



# City Commission Regular Meeting

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

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## AGENDA

### OPENING

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

### 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 August 6, 2024 Regular Meeting Minutes
- [2.](#) Approve August 13, 2024 Special Meeting Minutes
- [3.](#) Appropriation Ordinance No 3196 \$233,196.22
- [4.](#) Approve 08.13.2024 Payroll \$68,220.00
- [5.](#) Approve Transient Guest Tax Recommendation \$500 to Craig Winters for Disc Golf Tournament September 2024

### PUBLIC HEARINGS - NONE

### REGULAR BUSINESS

- [6.](#) Open Bids 2024 Lake Mower
- [7.](#) Open Bids 16" Water Main Valve
8. Approve Special Event Retailers' Permit Application - Chamber of Commerce
- [9.](#) Approve Use of Land NW of Ballfield for Circus and Free Water – Chamber of Commerce
- [10.](#) Approve Ordinance No. G-2874 Call for Election for Sale of Park Land **\*\*Roll Call\*\***
- [11.](#) Approve Transfer of Lake Lease for 30 W Deer Run from Norman to Carothers

[12.](#) Approve Contract for the Sale of Lake Lot 30W Deer Creek Run to Kregg and Katie Carothers \$9,500

13. Approve to Request Assistance from EPA Water Technical Assistance Program for the 16" Water Main

14. Appoint League of Kansas Municipalities 2024 Voting Delegate and Alternate for City of Anthony

15. Replacement Engine for #4 2019 F-250 Powerplant Truck

16. Pool Bathhouse Renovation Direction

[17.](#) Approve PRIDE Flyer Insert into Electric Bills for Community Wide Cleanup

[18.](#) Health Nuisance 411 S. Springfield Ave - Nemitz 2024

#### **STAFF REPORTS**

[19.](#) Administrator Report

[20.](#) Chief of Police report

#### **EXECUTIVE SESSION - NONE**

#### **ADJOURNMENT**

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#### Standing Committees:

- |   |  |
|---|--|
| a. Commissioner of Finance:                   | Jan Lanie – Sherrie Eaton (Vice)       |
| b. Commissioner of Utilities Depts.:          | Howard Hatfield – Eric Smith (Vice)    |
| c. Commissioner of Parks, Police, Fire Dept.: | Sherrie Eaton – Howard Hatfield (Vice) |
| d. Commissioner of Street Dept., Airport:     | Eric Smith – Jan Lanie (Vice)          |



# City Commission Regular Meeting

Tuesday, August 06, 2024 at 6:00 PM  
Commission Chambers, 124 S Bluff, Anthony, KS 67003

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## 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, Police Chief Kenny Hodson, Deputy City Clerk Sherri Miller, Administrative Assistance Chris Mayberry, Randy and Jacquie Wiseley, Creighton Cullop, Charlus Bishop, and representatives from AR Roofing and Roof Masters.

- Approval of Agenda

A motion was made to approve the agenda as presented.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.

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

### PUBLIC COMMENT - NONE

### CONSENT AGENDA

1. Approve July 16, 2024 Regular Meeting Minutes
2. Approve July 24, 2024 Special Meeting Minutes
3. Appropriation Ordinance No. 3195-\$542,918.20
4. Approve 07.30.2024 Payroll \$65,426.96
5. Approve July 2024 Court Report

6. ~~Approve to Obtain Quotes and Proceed on Replacement of Engine for Truck#4 Powerplant Truck~~
7. Bank of the Plains COD 32951-Wayne Dennis for \$50,000 Reinvestment

Mayor Cleveland asked if any items should be removed from the consent agenda for further discussion. Item #6 was removed. A motion was made to approve the consent agenda as amended.

Motion made by Mayor Cleveland, Seconded by Commissioner Hatfield.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

## **PUBLIC HEARINGS - NONE**

## **REGULAR BUSINESS**

8. Open Bids for Roof Repair/Replacement

Mayor Cleveland opened the bids for the 2024 Roof Repair/Replacement. The following bids were recieved: A R Roofing \$140,995.07, Landwehr Roofing \$182,821.77, Roofmasters \$126,683.78. After review, a motion was made to award the bid to Roofmasters contingent upon final review and vetting.

Motion made by Commissioner Hatfield, Seconded by Commissioner Lanie.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

9. Health Violation Hearing - 1465 N. Industrial Drive BISHOP 2024

Charlus Bishop presented his case for a request from the City Commission to allow him to burn the trees he had removed at 1465 N Industrial Dr. After discussion, a motion was made to allow Mr. Bishop to burn the trees.

Motion made by Commissioner Lanie, Seconded by Commissioner Smith.

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

Motion Carried.

6. Approve to Obtain Quotes and Proceed on Replacement of Engine for Truck#4 Powerplant Truck

Administrator Kastens presented the options to replace the engine in the 2019 Ford F-350. Funds to be paid from Electric Equipment Replacement. Quotes were solicited from Newberry Auto, K&K Diesel, and Misak Auto. Options were received from Newberry and K&K. After discussion, a motion was made to approve the Jasper Crate Engine from Newberry Auto as



presented.

Motion made by Commissioner Smith, Seconded by Commissioner Hatfield. Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

10. Kayak Storage Racks at Anthony Lake - Anthony Lake Board

The Lake Board was unable to attend. Administrator Kastens informed the Commission of the Lake Board project to install Kayak storage racks at Anthony Lake for public use. The Commission indicated preliminary support but would like the Lake Board to come back at a later date to share the details of the plan.

11. Open Bids for 2024 Street Sealing

The bids were opened for the 2024 Street Sealing with the following bid being received from Circle C Paving: Proposal #1 98 Blocks \$264,899.70 and Proposal #2 68 blocks \$211,728.60. After discussion and review of the budgeted funds available for the project, a motion was made to approve Proposal #2 as presented. Funds to be paid from Capital Street.

Motion made by Commissioner Eaton, Seconded by Mayor Cleveland. Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

12. Approve CMB Hall Application - Kannenberg

A motion was made to approve the CMB Hall Application for Kai Kannenburg for August 31, 2024.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie. Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

13. Approve Resolution 1145 - Adopt Hazard Mitigation Plan

**RESOLUTION NO. 1145**

**A RESOLUTION ADOPTING THE KANSAS HOMELAND SECURITY REGION G MULTI-HAZARD, MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN**

**WHEREAS**, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

**WHEREAS**, the City of Anthony, Kansas recognizes the threat that natural hazards pose to people and property within our community; and

**WHEREAS**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**WHEREAS**, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards;

**WHEREAS**, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments; and

**WHEREAS**, an adopted Multi-Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple Federal Emergency Management Agency (FEMA) pre and post-disaster mitigation grant programs; and

**WHEREAS**, the City of Anthony, Kansas fully participated in the FEMA prescribed mitigation planning process to prepare this Multi-Hazard Mitigation Plan; and

**WHEREAS**, the Kansas Division of Emergency Management and FEMA Region VII officials have reviewed the Kansas Homeland Security Region G Hazard Mitigation Plan, and approved it contingent upon this official adoption of the participating governing body; and

**WHEREAS**, the City of Anthony, Kansas desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Kansas Homeland Security Region G Hazard Mitigation Plan; and

**WHEREAS**, adoption by the governing body for the City of Anthony, Kansas demonstrates the jurisdictions' commitment to fulfilling the mitigation goals and objectives outlined in this plan, and

**THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION** that the City of Anthony, Kansas adopts the South-Central Kansas (Region G) Multi-Hazard, Multi-Jurisdictional Hazard Mitigation Plan as an official plan; and

**BE IT FURTHER RESOLVED BY THE CITY COMMISSION**, the City of Anthony, Kansas will submit this Adoption Resolution to the Kansas Division of Emergency Management and FEMA Region VII officials to enable the plan's final approval.

**ADOPTED** at Anthony, Kansas, this 6th day of August, 2024.

A motion was made to approve Resolution No. 1145 as presented.

Motion made by Commissioner Eaton.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

- 14. Approve Fund Investments and Authorize the City Administrator to Execute the Documents to Secure the Most Advantageous Rate

Administrator Kastens presented the Fund Investment results and sought direction from the Commission for approval. A motion was made to approve the fund investments as presented

and authorize the City Administrator to execute the documents to secure the most advantageous rate.

Motion made by Commissioner Smith, Seconded by Commissioner Hatfield.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

15. Lake Department Accident of July 25, 2024

Administrator Kastens updated the Commission on the Lake Mowing Accident.

16. Water Main Breaks

Administrator Kastens updated the Commission on the water main breaks.

### STAFF REPORTS

17. Administrator Report

The Administrator reported on the SPO Lake Economic Development, Sunrise 2nd, KHITC, 2025 Budget, CDBG Grant, Health Insurance, PHC Health Needs Assessment, Annual Donation List, and the Tree Board Update.

18. Departments Report

Department activity updates were given from Water/Wastewater, Street, Mechanic/Service Shop, Power Plant, Lake, and Electric Distribution.

19. Chief of Police report

Served some weed notices.

Had the street department mow several places.

Investigated some found drug paraphernalia in the 400 block of N. Penn and turned the case over to the CA for possible charges.

Investigated a theft at the lake.

Investigated an attempted theft and miss use of a financial card.

Investigated possible abuse of an adult in the 600 block of N. Jennings.

Investigated a domestic battery in the 500 block of S. Kansas and turned the case over to the CA for possible charges.

**EXECUTIVE SESSION - NONE**

**ADJOURNMENT**

Mayor Cleveland made a motion to adjourn the meeting. Commissioner Lanie seconded.

Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Lanie, Commissioner Smith, Commissioner Hatfield. Motion Carried.

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Gregory Cleveland, Mayor

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Cyndra Kastens, City Clerk/Administrator

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# City Commission Special Meeting

Tuesday, August 13, 2024 at 5:30 PM  
Commission Chambers, 124 S Bluff, Anthony, KS 67003

## MINUTES

### CALL TO ORDER

### ROLL CALL

(Commissioner Smith attended via phone conference.)

### PRESENT

Mayor Greg Cleveland  
Commissioner Sherrie Eaton  
Commissioner Eric Smith

City Administrator Cyndra Kastens

### ABSENT

Commissioner Jan Lanie  
Commissioner Howard Hatfield

### PUBLIC COMMENT - NONE

### ITEMS OF BUSINESS

1. Approve Bank of the Plains Resolutions as presented for the Following Investments:

\$590,000 - 12 months CD#5000008267

\$ 80,000 - 12 Months CD#5000008259

\$1,250,000 - 12 Months CD#5000008234

\$1,000,000 - 12 Months CD#5000008226

Administrator Kastens presented the Bank of the Plains Resolutions for the approved CD Investments.

A motion was made to approve the resolutions as presented and authorize the City Administrator to execute documents.

Motion made by Mayor Cleveland, Seconded by Commissioner Eaton.  
Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Smith

Motion Carried.

2. 2025 Budget Public Hearing

Mayor Cleveland opened the public hearing for the 2025 Budget. No comments were received.

3. Adopt City of Anthony 2025 Budget and Authorize the Administrator to Certify the Budget to the County Clerk

A motion was made to approve the City of Anthony 2025 Budget and authorize the Administrator to Ceritfy the Budget to the County Clerk.

Motion made by Mayor Cleveland, Seconded by Commissioner Smith.  
Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Smith

Motion Carried.

**ADJOURNMENT**

A motion was made a motion to adjorn the Special Meeting.

Motion made by Mayor Cleveland, Seconded by Commissioner Eaton.  
Voting Yea: Mayor Cleveland, Commissioner Eaton, Commissioner Smith

Motion Carried.

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Gregory Cleveland, Mayor

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Cyndra Kastens, City Clerk/Administrator

**BALANCE SHEET**  
**CALENDAR 8/2024, FISCAL 8/2024**

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL
01-00-0010	GENERAL OPERATING	43,852.12-	1,039,963.54
02-00-0010	WATER	6,425.22	783,974.16
03-00-0010	ELECTRIC	82,401.50	1,056,689.58
04-00-0010	SALES TAX & STATE FEES	647.64	39,730.81
05-00-0010	SEWAGE DISPOSAL	2,448.69-	527,301.87
10-00-0010	EMP INSURANCE/BENEFIT	10,045.51-	379,407.61
12-00-0010	AIRPORT	9,425.74-	157,141.81
14-00-0010	INDUSTRIAL DEVELOPMENT		21,294.16
15-00-0010	ECONOMIC DEVELOPMENT	2,520.36-	122,139.72
16-00-0010	SERVICE DEPOSIT	550.00	82,929.28
17-00-0010	SPECIAL STREETS & HIGHWAY	1,200.00-	292,526.49
18-00-0010	PUBLIC RELIEF		24,038.00
19-00-0010	WATER UTILITY RESERVE		244,277.72
21-00-0010	WWTF LOAN 2000		122,824.01
23-00-0010	WATER DEBT SVC RESERVE S2013		83,537.52
24-00-0010	BOND & INTEREST		34,442.38
26-00-0010	RECREATION COMMISSION	11,275.02-	34,890.09
29-00-0010	RECREATION	3,048.30	3,048.30
30-00-0010	MUNICIPAL EQUIPMENT RESERVE		152,414.98
32-00-0010	SPECIAL PARKS & RECREATION	522.16-	36,027.34
34-00-0010	CAPITAL IMPROVEMENT	71,890.74-	4,093,754.03
37-00-0010	GO BONDS S2010 POOL		29,765.79
40-00-0010	ELECTRIC UTILITY RESERVE		1,559,835.43
41-00-0010	EL UTIL S2017 REV BOND		2,228,441.79
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		491,849.41
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		7,602.94
81-00-0010	WASTEWATER LAGOON CLEANING		189,800.00
82-00-0010	WATER/EQUIPMENT REPLACEMENT		156,774.61
83-00-0010	ELECTRIC/EQUIP REPLACEMENT	226,429.99	3,827,576.04
85-00-0010	SEWER/EQUIPMENT REPLACEMENT		94,005.71
89-00-0010	TRANS GUEST APPROVED		8.32
96-00-0010	WAYNE DENNIS FUNDS		11,859.18
97-00-0011	DT REVIT. REVOLVING LOAN		.56
98-00-0010	TRANSIENT GUEST TAX		3,732.45
		=====	=====
	PROOF	166,322.31	19,252,746.17
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**CLAIMS REPORT**  
 Check Range: 8/08/2024- 8/21/2024

# 3196

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL OPERATING					
ADVANCED COMPUTERS	NEW EMPLOYEE/CAMERA		180.00	52028	8/21/24
ANTHONY FARMERS COOP	DIESEL		747.04	52031	8/21/24
AT&T	HALL WIFI		74.90	52027	8/21/24
ATMOS ENERGY	4033846667 MUNICIPAL HALL		329.31	52032	8/21/24
BAUGHMAN CO	ZONING CONSULTING		250.00	52033	8/21/24
BILL'S GENERAL REPAIR LLC	#17 BLADES/AIR FILTER		81.00	52034	8/21/24
BRITTEN, INC	AM AUX BANNER & BRACKETS		2,457.00	52035	8/21/24
COMPLIANCE ONE	QUERY SEARCHES		48.79	52061	8/21/24
GALLS INCORPORATED	DAILY PANTS		81.31	52039	8/21/24
GENE'S HEARTLAND GOODS	TP/WATER/TRASH BAGS/CLEANING		15.99	52040	8/21/24
GODFREY'S	PD UNIFORMS		262.95	52041	8/21/24
GREAT-WEST FINANCIAL	8/13/24 PR		503.96	12498880	8/20/24
HAZEL'S SHEET METAL INC	MUNICIPAL HALL		153.61	52042	8/21/24
HOME LUMBER & SUPPLY INC	PRIVACY LOCK		70.99	52043	8/21/24
HOSPITAL DIST 6 OF HARPER CO	PRE EMPLOYMENT		60.00	52044	8/21/24
IRS	8/13/24 PR		4,508.42	12498879	8/20/24
JUSTICE BATTERY CO.	2 STROKE OIL & BUMP KNOB		115.00	52045	8/21/24
KANSAS PAYMENT CENTER	8/13/24 PR		207.69	12498881	8/20/24
KANSAS STATE TREASURER	JULY COURT FEES		114.00	12498876	8/20/24
KANZA BANK	AUGUST DURANGO		698.13	52046	8/21/24
KONICA MINOLTA BUSINESS SOLUTI	PD PRINTER SUPPORT		92.00	52048	8/21/24
KPERS	8/13/24 PR		2,809.03	12498877	8/20/24
KS DEPT OF REV-WITHHOLDING	8/13/24 PR		861.68	12498878	8/20/24
LARRY'S HOMETOWN MKT.	TP/KLEENEX/CLEANING SUPPLIES		17.55	52049	8/21/24
MATTHEW W RICKE ATTY AT LAW LL	HORTON-DEFERRED PROSECUTION		140.00	52050	8/21/24
NAPA AUTO PARTS ANTHONY	IMPACT/SOCKET/AIR COMPRESSOR		285.27	52054	8/21/24
NEWBERRY FAMILY AUTO	#21 BOLTS STEERING SECTOR		67.96	52055	8/21/24
PHIL'S REPAIR	CAR WASH		60.50	52056	8/21/24
THEIS DOZER SERVICE, INC	PUSH SAND		1,980.00	52065	8/21/24
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS		304.31	52062	8/21/24
VISA	GREG LKM HOTEL		128.32	12498882	8/20/24
WEST STREET BODY & FENDER REP	#81 DURANGO REPAIR		539.77	52063	8/21/24
WYATT TRASH SERVICE INC	MUNICIPAL HALL		276.00	52066	8/21/24
	01 GENERAL OPERATING TOTAL		18,522.48		
WATER					
ADVANCED COMPUTERS	NEW EMPLOYEE/SECURITY/BITDEFED		450.00	52028	8/21/24
ANSWER PRO	JULY TO AUG SVC		95.00	52030	8/21/24
ANTHONY FARMERS COOP	DIESEL		1,191.00	52031	8/21/24
ATMOS ENERGY	4014536644 WATER PRODUCTION		236.81	52032	8/21/24
BILL'S GENERAL REPAIR LLC	#64 IGNITION SWITCH/CONES/BLAD		478.50	52034	8/21/24
CAMPSPOT	MARKETPLACE		793.65	52037	8/21/24
CARGILL, INCORPORATED	SALT		5,426.23	52036	8/21/24
COMPLIANCE ONE	QUERY SEARCHES		24.39	52061	8/21/24
GENE'S HEARTLAND GOODS	TP/WATER/TRASH BAGS/CLEANING		71.89	52040	8/21/24
GREAT-WEST FINANCIAL	8/13/24 PR		81.56	12498880	8/20/24
HOME LUMBER & SUPPLY INC	PAINT FOR HISH SVC/HDWE/DROP		136.20	52043	8/21/24
HOSPITAL DIST 6 OF HARPER CO	PRE EMPLOYMENT		60.00	52044	8/21/24
IRS	8/13/24 PR		2,700.84	12498879	8/20/24
JUSTICE BATTERY CO.	#32 DEMO SAW BLADE		294.12	52045	8/21/24
JOSEPH WADE	175 MEALS FOR PIONEER FEED		583.33	52019	8/08/24
KPERS	8/13/24 PR		1,783.91	12498877	8/20/24



**CLAIMS REPORT**  
**Check Range: 8/08/2024- 8/21/2024**

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
KRAZYHORSE	175 MEALS FOR PIONEER FEED		466.67	52016	8/08/24
KRISTY'S KAFE	38 PIZZAS FOR PIONEER FEED		139.33	52017	8/08/24
KS DEPT OF REV-WITHHOLDING	8/13/24 PR		525.50	12498878	8/20/24
LARRY'S HOMETOWN MKT.	TP/KLEENEX/CLEANING SUPPLIES		2.99	52049	8/21/24
MICROSOFT AZURE	USAGE CHARGE		13.24	52051	8/21/24
MID-AMERICAN RESEARCH CHEMICAL	LAKE LIFT STATION DEGREASER		872.17	52052	8/21/24
MORGAN DIESEL INC	#28 RED ACTUATOR REPAIR		1,819.92	52053	8/21/24
NAPA AUTO PARTS ANTHONY	BRAKES/AIR COMPRESS/FLASH LIGH		750.98	52054	8/21/24
NUVEI	OFFICE CC FEES		68.35	12498874	8/20/24
PHIL'S REPAIR	CAR WASH		15.25	52056	8/21/24
POSTMASTER	POSTAGE FOR BILLS DUE FOR 9/10		150.00	52057	8/21/24
RICKE'S HOME CENTER, LLC	EASY ROOTER		323.69	52059	8/21/24
RURAL WATER DISTRICT #2	CAMPGROUNDS LAKE		518.40	12498872	8/20/24
THE SPORTING ZONE	175 MEALS AT PIONEER FEED		466.67	52018	8/08/24
UNIFIRST CORPORATION	EMPLOLYEE UNIFORMS		115.76	52062	8/21/24
VISA	CAM LOCK BULK WATER MACHINE	59.07		12498873	8/20/24
VISA	WATER MAIN BREAK CASEY'S	141.07	200.14	12498882	8/20/24
WICHITA WINWATER WORKS	PUMP 2 HIGH SVC CHECK VALVE		4,120.00	52064	8/21/24
WYATT TRASH SERVICE INC	LAKE		162.50	52066	8/21/24
			-----		
	02 WATER TOTAL		25,138.99		
ELECTRIC					
ADVANCED COMPUTERS	NEW EMPLOYEE/SECURITY/BITDEFED		270.00	52028	8/21/24
ANSWER PRO	JULY TO AUG SVC		95.00	52030	8/21/24
ANTHONY FARMERS COOP	DIESEL		406.81	52031	8/21/24
ATMOS ENERGY	3018386827 SHOP		49.26	52032	8/21/24
COMPLIANCE ONE	QUERY SEARCHES		42.73	52061	8/21/24
GENE'S HEARTLAND GOODS	TP/WATER/TRASH BAGS/CLEANING		44.82	52040	8/21/24
GREAT-WEST FINANCIAL	8/13/24 PR		617.18	12498880	8/20/24
HOME LUMBER & SUPPLY INC	PLYWOOD/PINT/WALL PLATE/CIRCUIT		337.15	52043	8/21/24
IRS	8/13/24 PR		6,214.21	12498879	8/20/24
JOSEPH WADE	175 MEALS FOR PIONEER FEED		583.33	52019	8/08/24
KANSAS MUNICIPAL GAS AGENCY	MEMBERSHIP FEES		35.00	52067	8/21/24
KMEA EMP2 OPERATING ACCOUNT	JULY PURCHASED POWER		145,605.00	52047	8/21/24
KPERS	8/13/24 PR		4,066.43	12498877	8/20/24
KRAZYHORSE	175 MEALS FOR PIONEER FEED		466.67	52016	8/08/24
KRISTY'S KAFE	38 PIZZAS FOR PIONEER FEED		139.33	52017	8/08/24
KS DEPT OF REV-WITHHOLDING	8/13/24 PR		1,294.47	12498878	8/20/24
LARRY'S HOMETOWN MKT.	TP/KLEENEX/CLEANING SUPPLIES		2.99	52049	8/21/24
MICROSOFT AZURE	USAGE CHARGE		26.49	52051	8/21/24
NAPA AUTO PARTS ANTHONY	#2 FUEL/CAP/SOCKETS		419.70	52054	8/21/24
NEWBERRY FAMILY AUTO	#4 TOW		219.00	52055	8/21/24
NUVEI	OFFICE CC FEES		68.35	12498874	8/20/24
PHIL'S REPAIR	CAR WASH		12.50	52056	8/21/24
POSTMASTER	POSTAGE FOR BILLS DUE FOR 9/10		300.00	52057	8/21/24
QLT	OUTDOOR GONG		10.39	52058	8/21/24
SHEPHERD OIL COMPANY	ICE		10.21	52060	8/21/24
THE SPORTING ZONE	175 MEALS AT PIONEER FEED		466.67	52018	8/08/24
UNIFIRST CORPORATION	EMPLOLYEE UNIFORMS		607.87	52062	8/21/24
VISA	ZOOM	10.22		12498873	8/20/24
VISA	GREG LKM HOTEL	121.14	131.36	12498882	8/20/24
WYATT TRASH SERVICE INC	POWER PLANT		132.50	52066	8/21/24

**CLAIMS REPORT**  
**Check Range: 8/08/2024- 8/21/2024**

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	03 ELECTRIC TOTAL		----- 162,675.42		
SALES TAX & STATE FEES DIRECTOR OF TAXATION	JULY 2024		8,419.30	12498871	8/20/24
	04 SALES TAX & STATE FEES TOTAL		----- 8,419.30		
SEWAGE DISPOSAL					
ADVANCED COMPUTERS	NEW EMPLOYEE/SECURITY/BITDEFED		270.00	52028	8/21/24
ANTHONY FARMERS COOP	DIESEL		198.30	52031	8/21/24
ATMOS ENERGY	4024346189 SEWER		295.07	52032	8/21/24
COMPLIANCE ONE	QUERY SEARCHES		24.39	52061	8/21/24
GREAT-WEST FINANCIAL	8/13/24 PR		30.32	12498880	8/20/24
HOME LUMBER & SUPPLY INC	GLOVES/ROOT KILLER		158.96	52043	8/21/24
IRS	8/13/24 PR		1,162.25	12498879	8/20/24
JOSEPH WADE	175 MEALS FOR PIONEER FEED		583.34	52019	8/08/24
KPERS	8/13/24 PR		818.73	12498877	8/20/24
KRAZYHORSE	175 MEALS FOR PIONEER FEED		466.66	52016	8/08/24
KRISTY'S KAFE	38 PIZZAS FOR PIONEER FEED		139.34	52017	8/08/24
KS DEPT OF REV-WITHHOLDING	8/13/24 PR		238.13	12498878	8/20/24
MICROSOFT AZURE	USAGE CHARGE		13.24	52051	8/21/24
MORGAN DIESEL INC	#28 RED ACTUATOR REPAIR		1,819.93	52053	8/21/24
NAPA AUTO PARTS ANTHONY	BRAKES/AIR COM/FLASHLIGHT/VALV		503.83	52054	8/21/24
NUVEI	OFFICE CC FEES		68.34	12498874	8/20/24
POSTMASTER	POSTAGE FOR BILLS DUE FOR 9/10		150.00	52057	8/21/24
THE SPORTING ZONE	175 MEALS AT PIONEER FEED		466.66	52018	8/08/24
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS		81.64	52062	8/21/24
VISA	AUTHORIZE	1.68		12498873	8/20/24
VISA	CLEARINGHOUSE QUERY	3.12	4.80	12498882	8/20/24
WYATT TRASH SERVICE INC	SEWER PLANT		60.00	52066	8/21/24
	05 SEWAGE DISPOSAL TOTAL		----- 7,553.93		
AIRPORT					
EVANS-BIERLY-HUTCHISON & ASSOC	TURF RWY REHAB		5,263.73	52038	8/21/24
HEARTLAND MERCHANT	AIRPORT CC MACHINE		159.16	12498875	8/20/24
WYATT TRASH SERVICE INC	AIRPORT		30.00	52066	8/21/24
	12 AIRPORT TOTAL		----- 5,452.89		
ECONOMIC DEVELOPMENT					
MATTHEW W RICKE ATTY AT LAW LL	SUNRISE 2ND HOUSING ADDITION		227.50	52050	8/21/24
	15 ECONOMIC DEVELOPMENT TOTAL		----- 227.50		
RECREATION COMMISSION					
ANTHONY FARMERS COOP	FUEL		78.23	52020	8/15/24
ANTHONY REPUBLICAN	REC BUDGET		86.25	52021	8/15/24
PAUL W JEFFERIS dba	BALLFIELD MAINTENANCE		1,450.00	52022	8/15/24
DIRECTOR OF TAXATION	JULY REC'S SALES TAX		52.44	12498870	8/14/24
SAMI FRANCIS	SWIM MEET REIMB		311.57	52026	8/13/24
GENE'S HEARTLAND GOODS	POOL CON STAND		1,046.77	52023	8/15/24
IRS	8/13/24 PR		765.93	12498879	8/20/24

**CLAIMS REPORT**  
**Check Range: 8/08/2024- 8/21/2024**

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
KS DEPT OF REV-WITHHOLDING	8/13/24 PR		111.02	12498878	8/20/24
MID-AMERICAN RESEARCH CHEMICAL	POOL SALT		370.17	52052	8/21/24
RJ'S DUGOUT	CONCESSION SUPPLIES		300.00	52024	8/15/24
SUPERIOR ATHLETIC FIELDS	MONTHLY MAINTENANCE		275.00	52025	8/15/24
	26 RECREATION COMMISSION TOTAL		----- 4,847.38		
SPECIAL PARKS & RECREATIO	TENNIS COURTS		23.10	52066	8/21/24
WYATT TRASH SERVICE INC					
	32 SPECIAL PARKS & RECREATIO TOTAL		----- 23.10		
ELECTRIC EQUIPMENT/REPLAC	SUNRISE 2ND-FORMS FOR ELECTRIC		335.23	52043	8/21/24
HOME LUMBER & SUPPLY INC					
	83 ELECTRIC EQUIPMENT/REPLAC TOTAL		----- 335.23		
	Accounts Payable Total		=====		
			233,196.22		

# CLAIMS REPORT CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
01	GENERAL OPERATING	18,522.48
02	WATER	25,138.99
03	ELECTRIC	162,675.42
04	SALES TAX & STATE FEES	8,419.30
05	SEWAGE DISPOSAL	7,553.93
12	AIRPORT	5,452.89
15	ECONOMIC DEVELOPMENT	227.50
26	RECREATION COMMISSION	4,847.38
32	SPECIAL PARKS & RECREATIO	23.10
83	ELECTRIC EQUIPMENT/REPLAC	335.23
-----		
	TOTAL FUNDS	233,196.22

PRUPDT00 Thu Aug 8, 2024 3:05 PM  
 07.14.22 PAID THROUGH 8/04/2024  
 CALENDAR 8/2024, FISCAL 8/2024 DATES

City of Anthony KS  
 COST CENTER REPORT  
 8/04/2024 -- 8/13/2024

OPER: JD  
 JRNL 4208  
 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.	33.18	.00	.00	.00	34.83	1544.23	.00	.00	.00	1586.70	277.69
102 POLICE	368.25	.00	.00	.00	391.25	9215.62	.00	.00	.00	9676.32	1247.71
104 STREET	330.52	.00	.00	.00	332.92	6748.82	.00	.00	.00	6792.99	625.20
105 GEN-ZONING	9.98	.00	.00	.00	9.98	440.22	.00	.00	.00	440.22	.00
107 PARK	69.00	.00	.00	.00	69.00	828.00	.00	.00	.00	828.00	.00
230 WATER-LAKE	153.12	.00	.00	.00	157.74	2133.40	.00	.00	.00	2210.66	78.58
231 WATER-PRODUCTIO	10.00	.00	.00	.00	10.00	219.10	.00	.00	.00	219.10	.00
232 WATER-DISTRIBUT	328.12	.00	.00	.00	336.91	4202.41	.00	.00	.00	4371.68	658.25
233 WATER-COMM& GEN	100.48	.00	.00	.00	107.70	3052.91	.00	.00	.00	3223.28	.00
331 ELECTRIC-PROD	558.00	.00	.00	.00	568.00	8657.54	.00	.00	.00	8909.80	879.44
332 ELEC-DISTRIBUTI	644.22	.00	.00	.00	662.16	10245.08	.00	.00	.00	10672.92	1510.31
333 ELECTRIC-COMM	149.43	.00	.00	.00	159.77	5483.46	.00	.00	.00	5721.92	202.95
533 SEWER-COMM & GE	43.18	.00	.00	.00	46.97	1001.14	.00	.00	.00	1086.24	.00
534 SEWER-TREATMENT	316.27	.00	.00	.00	322.27	3963.28	.00	.00	.00	4080.65	.00
2601 REC - GEN	16.50	.00	.00	.00	16.50	297.00	.00	.00	.00	297.00	.00
2621 REC - POOL	372.75	.00	.00	.00	372.75	4023.10	.00	.00	.00	4023.10	.00
5102 OT GEN POLICE	.00	10.50	.00	.00	10.50	.00	311.06	.00	.00	311.06	.00
5104 OT GEN STREET	.00	.50	.00	.00	.50	.00	12.77	.00	.00	12.77	.00
5232 OT WATER DIST	.00	77.00	.00	.00	77.00	.00	2382.02	.00	.00	2382.02	.00
5331 OT ELEC PROD	.00	4.00	.00	.00	4.00	.00	191.84	.00	.00	191.84	.00
5332 OT ELEC DIST	.00	9.50	.00	.00	9.50	.00	523.43	.00	.00	523.43	.00
5333 OT ELEC COMM/GN	.00	8.75	.00	.00	8.75	.00	269.00	.00	.00	269.00	.00
5534 OT SEWER TREAT	.00	10.00	.00	.00	10.00	.00	332.67	.00	.00	332.67	.00
6102 SHIFT GEN POLIC	.00	.00	.00	.00	113.25	.00	.00	.00	.00	56.63	.00
99999 DISTRIBUTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	421.80
TOTAL	3503.00	120.25	.00	.00	3832.25	62055.31	4022.79	.00	.00	68220.00	5901.93

MINUTES  
CITY TRANSIENT TAX COMMITTEE

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

Committee members in attendance were: BarBara Wright [by telephone], Susan Croft, Karen Younce, Marcy Kastens, Brandon Bellesine, Bette DeMeritt and Charlie Gipple.

Karen Younce opened the meeting and announced that we have one application to consider.

Karen advised the committee that the account balance is \$3,732.45.

The committee considered the application submitted by Craig Winters on behalf of the Anthony Disc Golf Club, for the tournament to be held September 23, 2024, requesting \$500.00.

After discussion, it was moved by Charlie Gipple and seconded by Brandon Bellesine, that we award \$500.00 for the Anthony Open Disc Golf Tournament. Motion carried.

Since this is an annual request by the Anthony Disc Golf Club, 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 August 20, 2024, at 6:00 p.m.

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

Marcy J. Kastens, Secretary

CITY OF ANTHONY  
Special Event Retailers' Permit

Name of Special Event: The Muddy Water

Date and Time of Event: 9-14-24

Organization(s) Sponsoring Event: Anthony Chamber

Location of Event: Anthony Lake Stage

Cannot be within 200' of any school, church, nursing home, library, or hospital without a waiver from the City Commission following a public hearing of the community.

Is this event open to the public? (circle one) Yes No

How many times per year is this event held? 1 2 3 4 5 times/year

Name of Applicant (Contact Person): Eric GART

Phone # of Applicant (Contact Person): 620-842-2543

Name and address of person(s) having supervision or management duties for the sale or service of cereal malt beverages at the special event (must be 21 years of age or older):

Name: Shulan Adams Address: 622 N Franklin Phone: 620-842-2543

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Please indicate your plan or include a diagram with the application for adequate roping/fencing off of the area where cereal malt beverages are to be sold and consumed: \_\_\_\_\_

Roped off Area North of Anthony Lake Stage

Please state any anticipated need for police, fire, or other municipal services: \_\_\_\_\_

NONE

It shall be unlawful for any person to conduct an event where cereal malt beverages are sold or served, without first applying for a special event retailers' permit at least 10 days before the event. Permits must be approved by the Anthony City Commission before they are valid. Commission meetings are held on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of each month. Please allow for these time frames in the planning of your event.

\*By signing below, applicant acknowledges that he/she has read City Ordinance No. G-2793, Section 5 and other restrictions noted on the back side of this document and agrees to abide by all its terms.

Applicant Signature & Date: [Signature] 09-31-24



CITY ORDINANCE NO. G-2793, SECTION 5

SECTION 5. PERMIT REGULATIONS. In addition to and consistent with the requirements of K.S.A. 41-2701 *et seq.*, and amendments thereto, and the provisions and regulations found within Chapter 3, Article 1 of the Code of the City of Anthony, Kansas, applicable to the sale of cereal malt beverages which are not inconsistent with this ordinance, the following permit regulations shall apply:

(a) No temporary permit holder shall allow the serving or sale of cereal malt beverages between the hours of 12:00 a.m. and 10:00 a.m., or consumed and no public occupancy between the hours of 12:30 a.m. and 10:00 a.m. at any event location for which a special event retailers' permit has been issued.

(b) No cereal malt beverage shall be given, sold or traded to any person under 21 years of age.

(c) No more than four special event retailers' permits may be issued to any one applicant in a calendar year.

(d) The person(s) having management or supervisory duties for the sale or service of cereal malt beverages shall be present at the permitted location during the sale or service of cereal malt beverages;

(e) No cereal malt beverages may be taken from the permitted location for consumption elsewhere;

(f) A special event retailers' permit holder shall not be transferable or assignable.

(g) A special event retailers' permit holder shall not be subject to the provisions of the beer and cereal malt beverage registration act, K.S.A. 41-2901 *et seq.*, and amendments thereto.

No permit will be approved if there are conflicts with other city ordinances. This permit is for the sale of cereal malt beverage only, not alcoholic beverages or alcoholic liquor.

Penalties: Any person violating any provision of ordinance no. G-2793 shall be punished by: a fine of not more than \$1,000; or imprisonment in jail for not more than 90 days; or both.

**IF APPROVED, EVERY PERMIT HOLDER SHALL CAUSE THE SPECIAL EVENT RETAILERS' PERMIT AND RECEIPT TO BE PLACED IN PLAIN VIEW ON ANY PREMISES WITHIN THE CITY WHERE THE HOLDER OF THE PERMIT IS SERVING CEREAL MALT BEVERAGE FOR CONSUMPTION ON THE PREMISES. PAID**

**JUL 31 2024**

CITY OF ANTHONY  
ANTHONY, KANSAS

*For Official Use Only*

Fee: \$50.00 per day. Paid: Date 7/31/24 Cash / Check# 23886

THIS PERMIT WAS: APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

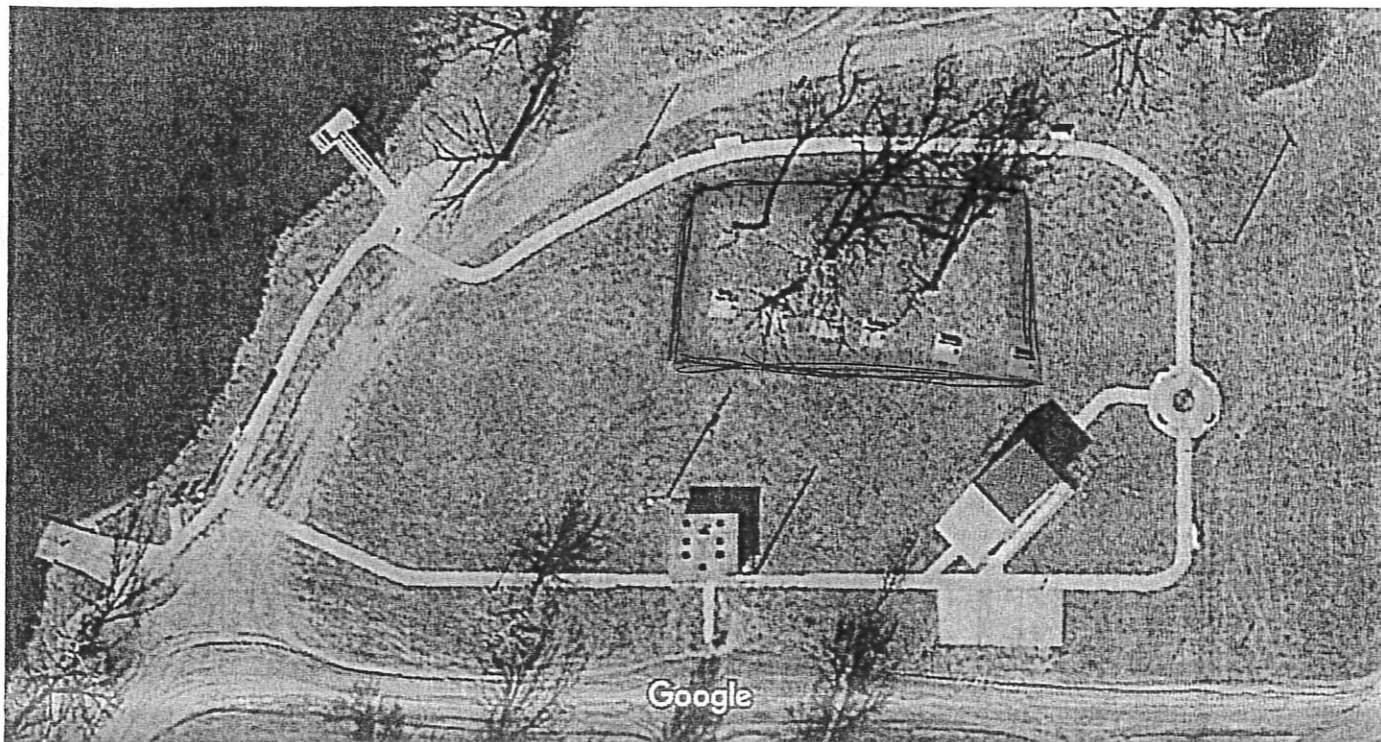
\_\_\_\_\_  
Gregory Cleveland, Mayor Date: \_\_\_\_\_

\_\_\_\_\_  
Cyndra Kastens, City Clerk Date: \_\_\_\_\_

*City Clerk shall notify city law enforcement and forward a copy of the permit to the Harper County Sheriff's Office.*



Google Maps



Map data ©2022, Map data ©2022 20 ft

150' x 75'

CITY OF ANTHONY  
ORDINANCE NO. G-2874

AN ORDINANCE CALLING FOR AN ELECTION TO BE HELD ON NOVEMBER 5, 2024, FOR THE PURPOSE OF VOTING ON A PROPOSITION TO AUTHORIZE THE CITY OF ANTHONY, KANSAS, TO SELL TWELVE (12) ACRES +/- OF CITY OWNED PARKLAND AT ANTHONY LAKE, HARPER COUNTY, KANSAS.

**WHEREAS**, the City of Anthony completed a Housing Assessment in 2023 which identified the need for more quality 3+ bedroom mid-priced housing as the top priority goal; and

**WHEREAS**, the Governing Body of the City of Anthony has established incentive programs to encourage private investment of new development to meet the objectives of the Housing Assessment and provide solutions to local business recruitment and retention needs; and

**WHEREAS**, the Governing Body of the City of Anthony has received a proposal to construct additional residential housing on twelve (12) +/- acres of undeveloped parkland at Anthony Lake as show in Exhibit A; and

**WHEREAS**, K.S.A. 12-1301 et seq., as amended, authorizes cities to sell parkland after publishing notice of such proposal for two consecutive weeks in the official city paper, notice of which did officially publish in the Anthony Republican on July 10, 2024, and July 17, 2024; and

**WHEREAS**, K.S.A. 12-1301 et seq. further directs that if a protest petition is filed in the office of the City Clerk within 30 days from the date of the last publication of such notice, no such sale shall be made until the Governing Body shall be instructed so to do by a majority of all votes cast on the proposition at a regular or special election, such qualifying protest petition was received by the Anthony City Clerk on August 12, 2024; and

**WHEREAS**, the Governing Body has determined it is in the best interests of the City to consider opportunities of development that meet established housing goals and positively impact the long-term economic sustainability for the community; and

**WHEREAS**, the Governing Body has further determined it is in the best interests of the City to call for an election for authorization to sell said parkland for economic development purposes.

ORDINANCE NO. 2874

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ANTHONY, KANSAS:

SECTION ONE:

An election is hereby called to be held in the manner prescribed by law on the 5th day of November 2024 for the purpose of submitting to the qualified electors of the City of Anthony, Kansas, a special question regarding the sale of parkland at Anthony Lake as set out in Section Two hereof, in accordance with K.S.A. 10-120 et seq., and all other provisions of law.

SECTION TWO:

At the election, the following special question shall be submitted:  
Should the City of Anthony sell 12 +/- acres of city-owned parkland at Anthony Lake?

SECTION THREE:

If approved by a majority of the electors voting thereon, the Governing Body of the City of Anthony shall proceed with the process of allowing the negotiation and sale of undeveloped parkland at Anthony Lake as determined in the best interests of the city.

SECTION FOUR:

The election is requested to be conducted as a part of the November General Election by the Harper County Election Officer in accordance with notice published in accordance with K.S.A. 12-1301 et seq., and K.S.A. 10-120, et seq., as required by law.

SECTION FIVE:

Upon adoption of this Ordinance, the City Clerk is hereby directed to deliver a certified copy of this Ordinance to the Harper County Election Officer. Notice of the election shall be published once each week for two consecutive weeks in accordance with K.S.A. 10-120 et seq.

SECTION SEVEN: This ordinance shall take effect and be in full force from and after its passage.

Passed, approved, and adopted this 20<sup>th</sup> day of August 2024.

\_\_\_\_\_  
Gregory Cleveland, Mayor

ATTEST:  
  
\_\_\_\_\_  
Cyndra Kastens, City Clerk/Administrator



Exhibit A – Approximately 12+/- Acres located in the City of Anthony, just north of West Deer Creek Trail located in the NW1/4 of 11-33-7 Harper County, KS.



### LEASEHOLDER RELINQUISHMENT

Regarding leased property at 30 W. Deer Run, Anthony

I, Tammy Norman, Leaseholder (s) of the property herein described, hereby relinquish all rights and privileges to the within described lease. I understand and agree that I am still responsible for all dues, such as lease payments, all taxes, and any other fees for said property up to the date this relinquishment is made effective by the Anthony City Commission. All such dues shall be prorated and paid in full prior to Commission approval of this document.

Signed this 16<sup>th</sup> day of August, 2024.

Tammy Norman  
Present Leaseholder

### NOTARY CERTIFICATIONS

County of Harper  
State of Kansas

On this day appeared before me said Tammy Norman to me personally known to be the individual (s) described in and who executed the foregoing statement, duly acknowledged to me that the individual (s) executed the same.

Sworn to and subscribed before me this 16<sup>th</sup> day of August, 2024

Carla Downing  
(Signature of Notary Public)

My Commission expires:  
(SEAL)





# LEASE

This lease is made and entered into on this **20th day of August, 2024**, by and between the City of Anthony, Kansas, a Municipal Corporation, hereinafter referred to as the ‘Lessor’ and **Kregg and Katie Carothers**, hereinafter referred to as the Lessee’.

1. The Lessor is the owner of real estate described as **Lot # 30 W DEER RUN**, Anthony City Lake, Harper County, Kansas (hereinafter ‘Lake’).
2. The Lessor hereby leases to the Lessee a cabin site (or sites) described as **Lot # 30 W DEER RUN**.
3. This Lease is for a period of Ninety-Nine (99) years. The Lessee agrees to pay a license fee, also referred to herein as a lot fee or rental fee, for each lot leased in the amounts as set forth herein.

4. The lot lease fees for the term of this Lease are as follows:

<u>Year</u>	<u>Maximum Lease Fee Per Lot</u>
2011	\$425.00
2012	\$450.00
2013	\$475.00
2014	\$500.00
2015	\$525.00
2016	\$550.00
2017	\$575.00
2018	\$600.00
2019	\$625.00
2020	\$650.00
2021	\$675.00
2022	\$700.00
2023	\$725.00
2024	\$750.00
2025	\$775.00

5. The Lessee agrees and understands that should the Lessor not raise the lot lease fees to the maximum amount in any one year, it is not waiving its right to raise the lot lease fees for any subsequent year or years. If the lot lease fees are raised, it shall be by resolution, but the resolution cannot violate the terms of this Lease. Lot lease fees after 2025 will be determined by the Lessor.

6. It is hereby understood and agreed that \$50.00 of this lease fee shall be placed in the Lake Capital Improvement Fund to be used for Anthony Lake improvements and \$75.00 of this lease shall be placed in a Lake Maintenance and Improvement Fund. Lessee shall be responsible for ad valorem taxes assessed by Harper County on the lease premises. The Lessee agrees to adhere to all City Ordinances and State Laws as they pertain to the Lake and Lake Lease sites. Whereby Lessor agrees that if Lessee conforms to all the terms, conditions and regulations set forth in this lease, this lease shall be renewable from at the end of the term.
7. Lot lease payment and ad valorem real property tax fees are to be paid in full to the City Clerk of the City of Anthony by March 1 of each year. If the Lessee fails to make these payments, plus \$50.00 penalty, by April 1 of the same year, the lease is hereby cancelled and all improvements on the property are to be removed from the premises within 90 days, and if improvements are not removed from the premises, the improvements shall become the sole property of the City of Anthony.
8. This Lease cannot be sold, traded, granted, or assigned (hereinafter transferred and its conjugations), without the approval of the Lessor. Lessor shall not withhold approval of such transfer without good cause. This is not intended to prohibit any lender from taking a bill of sale for security, however, should any lender become an owner due to a default, the lease ownership of the lender must be approved by the City Commission. A new lease term must be approved by the City Commission.
9. The transferee of any Lease must pay to the Lessor a lease assignment fee of \$25.00 before the assignment shall be approved by the Lessor. However, if the Lessee has not paid the year's lease in full, the remaining amount of that year's lot lease fee, and any other fees and bills in arrears owed to the City, must be paid in full before assignment will be approved by the Lessor.
10. All personal property taxes assessed and levied against tangible property located on this lease shall be paid to Harper County as due, and in no event shall the Anthony City Commissioners approve a transfer of this lease until all such taxes are prorated and paid.

11. The Lessor has the power and authority to make rules and regulations concerning disposal of solid or liquid waste of the Lessee located upon the property. Any septic system that may be placed upon the property by the Lessee is to meet the requirements of any federal or state laws, rules or regulations, as well as any regulations adopted by the City of Anthony. The City also has a right and authority to make rules and regulations as to the size, location and materials to be used in construction of any septic system.
12. All Lessees, including the use of recreational vehicles placed on an improved or unimproved Lake lot, shall abide by the City and State regulations for the proper disposal of waste.
13. All cabins, homes, residences or dwellings located upon the leased lot are to have the lot number on both the front and the back of each such building and the same are to be visible to the public and the numbers and letters must be at least three inches in size.
14. The Lessee is not permitted or authorized to put any chemical in the Lake, or any chemical upon any premises surrounding the Lake, that may cause said chemical to be blown or washed into the Lake.
15. All Lessees shall abide by the City building codes and obtain a building permit from the City of Anthony before any structure is placed upon the property being leased herein.
16. No roads or ways of access shall be made in, upon or across the Lake or any part thereof, without the written approval of the Lessor.
17. If the Lessee violates any law, rule or regulation of the State of Kansas, Ordinances of the City of Anthony, or regulations set forth by this Lease, or if the Lessee knowingly permits another or others to violate said laws, ordinances, rules or regulations, the Lessor may cancel and terminate the Lease. Upon termination of any Lease, the Lessee shall remove all of his property from the leased premises, and such property not removed there from within 90 days after the termination of such Lease shall, ipso facto, be forfeited to and shall become the property of the Lessor.
18. Any new Lake lots established after 2005 shall not be transferred or sold to another party if the lot is unimproved and has no living quarters. If Lessee no longer wishes to continue the lease, such lots shall be surrendered to the Lessor to be leased to another party by the governing body (Lessor).



19. This Lease may pass by Will, or by the laws of descent and distribution or inheritance under the laws of Kansas, for the remaining balance of the term of the Lease.
20. It shall be the responsibility of the Lessee to provide his own water supply, sewage disposal and solid waste disposal, and this is to be paid and provided at the cost and expense of the Lessee. The Lessee agrees and acknowledges that the Lessor is not in any way liable or responsible for any violation of any of the rules or regulations by any of the Lessees, if any.
21. This Lease shall be subject to such further rules, regulations and ordinances, as may be prescribed by the Lessor, however the lessor may not change the lease term or maximum lot lease fees as established herein as stated in paragraph 4.
22. Any burning or disposal of solid waste is governed by the laws of Kansas and violations of such acts are unlawful and subject to the penalties as provided by law.
23. When the term "Lessee or Lessees" appears herein the same shall apply to one and the same person where applicable.
24. The Lessor shall review the lot lease fees each year and if the lot lease fees are changed, shall publish a resolution setting forth the lease fee, however such fee shall not exceed the limitations as set forth in this Lease.
25. Upon the expiration of this Lease, the Lessor will review and may change any or all of the terms and conditions of any new or renewal Lease.

CITY OF ANTHONY, LESSOR

ATTEST:

\_\_\_\_\_  
City Clerk/Administrator or Mayor  
Assistant City Clerk

Katie M. Carothers

[Signature]  
Lessees

NOTARY CERTIFICATIONS

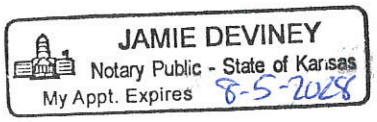
County of Harper  
State of Kansas

On this day appeared before me said Katie Carothers to me personally known to be the individual (s) described in and who executed the foregoing statement, duly acknowledged to me that the individual (s) executed the same.

Sworn to and subscribed before me this 19 day of August, 2024.

[Signature]  
(Signature of Notary Public)

My Commission expires:  
(SEAL) 8-5-2028



### LEASEHOLDER RELINQUISHMENT

Regarding leased property at 30 W. Deer Run

I, \_\_\_\_\_, Leaseholder (s) of the property herein described, hereby relinquish all rights and privileges to the within described lease. I understand and agree that I am still responsible for all dues, such as lease payments, all taxes, and any other fees for said property up to the date this relinquishment is made effective by the Anthony City Commission. All such dues shall be prorated and paid in full prior to Commission approval of this document.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Present Leaseholder

### NOTARY CERTIFICATIONS

County of \_\_\_\_\_  
State of \_\_\_\_\_

On this day appeared before me said \_\_\_\_\_ to me personally known to be the individual (s) described in and who executed the foregoing statement, duly acknowledged to me that the individual (s) executed the same.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
(Signature of Notary Public)

My Commission expires:  
(SEAL)

**CONTRACT FOR THE SALE OF REAL ESTATE**

This contract is made and entered into this 20th day of August, by and between the City of Anthony, Kansas, a municipal corporation (hereinafter called "Seller"), and

**Kregg and Katie Carothers (hereinafter called "Buyers").**

WITNESSETH:

1. Seller has sold and agrees to convey title to Buyers as hereinafter set forth to the following described real estate situated in the County of Harper, State of Kansas, to-wit:

**"Lot Thirty (30) W Deer Creek Run, Spring Creek Addition to the City of Anthony, Harper County, Kansas as shown by the recorded plat thereof,**

hereinafter referred to as "the Subject Real Estate".

It is understood and agreed by the parties that the sale and conveyance of the Subject Real Estate and the consideration recited herein is for the real estate only and does not include any improvements or personal property which may or may not be attached to or located upon the Subject Real Estate.

2. Buyers agree to purchase the Subject Real Estate and pay for the same as hereinafter provided.

3. The purchase price of **\$9,500.00** is to be paid as follows, to-wit:

a. The sum of **\$500.00** for each lot sold is to be paid upon the execution hereof to Security First Title, Anthony, Kansas, as escrow agent of both parties to be held and applied on the purchase price as hereinafter set forth.

b. The balance of **\$9,000.00** is to be paid to the escrow agent at the time of closing. All other fees or charges required herein shall also be paid by Buyers at the time of closing.

4. Seller shall convey title to the Subject Real Estate to Buyers free of all encumbrances, except easements and restrictions of record, and subject to the following restrictions and reservations:

a. reserving unto Seller all oil, gas and other minerals on, under or otherwise appurtenant to the Subject Real Estate;

b. the covenants and restrictions contained in the Spring Creek Addition Plat, the Spring Creek Addition Restrictive Covenants, and the City's Unified Development Code Book;

c. Buyers, their heirs, successors, personal representatives and assigns shall be responsible for the maintenance of the shoreline of the lake abutting the Subject Real Estate;

5. Title to the Subject Real Estate shall be conveyed by general warranty deed which shall be executed by the Title Company and made available upon closing.

6. All money paid and to be paid and the deed and other papers to be delivered hereunder shall be paid and delivered to said escrow agent, who shall hold and then pay and deliver the same to the respective parties entitled thereto upon full performance by the parties of all the terms of this Contract. The escrow fee shall be paid by Buyers.

7. This transaction shall be closed on or before thirty days following the date hereof unless additional time is required to cure any defects in title, in which event the time for closing shall be extended accordingly. It is agreed by the parties that, pursuant to a lease agreement between Seller as lessor and Buyers as lessees, Buyers currently have possession of the Subject Real Estate sold herein and shall continue such possession through the time of closing.

8. Prior to closing this transaction, Buyers shall have the option, at their expense, of obtaining title insurance covering the Subject Real Estate in such amount as they deem reasonable. If Buyers obtain a commitment for title insurance prior to closing, a copy of the commitment shall be delivered to Seller who shall promptly comply with any valid objections to the marketability of title made by the issuing insurer. If valid objections are made to the marketability of the title as aforesaid, Seller shall have a reasonable time to satisfy any valid objections to the title and to make the title marketable; if legal proceedings are necessary, such proceedings shall be begun promptly and diligently prosecuted to completion. In the event Seller is unable to furnish marketable title as herein provided, this Contract shall become null and void, and thereupon the escrow agent shall return to Buyers all monies paid by them and to Seller the deed, and any other documents shall be returned to the party who deposited the same with the escrow agent, whereupon all parties shall be released from further liability hereunder. Any objections to the marketability of title not furnished to Seller as provided herein shall be deemed to be waived by Buyers.

9. As Seller has no interest in any improvements or personal property that may be located on the Subject Real Estate, Buyers shall be responsible for maintaining their own fire and extended coverage insurance on any such improvements and personal property.

10. The Buyers are currently leasing the Subject Real Estate from Seller pursuant to the terms of a written lease which requires the payment of the 2024 rental in the amount of \$750.00. All of said 2024 lease fees owed to the Seller have been paid.

11. Taxes and assessments for 2024 and thereafter shall be paid by Buyers.

12. Buyers shall be responsible for payment of any title insurance they desire, escrow fees, closing fees, recording fees and the preparation of any documents required by their lender. Further, at the time of closing, Buyers shall pay to the escrow agent, for the benefit of Seller, the sum of \$225.00 for each lot sold to reimburse Seller for the original expenses of platting the Subject Real Estate. Seller shall, at its expense, provide any proceedings required to provide merchantable title.

13. Buyers shall not sell, assign or transfer this Contract or any interest under it or any interest in or to said property, without first obtaining the written consent of Seller.

14. In the event Buyers fail to comply with any of the terms of this Contract, then this Contract shall, at the option of Seller, become immediately null and void, whereupon all rights of Buyers hereunder shall end and all monies paid hereunder shall be retained by Seller as liquidated damages for the said nonperformance. If Seller does not exercise its option to terminate this Contract as aforesaid, Seller may pursue such other rights as it may have and shall be entitled to whatever other legal or equitable remedies are available to them.

15. Time is made of the essence of this Contract, and this Contract shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have sighted their names as of the day and year first above written.

SELLER:

BUYERS:

City of Anthony

\_\_\_\_\_  
By: Gregory L. Cleveland, Mayor

\_\_\_\_\_  
Kregg Carothers

Attest:

\_\_\_\_\_  
Cyndra Kastens, City Administrator/Clerk

\_\_\_\_\_  
Katie Carothers

ESCROW ACCEPTANCE

The undersigned hereby acknowledges receipt of one Warranty Deed, an executed copy of the foregoing Contract and hereby accepts same as escrow holder and agrees to abide by the terms thereof.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_

Title Company

By:

# APPRAISAL OF REAL PROPERTY

## LOCATED AT

30 W Deer Run  
Anthony, KS 67003  
SPRING CREEK ADDITION, LOT 30 W

## FOR

Katie Carothers  
147 East State Rd 44  
Anthony, KS 67003

## OPINION OF VALUE

9,500

## AS OF

08/19/2024

## BY

Nancy Milford  
Milford Appraisal Services LLC  
4878 NW 100 Ave  
Cunningham, KS 67035-8054  
620-491-0774  
milfordappraisal@gmail.com

*Nancy Milford*

Milford Appraisal Services LLC  
4878 NW 100 Ave  
Cunningham, KS 67035-8054  
620-491-0774

08/19/2024

Katie Carothers  
147 East State Road 44, Anthony, KS 67003

Re: Property: 30 W Deer Run  
Anthony, KS 67003  
Borrower: Katie Carothers  
File No.: 24-274

Opinion of Value: \$ 9,500  
Effective Date: 08/19/2024

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, [esign.alamode.com/verify](https://esign.alamode.com/verify) Serial: E2CDBFC2



Nancy Milford  
Certified General Real Property Appraiser  
License or Certification #: G-2970  
State: KS Expires: 06/30/2025  
milfordappraisal@gmail.com

  
Serial# E2CDBFC2  
[esign.alamode.com/verify](https://esign.alamode.com/verify)



Borrower	Katie Carothers	File No.	24-274				
Property Address	30 W Deer Run						
City	Anthony	County	Harper	State	KS	Zip Code	67003
Lender/Client	Katie Carothers						

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**SUMMARY OF SALIENT FEATURES**

<b>SUBJECT INFORMATION</b>	Subject Address	30 W Deer Run
	Legal Description	SPRING CREEK ADDITION, LOT 30 W
	City	Anthony
	County	Harper
	State	KS
	Zip Code	67003
	Census Tract	9618.00
	Map Reference	County 131
<b>PRICE &amp; DATE</b>	Contract Price	\$
	Date of Contract	
<b>PARTIES</b>	Borrower	Katie Carothers
	Lender/Client	Katie Carothers
<b>DESCRIPTION OF IMPROVEMENTS</b>	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Lake
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
<b>APPRAISER</b>	Appraiser	Nancy Milford
	Effective Date of Appraisal	08/19/2024
<b>VALUE</b>	Opinion of Value	\$ 9,500

Milford Appraisal Services LLC
LAND APPRAISAL REPORT

File No. 24-274

Borrower Katie Carothers, Census Tract 9618.00, Map Reference County 131, Property Address 30 W Deer Run, City Anthony, County Harper, State KS, Zip Code 67003

Location Rural, Built Up Under 25%, Growth Rate Steady, Property Values Stable, Demand/Supply In Balance, Marketing Time 4-6 Mos., Present 50% One-Unit, Land Use 50% Vacant, Predominant Occupancy Owner, One-Unit Price Range \$45,000 to \$250,000, Predominant Value \$85,000

Dimensions 35,100 sf, Zoning Classification R-1/Residential, Highest and Best Use Present Use, Elec. Gas, Water, San. Sewer, OFF SITE IMPROVEMENTS, Topo Basically level, Size 35,100 sf, Shape Rectangular, View Lake, Drainage Appears Acceptable

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis.

Table with 4 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes sales price, price per sq. ft., and location details for properties at 30 W Deer Run, 5 E Cattail Cove Cir, 10 W Deer Creek Trl, and 31 W Deer Run.

Comments on Market Data A search of vacant lot sales at the Anthony Lake was completed over the last three years. There is very limited vacant lot sales along the lake with most of the leasehold improved sales occurring in 2015-2016.

Comments and Conditions of Appraisal The subject property wasn't viewed and aerial maps and description of listed property with Gerber Auction & Real Estate was used for description.

Final Reconciliation The Sales Comparison Approach is the only effective approach as it reflects the actions of they typical buyer and seller in the market place.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 08/19/2024 TO BE \$ 9,500. Appraiser Nancy Milford, Date of Signature 08/19/2024, Title Certified General Real Property Appraiser, State Certification # G-2970, ST KS, Expiration Date of State Certification or License 06/30/2025

Borrower	Katie Carothers						
Property Address	30 W Deer Run						
City	Anthony	County	Harper	State	KS	Zip Code	67003
Lender/Client	Katie Carothers						

**MARKET DATA ANALYSIS COMMENTS:** 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 at the end of 2023. These lots that were purchased since 2015 range from \$0.20 - \$1.24/sf with an average sale price of \$0.43/sf for improved lots. It does appear that most of the vacant lots sales does have electricity to the lots with the water and sewer unknown.

**RECONCILIATION:** 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 2022-2023 with sales within the City limits of Harper and Anthony stabilizing and seeing longer days on the market. Sales of improved properties at Antony Lake appears to be strong with average days on market 2-4 months. The range of the sales used in the Sales Comparison Approach range from \$8,000 - \$10,500. The overall indicated value gives the most weight to sale one (as it is improved and most recent).

*Hancy K. Wood*

Serial# E2CDBFC2  
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Aerial

*Nancy K. McLeod*

Serial# E2CDBFC2  
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### Flood Map

Borrower	Katie Carothers				
Property Address	30 W Deer Run				
City	Anthony	County	Harper	State	KS Zip Code 67003
Lender/Client	Katie Carothers				







## Assumptions and Limiting Conditions

File # 24-274

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.

*G. Nancy K. F. Hood*

Serial# E2CDBFC2  
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**ORDER**

DATE: 8//8/2024

TO: Israel Nemitz  
424 Stonegate Circle  
Derby, KS 67037

RE: 411 S. Springfield Ave., Anthony, KS 67003

LEGAL: Fractional South, S Twenty-Five (25), T Thirty-Three (33), R07, Block Twenty-Eight (28), Lot Six (6) and S 5 LT Three (3), in the City of Anthony, Harper County, Kansas.

You are hereby notified that Chapter VII, Article 2, of the Anthony City Code provides for the abatement of Health Nuisance and the assessing of the expense thereof. Enclosed is a copy of the City Code for **Health Nuisance**.

FINDINGS OF FACT

- Israel Nemitz is in violation of Chapter VII, Article 2, of Anthony City Code.
- Israel Nemitz is ordered to abate the health nuisance within 10 Days of the receipt of this order.
- You have 10 days from date of receipt of the Order to request a hearing before the Governing Body.

This is to notify you that you are ordered to clear the property of all health nuisances, including but not limited to: **Carpet, Bedding, All Items on the Front Porch, and all other Trash, Metal, Wood, Rock, etc. debris.**

Failure to abate the condition(s) or to request a Hearing, within the time allowed may result in prosecution or subject to procedure as provided in Section 7-207 and/or abatement of the condition(s). In the event the City abates or removes the health nuisance, said costs shall be paid by: **Israel Nemitz, 424 Stonegate Circle, Derby, KS 67037.**

The cost incurred by the City shall be charged against the Lot or Lots or parcel of ground on which the nuisance or nuisances were located. The City Clerk shall, at the time of certifying other taxes to the County Clerk certify the cost as provided and the County Clerk shall extend the same on the tax roll and it shall be collected by the County Treasurer and paid to the City as other city taxes are collected and paid.

\_\_\_\_\_  
Gregory L. Cleveland, Mayor  
City of Anthony

\_\_\_\_\_  
Date

Enclosures:







To: City Commissioners  
From: Cyndra Kastens

Re: City Clerk/Administrator Report  
8/20/24

**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 August 6, 2024 Regular Meeting Minutes
2. Approve August 13, 2024 Special Meeting Minutes
3. Appropriation Ordinance No 3196 \$233,196.22
4. Approve 08.13.2024 Payroll \$68,220.00
5. Approve Transient Guest Tax Recommendation \$500 to Craig Winters for Disc Golf Tournament September 2024

*TGT Account balance is \$3,732.45 FYI.*

**PUBLIC HEARINGS - NONE**

**REGULAR BUSINESS**

6. Approve Special Event Retailers' Permit Application - Chamber of Commerce  
*This is the beer garden for the Muddy Water Festival*
7. Approve Ordinance No. G-2874 Call for Election for Sale of Park Land **\*\*Roll Call\*\***  
*Read below in report.*
8. Approve Transfer of Lake Lease for 30 W Deer Run from Norman to Carothers  
*This item and the next is for the sale of lot 30W to the Carothers'. The lease is in the packet.*
9. Approve Contract for the Sale of Lake Lot 30W Deer Creek Run to Kregg and Katie Carothers \$9,500  
*The contract and appraisal is in the packet.*
10. Approve to Request Assistance from EPA Water Technical Assistance Program for the 16" Water Main  
*This is a new program that I will explain at the meeting as a possible source to help secure an engineering plan for solutions for the 16" main.*
11. Appoint League of Kansas Municipalities 2024 Voting Delegate and Alternate for City of Anthony

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

**Re: City Clerk/Administrator Report**  
**8/20/24**

*Mayor Cleveland and Commissioner Eaton are registered to attend the LKM conference this year and are willing to be appointed as the voting delegates to represent Anthony. The Commission will need to approve a Delegate and an Alternate.*

12. Replacement Engine for #4 2019 F-350 Powerplant Truck

*When I polled the Commission last week via email, Commissioner Hatfield indicated there might be other options to the decision on purchasing a replacement engine, so I have added this to the agenda for further discussion.*

13. Pool Bathhouse Renovation Direction

*I briefly visited with the Recreation Commission at their last meeting and let them know the Commission will be looking into the possibility of re-doing the bathrooms at the pool. They showed a great interest so I will be seeking direction at this meeting for the planning stages of a potential rehab.*

14. Health Nuisance 411 S. Springfield Ave - Nemitz 2024

**Admin Report:**

1. Lake Eco Development – We have an appraiser, but it is likely 30-45 days to get the appraisal back. A lot of time has gone into the legal review of the petition and since the County Attorney provided his opinion on the petition and referenced different statute numbers for the details of the petition, quite a bit of time has been spent reviewing the process of the petition, notification, and election. The County Attorney has verified the legality of the form of the petition and found it to meet statutes. The County Clerk has verified the sufficiency of the signatures and found enough to qualify as the required percentage for validity of the petition. I have prepared (on the agenda for this meeting) an ordinance to call for the election in November (this places the question on the ballot). This is where we are currently.
2. Sunrise 2<sup>nd</sup> – The preconstruction meeting with NPL (gas contractor) was held on August 9<sup>th</sup> and they began work the following Monday. The gas installation should finish up this week. Jerry will be starting electrical soon. Chris and I met with Joel on August 16<sup>th</sup> to review the drainage plan in greater detail. This revealed the need to do some preliminary dirt work at Sunrise. Due to this, I am investigating the possibility of extending the base grant to help pay for the drainage work (or at least part of it). I will first determine if we can get an extension on the BASE grant. If we can, I will bring the drainage study in and decide with the Commission how much work we as developers want to do. First, we need to see if BASE funds can be accessed. I will keep you posted.
3. KHITC – We continue to iron out the details with KHRC and legal to determine the issuance of the tax credits. We have made progress, eliminating some possibilities. We will have a conversation with Don Klausmeyer and then narrow down our direction even

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

**Re: City Clerk/Administrator Report**  
**8/20/24**

further. Our contact at KHRC is at the annual conference this week and then she has to take 9 days off to use up vacation so we will not have an answer for a few weeks. KHRC wants us to wait and take the time to determine the best course to follow on this issuance. Will keep you posted.

4. Solar – I had a meeting with KMEA on August 13<sup>th</sup> to review the presentation for the large solar contract. If you recall, the city is considering two solar options (or a combination of both options to our portfolio), to either construct our own community solar farm, or to contract with a large-scale solar farm that KMEA is contracting with. The Commission guided me to continue to pursue these options and to have KMEA prepare preliminary costs and savings to customers in a report for the Commission to review. We have been working on that and will have data to present in the next few weeks. The deadline to participate in the large-scale project looks like 30-45 days from the time you read this report so we will need to be making some decisions in the next few weeks. More to come.
5. CDBG Grant Update – Progress continues on the applications we currently have. Lead informational materials and signature requirements are going out now. More to come.
6. KMU Water Rate Checkup Tool Training – The City of Anthony hosted the Water Rate Checkup Tool training workshop for southcentral Kansas on August 14<sup>th</sup>. This program was sponsored by KDHE, WSU, and KMU and provided step-by-step hands-on instructions on how to operate the water rate checkup tool online. Robert, Chris, and I attended the training. It was a successful event. It has been six years since we raised water rates. The tool is not intended to raise rates, it helps the city evaluate if and when we would need to and how to analyze different approaches based on the data we enter. It's a good tool that we will put into practice this year.
7. CID – I have sent a request for an updated CID report. I have not received it yet but will forward it when I do.
8. Transient Guest Tax – We have pulled a recent report from the state on the entities in the City of Anthony that are paying TG taxes, and we are reporting those that are not to the state for review.
9. Department Reports – With Sherri gone, I am only just now realizing (at 10:00 p.m.) that the department heads probably prepared their reports and sent them in, but they were not added to the agenda. We will send them along with current reports at the next meeting so you can see all their work.

To: Anthony City Commission

Re: Chief of Police report

From: Kenny Hodson

Date: 08-20-2024

Served some weed notices.

Had the street department mow several places.

We investigated a disorderly conduct case in the 200 block of west Washington.

We investigated a possible abuse of an elderly person in the 600 block of N. Jennings.

We did a welfare check on two kids and turned the case over to DCF.

The Sheriff's department investigated a disturbance at the lake with one person needing medical attention. They have turned the case over to us to further the investigation.

We interviewed a candidate for our open sergeants position.