and relocated to city parks and lake areas. Planter boxes would then be reestablished with new sapling trees.

While this is a new approach to Main Street plantings, it is a solution to utility repairs because planter boxes can be moved, and prevents concrete upheaval or cracking as trees mature. The Anthony Tree Board thanks you for considering this request, and please do not hesitate to contact me with questions or further discussion on this matter.

Sincerely,



Bill Moyer, Chairman

620-899-4917



example of planter design
we are exploring materials to obtain a black color
(man made material [wood], plastic, or painted wood.

MINUTES
CITY TRANSIENT TAX COMMITTEE

The meeting was held on February 13, 2024, at 5:30 o'clock p.m. at CELCO.

Committee members in attendance were Brandon Bellesine, Susan Croft, Bette DeMeritt, Marcy Kastens, Charlie Gipple, Karen Younce. A brief discussion was had concerning BarBara Wright not being able to attend in person, and it was decided that she could attend by telephone, at which time BarBara joined the meeting.

Karen Younce announced that we have two applications to consider.

Anthony Car Show for event to be held on May 18, 2024. Amount requested is \$3,000.00.

Anthony Theatre for an event to be held on April 14, 2024. The amount requested is \$500.00.

Karen advised the committee that the account balance is \$4,866.03.

The committee considered the application submitted by Troy Lankton for the 25th Annual Show & Shine Car Show to be held May 18, 2024, for \$3,000.00.

After discussion, it was moved by Bette Demeritt and seconded by Susan Croft to approve the application as submitted. Motion carried.

Then, the committee considered the application submitted by The Anthony Theatre Committee for Golf Tournament to be held April 14, 2024, for \$500.00.

After discussion, it was moved by Susan Croft and seconded by Charlie Gipple to approve the application as submitted. Motion carried.

Since the Anthony Car Show application is an annual request and the Anthony Theatre Committee has had previous requests for events, no Committee member will be present in person to present the committee's recommendation to the city commission for approval at the next commission meeting scheduled for February 20, 2024, at 6:00 p.m.

There being no further business to come before the committee, the meeting was adjourned.

Marcy Kastens, Secretary

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
2/20/24

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 February 6, 2024 Regular Meeting Minutes
2. Appropriation Ordinance No 3184 - \$364,630.19

This AP contains a bill from H2O Drilling for a finance charge because we held their payment until they corrected their installation of the VFD. The original installation did not work for our system. They corrected the installation this month and they were handed the check the same day. They are charging the city \$465.01 for their delay of payment from October. If you do not want to pay it, you may want to address that in the consent approval for the AP. I did send it through for payment since they are a local business, and this was a bit of an ordeal. However, it should probably be a point of consideration for future bid awards.

3. Special Appropriations:

Fund #30 Mun EQ Fire - NAPA \$2,499.00 Jump Starter Pack

Kenny is requesting this to be paid by Municipal Equipment Fire. This was not previously approved, and I cannot approve payments from ME or Capital, but it is needed equipment.

4. Approve 02.13.2024 Payroll \$61,234.84
5. Approval to Bid Electrical Materials for AWOS Airport Project
6. Approval to Bid 2024 Street Sealing
7. Approval to Bid 2024 Tree Trimming for Anthony Streets and Electric Utility Right of Way

See Admin Report Street Operational Plan for more info.

PUBLIC HEARINGS – NONE

REGULAR BUSINESS

8. Housing Development at Anthony Lake
9. Request to Waive Hall Rental Fees & Approve CMB Application - PRIDE

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
2/20/24

10. Approve Lake Lease 24 E Quail Creek Trail to Kirk and Nidia Black

Mary Robb is selling her home at 24E. In order to close on the sale, we will need to approve transfer of the lease from Mary to the buyers (Kirk and Nidia Black).

11. Approve Contract for Sale of 24 E Quail Creek Trail to Kirk & Nidia Black

The Black's are also requesting to purchase the land. Attached to the packet is a copy of the appraisal indicating the land value of \$9,500.

NOTE: Sherri has these lease agreement and Contract for purchase on her computer and the offices are closed today so I could not fill one out to attach to the agenda. I will have that done in the morning and email them out so everyone has time to review them prior to the meeting. These are our standard forms, the same we have used for every lease and every lot sale. No changes, but I will still get a copy to you by email in the morning. I still need to check the square footage against the other comparable for the last lots sold. I will do that in the morning as well.

12. Approve Wayne Dennis Committee Recommendation to Award \$8,000 to the Anthony Tree Board for Planter Boxes on Main Street

The Wayne Dennis Committee met to review two applications for funding: The Tree Board request of \$25,000 for planter boxes and Little Lambs Day Care for \$750 - \$1,400. The committee denied the Day Care request as it did not meet the guidelines of the Wayne Dennis will and approved \$8,000 toward the Tree Board's effort for the planter boxes on Main Street. The current account balance is \$15,616.

13. Approve Transient Guest Tax Recommendation \$3,000 to Troy Lankton for Car Show and \$500 to Anthony Theatre for Golf Tournament

The account balance for TGT is \$4,366.30. This fund only generates around \$9,000 per year in revenue now. Reminder that events that generate use of local lodging helps to rebuild the fund.

14. January Power Cost Review

January 14-16 had some high-power costs on the market. Nothing like February of 2021 of course but still, our customers will see an unexpected \$40,000 on the January bill which will be billed out this month and due March 10th. This is because we saw the average hourly day-ahead market price during the 72-hour period jump up to approximately \$205/MWh as compared to the average hourly day-ahead price the rest of the month was approximately \$22/MWh. This is on the agenda because I would like to know if you would like to assist the customers with this overage as we have in the past. We do not have to do this; most cities will pass it through to the customer. I just want to point out that we have the option to provide aid with this if you want to consider it. Otherwise, the bills for the customer this month will be more like that of what they would have been prepared to spend on a high summer electric bill.

15. On-Call/Back-Up Employee Housing

To promote recruitment and retention the Commission decided to allow the city to offer the option for on-call/back-up employees to no longer be required to relocate permanently to Anthony but

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
2/20/24

would be required to stay in Anthony during their back-up hours. We had discussed providing housing and what some of those options would look like but did not solidify anything until we knew if we had an employee that wanted to take the option. Now we do so we need to revisit the topic of housing options.

Admin Report:

1. Traffic Accident – We did have a city vehicle involved in an accident in Anthony. The mechanic vehicle #10 was rear ended at Main and Lawrence while attempting to make a south turn onto Lawrence. Our vehicle had little to no damage (minor adjustment to the vice mounted on the back). The other vehicle had more severe damage and a minor injury.
2. Housing KHITC – Well sad news, we received word that we did not get the Housing Investor Tax Credits. We can apply again on the next round. For now, I am brainstorming some other thoughts and options to incentivize builders. More to come.
3. Lake Board Meeting – At the request of the Lake Board, we have now loaded the Lake Map (the new one you see on the new Lake sign in Campsite A) on the city's website. I also created a QR code that links to this map that the Lake Board will print and have mounted on the lake sign so people can access a digital copy of the sign with all the amenity locations on their phone.
4. BASE Grant – Concrete construction continues to be underway. As of last Friday, the east curb was installed on West Ave and this week they are working on the west curb. The test results for the curb on Serenity Lane are back, the 7-day cure passed strength tests with flying colors. If production and weather continue at this rate, we could have all the concrete repoured by March 1st.
5. USD361 – I met with USD361 Bus Barn director who was inquiring about permanently closing (vacating) the street south of the school. Due to traffic safety USD has moved the bus loading and unloading to the east side of the school again and they are investigating the possibility of closing Washington to prevent cars from being able to drive through this area with children present. At present, we are evaluating police, fire, and utility access to the area before we present any response to the informal request. More to come.
6. Street Operational Plan – Bryan and I have met and started the planning for the 2024 street operating plan. On this agenda, you will see the request to go out to bid for the street sealing and tree trimming. These actions are necessary to have the cost estimates to help us prepare the suggested plan for presentation to the Commission. We will need to know the costs,

To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
2/20/24

- review the balance of funds available for the year, and present the list of objectives and options to the commission. We have started this work and hope to have something to present in the next 30 days.
7. Mural Grant and Permit – Randy will attend the variance hearing at the County since it is the same night as the city commission meeting this week. Juliana Whisman will be there as well.
 8. CORE Communities – I attended the CORE graduation ceremony on February 19th.
 9. End of Year Financials/Audit – No activity these last two weeks, did not have time. Will have to focus on this in the next few weeks for sure.
 10. Health Insurance Renewal – I started reviewing another health insurance option I have learned about. I don't think there is time to make changes at this point but I will continue to research it in case it is an option we want to consider before the next renewal. On the March 5th meeting I will still have an agenda topic to discuss the HRA (health reimbursement account) program we offer for better clarification on how to issue the reimbursements. I will explain more at that meeting.
 11. Lead Service Line Inventory Update – Ashley has been working to update our social media posts, survey, and media for the final push to gain voluntary survey submission. All of this is being released in the next two weeks. You should have already seen the social media posts. There have been some conversations about KDHE changing what they are requiring to be reported. Before we make any changes on our side, we require JEO (the consultant helping to complete the inventory) to get this in writing from KDHE. Until that occurs, we will stick to the information we have been told to obtain to date from KDHE.
 12. Airport – Jerry will be working with Darin Neufeld, EBH Project Engineer, to prepare the material list for bidding and review the installation specifications for the AWOS Project. On this consent agenda you will notice approval to go out for bid for the AWOS materials that the commission approved to be paid from the Airport Capital fund at the last meeting to help cover the overage. I should have had you motion to go out for bid at the time but was not thinking.
 13. Municipal Hall – The Hall will be reinspected for assurance that the treatment has remained successful.

Superintendent Report

Worked up front in the office taking payments and answering the phone.

Worked on a few permits.

Filed a sign variance with the county.

Printed locates for Electric and Water

Electric Dept. Report

Attended KMU Safety Meeting.

Delivered Door Knockers

Replaced service pole at Spring Grove Cemetery.

Had power outage in N.E. Rural. Cause from wildlife.

Tightened primary 4 miles east and 1 mile north.

Replaced batteries on truck #1.

Looked at possible new service 7 miles north and 2 .2 miles east.

Took down service at 586 E. Hwy 44

Wired up motor at waste treatment plant.

Cut down 2 trees in the east park.

Worked on 2 quotes for new services.

Hung new meter loop at 405 N. Jennings

Fixed cross arm 3 miles north 2.5 miles west.

Turn On/Off Orders

Fixed lights on light list.

Just Read Orders

Locates

Street Dept. Report

Regular grading of town and lake.

Street sweeping.

Hauled sweepings to east landfill.

Hauled dirt and sand to the lake to fill low spots.

Cut trees in town on the tree list (15 cut down so far around 15 left to cut). We will grind the stumps this year when all of the trees are down.

Street signs (all green signs have been replaced, we will put up posts and new signs when the streets at Sunrise 2 are finished.

Worked on alleys at Jennings and Garfield, Jennings and Grant, and one off of Steadman.

Power Plant/ Lake Report

None – Larry off

Water/Wastewater Dept. Report

None- Matt off

To: Anthony City Commission

Re: Chief of Police report

From: Kenny Hodson

Date: 02-20-2024

We arrested Chad Deffenbaugh for possession of drug paraphernalia

We took a report of a violation of a protection from stalking

We investigated 1 minor injury accident

We talked to several people about riding there bikes on the Main Street side walks

We wrote to traffic citations and 10 warning citations