City Commission Regular Meeting

Tuesday, May 18, 2021 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

Public Comment allows the public an opportunity to address the City Commission. There is a five minute per person limit on public comments.

PUBLIC HEARINGS - NONE

CONSENT AGENDA

1. Approval of Regular Meeting Minutes May 4th, 2021
2. Approval of Special Meeting Minutes May 10th, 2021
3. Appropriation Ordinance No. 6088 $232,751.49
4. Approve 5.11.21 Payroll $53,481.05
5. $50 for Mulch paid from Lake Board Capital

REGULAR BUSINESS

6. Sealed Bid Opening - Electric Poles
7. **Untable Wayne Dennis Committee Recommendation of $3,000 to Anthony Chamber
8. ID/Economic Development Board - Jerry Turner
9. Lake Lease Transfer 14E Quail Creek Trail Hamill to Topham
10. 2020 Audit and 2022 Budget
11. PRIDE Survey in Electric Bills
12. Golf Course Sales Tax Request

13. Strong's Insurance Divend Check $25,304.29

14. Health Resolution No.1079 Nygaard 419 N. Jennings

15. ID Board Recommendation to Sell Land at Garfield & LLG

16. Street R/W 100 Block W Main

17. Promote Anthony

STAFF REPORTS

18. Administrator Report

19. Chief Police Report

EXECUTIVE SESSION - NONE

20. Executive Session to Discuss Staffing Pursuant to "Personnel Matters of Non-Elected Personnel, K.S.A. 75-4319 (b) (1)."

ADJOURNMENT

Standing Committees:

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

City Commission Regular Meeting

Tuesday, May 04, 2021 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 Kenny Hodson Jr.
Commissioner Eric Smith

Administrator Cyndra Kastens, Deputy City Clerk Sherri Miller, Water/Wastewater Department Head Terry Stark, Street Department Head JD Rhea, Electric Lineman Dalton Seyb, Elec. Dist. Department Head Jerry Angle,Bette DeMeritt, Susan Croft, and Donna Crowe.

-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 Hodson Jr., Commissioner Smith

PUBLIC COMMENT - Introduction of new city employee Dalton Seyb.

PUBLIC HEARINGS - NONE

CONSENT AGENDA

1. Approve Minutes of Regular Commission Meeting of April 20, 2021
2. Appropriation Ordinance No. 6087 $201,082.34
3. Approve 4.27.21 Payroll $51,326.55
4. Appoint Vicki Longbine to fill Eric Smith position on Planning Commission until August, 2023.

5. Approve to Partner in County-Wide Economic Development Video, Paying $6,545.00 from ID Board Fund

6. Approve Engineering Contract for Anthony Lake Pump Station (RV Dump)

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

REGULAR BUSINESS

7. **Transient Guest Tax Recommendation - $10,000 Anthony Theatre and $11,500 Anthony Chamber**

   Bette DeMeritt and Susan Croft presented the Transient Guest Tax recommendation to award $10,000 to the Anthony Theatre for a new projector and $11,500 to the Anthony Chamber for the 2021 Balloon Fest. After much discussion, a motion was made to table the recommendation for the theatre to explore other funding options and approve the $11,500 for the Balloon Fest.

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

8. **CDBG-CV3 Business Grants**

   Donna Crowe presented the guidelines for the CDBG-CV Round 3 grant to see if the Commission wanted to apply for more COVID grant dollars for local businesses. After a great discussion the Commission decided not to apply on this round.

9. **Health Resolution No,. 1076 Davidson 501 S. Lincoln**

   RESOLUTION NO. 1076 A RESOLUTION AUTHORIZING THE PUBLIC OFFICERS OR OTHER AGENTS OF THE CITY TO ABATE HEALTH NUISANCES AS AUTHORIZED BY ARTICLE 2 OF CHAPTER VII OF THE CITY OF ANTHONY CITY CODE.

   WHEREAS, it is in the interest of the City Commission that the health, safety, and general welfare of the citizens of the City of Anthony be maintained; WHEREAS, that a health nuisance has developed in Lot Two (2) & the North Forty (40) ft. of Lot Four (4), in Meig’s addition, in the City of Anthony, Harper County, Kansas; as shown by the recorded Plat thereof, 501 S. Lincoln, Anthony, Kansas. WHEREAS, Notice of Violations have been served in person to the property owner of record, Kimberly Davidson, 501 S. Lincoln, Anthony KS 67003. WHEREAS, the property owner has not alleviated the alleged violations nor requested a hearing before the City Commission within the time periods specified; WHEREAS, the public officer and other agents of the City of Anthony presents this Resolution to the City Commission; BE IT RESOLVED BY THE CITY COMMISSION that the Public Officers and other Agents of the City of Anthony are authorized to abate the conditions causing the violations at the end of, May 14, 2021; and BE IT FURTHER RESOLVED that 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. Amount is due from property owner(s) for services rendered by the City of Anthony upon presentation of bill. Failure of property owner(s) to pay amount due may result in the City bringing an action in district court, or causing a special assessment to be levied on the property, or any other manner of collection provided by law. ADOPTED at Anthony, Kansas, this 4th day of May, 2021.

A motion was made to approve Health Resolution No. 1076 for 501 S Lincoln as presented.

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

10. **<u>Inoperable Vehicle Resolution No. 1077 Davidson 501 S. Lincoln Ave.</u>**

RESOLUTION NO. 1077 A RESOLUTION AUTHORIZING THE PUBLIC OFFICERS OR OTHER AGENTS OF THE CITY TO ABATE INOPERABLE VEHICLES AS AUTHORIZED BY ARTICLE 3 OF CHAPTER VII OF THE CITY OF ANTHONY CITY CODE.

WHEREAS, it is in the interest of the City Commission that the health, safety, and general welfare of the citizens of the City of Anthony be maintained; WHEREAS, that a vehicle nuisance has developed in Lot Two (2) & the North Forty (40) ft. of Lot Four (4) in Meig's addition, in the City of Anthony, Harper County, Kansas, as shown by the recorded plat thereof, 501 S. Lincoln, Anthony, KS. WHEREAS, Notice of Violations has been served in person to the property owner of record, Kimberly Davidson, 501 S. Lincoln, Anthony, KS 67003. WHEREAS, the property owner has not alleviated the alleged violations nor requested a hearing before the City Commission within the time periods specified; WHEREAS, the public officer and other agents of the City of Anthony presents this Resolution to the City Commission; BE IT RESOLVED BY THE CITY COMMISSION that the Public Officers and other Agents of the City of Anthony are authorized to abate the conditions causing the violations at the end of May 14th , 2021; and BE IT FURTHER RESOLVED that the cost incurred by the City to abate such conditions 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. If any assessments levied pursuant to unpaid costs remain for a period of one year or more after their initial levy the City may collect the amount due in the same manner as a personal debt of the property owner to the City by bringing an action in District Court. Interest will accrue from and after the date a delinquency occurs. The City may pursue collection by levying a special assessment in addition to any other manner provided by law. Amount is due from property owner(s) for services rendered by the City of Anthony upon presentation of bill. Failure of property owner(s) to pay amount due may result in the City bringing an action in district court, or causing a special assessment to be levied on the property, or any other manner of collection provided by law. ADOPTED at Anthony, Kansas, this 4th day of May, 2021.

A motion was made to approve Inoperable Vehicle Resolution No. 1077 for 501 S Lincoln as presented.

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

11. **Inoperable Resolution No. 1078 Catherwood 323 S. Bluff**

RESOLUTION NO. 1078 A RESOLUTION AUTHORIZING THE PUBLIC OFFICERS OR OTHER AGENTS OF THE CITY TO ABATE INOPERABLE VEHICLES AS AUTHORIZED BY ARTICLE 3 OF CHAPTER VII OF THE CITY OF ANTHONY CITY CODE.

WHEREAS, it is in the interest of the City Commission that the health, safety, and general welfare of the citizens of the City of Anthony be maintained; WHEREAS, that a vehicle nuisance has developed in Lot Thirteen (13) in Block Seventy-seven (77), in the City of Anthony, Harper County, Kansas, as shown by the recorded plat thereof, 323 S. Bluff, Anthony, KS. WHEREAS, Notice of Violations has been served in person to the property owner of record, Andrea L. Catherwood, 323 S. Bluff, Anthony, KS 67003. WHEREAS, the property owner has not alleviated the alleged violations nor requested a hearing before the City Commission within the time periods specified; WHEREAS, the public officer and other agents of the City of Anthony presents this Resolution to the City Commission; BE IT RESOLVED BY THE CITY COMMISSION that the Public Officers and other Agents of the City of Anthony are authorized to abate the conditions causing the violations at the end of May 14th , 2021; and BE IT FURTHER RESOLVED that the cost incurred by the City to abate such conditions 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. If any assessments levied pursuant to unpaid costs remain for a period of one year or more after their initial levy the City may collect the amount due in the same manner as a personal debt of the property owner to the City by bringing an action in District Court. Interest will accrue from and after the date a delinquency occurs. The City may pursue collection by levying a special assessment in addition to any other manner provided by law. Amount is due from property owner(s) for services rendered by the City of Anthony upon presentation of bill. Failure of property owner(s) to pay amount due may result in the City bringing an action in district court, or causing a special assessment to be levied on the property, or any other manner of collection provided by law. ADOPTED at Anthony, Kansas, this 4th day of May, 2021.

A motion was made to approve Health Resolution No. 1078 for 323 S Bluff as presented.

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

12. ****Untable - Wayne Dennis Comm. Recommendation $33,406.42 to Wahoo Docks for the Anthony Lake ADA Accessible Boat Dock**

A motion was made to untable item #12, Wayne Dennis Committee recommendation to Wahoo Docks for $33,406.42 on behalf of the Lake Board.

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

After a discussion regarding the dock not being availabile from the company until 2022, a motion was made to table the item again to pursue applying for a grant.

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

13. **Street and Sewer Department Deweze MC 72" Slope Mower Bids**

Admin Kastens, JD Rhea, and Terry Stark presented the bid for two 2013 model slope mowers from Harper Industries at $18,000 each. These are demo models, one with 5 hours on it and one with 50. Though older models, this purchase would save the city approximately $60,000 over the next two years from having to replace the existing mowers with new models (which run approx. $50,000 each). The Commission reviewed the current mechanical condition and replacement needs and after further discussion, a motion was made to purchase both mowers for $18,000 each and sell the old one's on purple wave or a comparable site.

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

14. **Approval to Submit Bid to Remove House, Remove Quonset, and Demo All Structures and Trees in the Airport RPZ**

Admin Kastens sought the approval of the Commission to submit a request for bids to move forward with removing the structures at the Harmon property in order to clear the RPZ, as required by FAA. A motion was made to submit the bids to remove the house, remove the quonset, and or demo all structures and trees in the airport RPZ.

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

15. **Promote Anthony Incentive Package**

Admin Kastens sought official confirmation from the Commission as to whether lots 1-16, Block 5, Sunrise 2nd Addition to the City of Anthony (a.k.a. Wheatridge Development) would be committed as an incentive to interested persons who want to construct a new residential home. The Commission confirmed that the lots would be available as an incentive for the Promote Anthony project and would also be available to any existing residents as well. Specifics of the project would be worked out in the near future but committment of the use was sought for now. A motion was made to dedicate lots 1-16, Block 5, Sunrise 2nd as a free lot to those interested in building.

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

16. **Masner Property Donation/Easements**

Admin Kastens reported back to the Commission the owner of the land the City is seeking sewer easement and drainage access to has requested that the City take all three lots on a donation basis as follows: Blk 1 Lot 3 Masner Comm 1st Add, Blk 1 Jennings Add, Pt of Blk A and Blk 7 Jennings Add.

A motion was made to accept the donation of the three properties and authorize the City Admin to close/execute the documents with the City paying the costs to prepare the deeds and any fees.

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

17. **Dangerous Structure 112 S Jennings**

Admin Kastens updated the Commission on the current status of the dangerous structure at 112 S Jennings. She will report back once we have final comments from the City Attorney.

18. **Harper County Spring Clean-Up**

Admin Kastens made the Commission aware that Harper County had extended an invitation for the City to participate in the free clean-up. The Commission discussed various options of participation and concluded to support the advertising of the clean-up helping to make sure Anthony citizens were aware and could hopefully particpate.

19. **CRRSA FAA Grant Application $9,000 Anthony Airport**

Commissioner Hodson had to step out of the meeting.

Admin Kastens presented the application for the CRRSA FAA grant in the amount of $9,000 for the Anthony Airport. A motion was made to apply for the FAA grant for $9,000 for the Anthony Airport.

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

20. Commission Room Arrangement Post COVID

Admin Kastens sought direction from the Commission as to the arrangement of the Commission chambers. The Commission guided the Admin to move the room back to the pre-COVID set-up.

STAFF REPORTS

21. Administrator Report

    Admin Kastens provided a written report on the following: Staffing, CHS Football Summer Service, LMI Survey, Airport Runway KDOT Inspection, and all department activities.

22. Police Chief Report
    The Chief of Police reported on the following police department activity:
    We served some notices
    I inspected some properties
    Officer Manning graduated from the academy and will ride with Deputy Chief Hadsall for awhile
    We investigated a domestic disturbance in the 200 block of S. Madison, and we arrested Joy Barry and Ashley Imel for domestic battery. We removed an infant from the home
    We investigated a theft in the 100 block of N. LL&G
    We investigated a theft in the 500 block of W. Main, and turned the case over to the CA for possible charges
    We investigated two cases of Identity theft

    Commissioner Hodson returned to the meeting.

EXECUTIVE SESSION - NONE

23. Executive Session to Discuss Staffing Pursuant to “Personnel Matters of Non-Elected Personnel, K.S.A. 75-4319 (b) (1).”
    Commissioner Lanie made a motion to go into Executive Session for ten minutes until 7:45 p.m. Mayor Cleveland seconded. Motion carried 5-0.
    At 7:35 p.m. the Commission chambers were cleared. Remaining present was the City Commission, and City Administrator.
    At 7:45 p.m. Mayor Cleveland called the regular meeting back to order. No binding action was taken.

ADJOURNMENT

Mayor Cleveland made a motion to adjourn the regular city commisison meeting. Commissioner Lanie seconded. Motion carried 5-0.

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Cyndra Kastens, City Clerk/Administrator

____
Gregory Cleveland, Mayor

City Commission Special Meeting

Monday, May 10, 2021 at 6:00 PM
Commission Chambers, 124 S Bluff, Anthony, KS 67003

MINUTES

CALL TO ORDER

At 6:00 p.m. Mayor Cleveland called the Special Meeting to order.

ROLL CALL

PRESENT
Mayor Greg Cleveland
Commissioner Sherrie Eaton
Commissioner Kenny Hodson Jr.
Commissioner Jan Lanie
Commissioner Eric Smith

Administrator Cyndra Kastens, Deputy City Clerk Sherri Miller, Street Department Head JD Rhea

ITEMS OF BUSINESS

1. Street Capital Planning

   Admin Kastens and Street Department Head Rhea presented the updates as requested by the Commission to the proposed Street Capital Improvement Plan. After a lengthy review of the maps of the current prioritizaiton of needs of tree trimming and street replacement/chip and seal conditions, the Commission also evaluated various other areas of long-term equipment replacement planning, crack seal needs, drainage cleaning, mowing, and various other assignments of the street department.

   Direction was then given to contract out chip and seal work on the 44 blocks over the next two years of the poorest condition streets while the street department continues to work on the 131 blocks that need to be done between now and the next five years to stay on schedule. In addition, focus was given to contract out the blue (poorest) tree trimming areas in the city while the street crew begins work on the fair condition streets to try to get the trees under control. Discussion was also given to the funding needed to start properly planning long-term equipment replacement needs.

   A motion was made to go out for bids to contract the high priority chip and seal needs.

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

A motion was then made to go out for bid on tree trimming on the blue (poorest) condition streets.

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

ADJOURNMENT

Mayor Cleveland made a motion to adjourn the special meeting. Commissioner Lanie seconded. Motion carried 5-0.

BALANCE SHEET
CALENDAR 5/2021, FISCAL 5/2021

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL
01-00-0010	GENERAL OPERATING	35,328.10-	944,918.59
02-00-0010	WATER	43,302.00	894,022.47
03-00-0010	ELECTRIC	124,646.95	3,218,621.48
04-00-0010	SALES TAX & STATE FEES	7,720.15	38,853.08
05-00-0010	SEWAGE DISPOSAL	8,216.52	288,237.43
10-00-0010	EMP INSURANCE/BENEFIT	12,473.97-	230,224.41
12-00-0010	AIRPORT	880.26-	202,223.64
14-00-0010	INDUSTRIAL DEVELOPMENT	118.52-	30,013.92
16-00-0010	SERVICE DEPOSIT	1,060.00	64,604.83
17-00-0010	SPECIAL STREETS & HIGHWAY	801.30-	137,813.33
18-00-0010	PUBLIC RELIEF		26,610.51
19-00-0010	WATER UTILITY RESERVE		103,333.10
21-00-0010	WWTF LOAN 2000		224,872.35
23-00-0010	WATER DEBT SVC RESERVE S2013		17,170.31
24-00-0010	BOND & INTEREST		41,982.59
25-00-0010	LIBRARY		644.00
26-00-0010	RECREATION COMMISSION	21,567.56-	97,966.32
29-00-0010	RECREATION	2,840.57	6,513.27
30-00-0010	MUNICIPAL EQUIPMENT RESERVE		96,009.45
32-00-0010	SPECIAL PARKS & RECREATION	33.59-	20,763.80
34-00-0010	CAPITAL IMPROVEMENT	98,615.00	1,021,820.46
37-00-0010	GO BONDS S2010 POOL		18,868.19
40-00-0010	ELECTRIC UTILITY RESERVE		1,635,017.00
41-00-0010	EL UTIL S2017 REV BOND		1,195,621.66
43-00-0010	EL UTIL S2017 BOND RESERVE		214,897.50
45-00-0010	SEWER RESERVE		80,000.00
50-00-0010	WAYNE DENNIS INVESTMENT FUND		750,141.35
54-00-0010	DEBT RES. WATER 2013		160,940.55
60-00-0010	INSURANCE PROCEEDS		26,550.00
75-00-0010	COSTS OF ISS.ELEC BONDS 2013		2,421.53
81-00-0010	WASTEWATER LAGOON CLEANING		156,300.00
82-00-0010	WATER/EQUIPMENT REPLACEMENT		67,962.03
83-00-0010	ELECTRIC/EQUIP REPLACEMENT	3,029.30-	1,897,959.53
84-00-0010	ELECTRIC PROJECTS		206,706.10-
85-00-0010	SEWER/EQUIPMENT REPLACEMENT		6,454.04
89-00-0010	TRANS GUEST APPROVED	8,717.94	11,670.94
96-00-0010	WAYNE DENNIS FUNDS		18,694.00
97-00-0011	DT REVIT. REVOLVING LOAN		.56
98-00-0010	TRANSIENT GUEST TAX	15,747.89-	10,536.31
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	PROOF	205,138.64	13,754,548.43
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#6088

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL OPERATING					
ADVANCED COMPUTERS	NETWORK LABOR		768.75	44882	5/19/21
AFLAC	APRIL BILL DUE MAY		256.38	1249063	5/18/21
AIRGAS MIDSOUTH, INC	1 YR LEASE RENEWAL		28.55	44884	5/19/21
ANTHONY FARMERS COOP	SUPPLIES/REPAIR		576.46	44887	5/19/21
ANTHONY REPUBLICAN	RES 1073 516 N ANTHONY		293.75	44889	5/19/21
ATMOS ENERGY	NAT GAS		262.78	44890	5/19/21
ECOWATER SYSTEMS	PD WATER		8.00	44897	5/19/21
RUSS FRANK	REFUND BURNSITE KEY		90.00	44898	5/19/21
GENE'S HEARTLAND GOODS	CUPS, CLEANING SUPPLIES		18.18	44900	5/19/21
GREAT-WEST FINANCIAL	5/11 PR		291.86	1249064	5/18/21
HAZEL'S SHEET METAL INC	FILTERS, LIQ ALIVE		163.97	44905	5/19/21
HOME LUMBER & SUPPLY INC	TOILET REPAIR SUPP		21.77	44906	5/19/21
HUB INTERNATIONAL	MAY BROKER FEE		51.00	44901	5/19/21
IRS PAYROLL TAXES	5/11 PR		3,474.91	1249066	5/18/21
JUSTICE BATTERY CO.	CUTTING HEAD		23.00	44907	5/19/21
KANSAS MUNICIPAL GAS AGENCY	PUMP TEST		1,045.00	44911	5/19/21
KPERS	5/11 PR		2,619.01	1249067	5/18/21
KS DEPT OF REV-WITHHOLDING	5/11 PR		621.98	1249065	5/18/21
LARRY'S HOMETOWN MKT.	SUPPLIES		176.68	44915	5/19/21
MUNICIPAL EMERGENCY SERVICES	EXTRICATION GLOVES		220.97	44918	5/19/21
OFFICE PLUS OF KANSAS	OFFICE SUPP		74.17	44920	5/19/21
PHIL'S REPAIR	CAR WASH FEES		123.75	44923	5/19/21
PIONEER CELLULAR	CELL PHONES		30.12	44921	5/19/21
SOUTH CENTRAL WIRELESS	INTERNET/PHONES SVCS		436.46	44926	5/19/21
STRONG'S INSURANCE, INC.	COMM PROP		2,368.10	44936	5/19/21
CHAD THOMPSON	1 DOG PICK UP		10.00	44938	5/19/21
UNIFIRST CORPORATION	UNIFORMS		231.96	44939	5/19/21
US BANK VOYAGER FLEET SYS	GAS/FUEL		2,028.62	44940	5/19/21
VISA	911 MEM FLAGPOLE PARTS	97.16		1249061	5/18/21
VISA	MITCHELL SNAP ON	113.41	210.57	1249062	5/18/21
WYATT TRASH SERVICE INC	TRASH SERVICE		276.00	44941	5/19/21

01	GENERAL OPERATING TOTAL		16,802.75		
WATER					
ADVANCED COMPUTERS	NETWORK LABOR		182.81	44882	5/19/21
AFLAC	APRIL BILL DUE MAY		162.78	1249063	5/18/21
AIRGAS MIDSOUTH, INC	1 YR LEASE RENEWAL		28.55	44884	5/19/21
ALMETEK INDUSTRIES, INC	LAKE CAMP SPOT # LABELS		109.14	44883	5/19/21
ANTHONY FARMERS COOP	FUEL		731.66	44887	5/19/21
ANTHONY REPUBLICAN	CITY TREASURER AD		21.20	44889	5/19/21
ATMOS ENERGY	NAT GAS		282.48	44890	5/19/21
CITY OF ANTHONY	ELEC REIMB MARCH 21		1,487.08	44893	5/19/21
CORE & MAIN LP	SETTER		865.98	44895	5/19/21
DIEBOLD, INCORPORATED	VAULT REPAIR		205.98	44896	5/19/21
GALAXIE BUSINESS EQUIPMENT INC	PERFERATOR WHEEL		111.85	44899	5/19/21
GENE'S HEARTLAND GOODS	WATER, TP		158.75	44900	5/19/21
GREAT-WEST FINANCIAL	5/11 PR		31.16	1249064	5/18/21
HARPER COUNTY HEALTH DEPT	COURIER		26.00	44903	5/19/21
HAZEL'S SHEET METAL INC	WASHERS, BRASS FITTINGS		16.58	44905	5/19/21
HOME LUMBER & SUPPLY INC	DOOR REPLACE,TOILET REP, PUMP		372.12	44906	5/19/21
HUB INTERNATIONAL	MAY BROKER FEE		99.00	44901	5/19/21
IRS PAYROLL TAXES	5/11 PR		1,958.55	1249066	5/18/21

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
KANSAS ONE-CALL SYSTEM, INC.	42 LOCATES		25.20	44910	5/19/21
KPERS	5/11 PR		1,516.57	1249067	5/18/21
KRWA	TERRY BACKFLOW CERT		225.00	44908	5/19/21
KS DEPT OF REV-WITHHOLDING	5/11 PR		305.82	1249065	5/18/21
LARRY'S HOMETOWN MKT.	SUPPLIES		15.87	44915	5/19/21
LD ENTERPRISES INC	E SMITH BUSINESS CARDS		27.50	44916	5/19/21
OFFICE PLUS OF KANSAS	OFFICE SUPP		67.45	44920	5/19/21
PHIL'S REPAIR	CAR WASH FEES		52.50	44923	5/19/21
PIONEER CELLULAR	CELL PHONES		73.45	44921	5/19/21
PITNEY BOWES INC	LEASE		45.49	44922	5/19/21
POSTMASTER	FOR BILLS DUE JUNE 10TH		137.50	44924	5/19/21
SOUTH CENTRAL WIRELESS	INTERNET/PHONES SVCS		277.48	44926	5/19/21
TERRY STARK	REIMB MEALS FOR TRAINING		73.57	44928	5/19/21
STRONG'S INSURANCE, INC.	COMM PROP		2,571.91	44936	5/19/21
THE HARPER ADVOCATE	CITY TREASURER AD		8.75	44902	5/19/21
UNIFIRST CORPORATION	UNIFORMS		75.30	44939	5/19/21
US BANK VOYAGER FLEET SYS	GAS/FUEL		636.41	44940	5/19/21
VISA	#28U JOINT/RADIATOR REPAIR		1,143.11	1249061	5/18/21
WYATT TRASH SERVICE INC	TRASH SERVICE		205.00	44941	5/19/21

02	WATER TOTAL		14,335.55		
ELECTRIC					
ADVANCED COMPUTERS	NETWORK LABOR		365.63	44882	5/19/21
AFLAC	APRIL BILL DUE MAY		454.60	1249063	5/18/21
AIRGAS MIDSOUTH, INC	1 YR LEASE RENEWAL		57.09	44884	5/19/21
ALTEC INDUSTRIES, INC.	#16 BUCKET TRUCK		663.54	44885	5/19/21
ANTHONY FARMERS COOP	CHEMICAL		250.78	44887	5/19/21
ANTHONY REPUBLICAN	CITY TREASURER AD		21.20	44889	5/19/21
ATMOS ENERGY	NAT GAS		143.45	44890	5/19/21
BORDER STATES INDUSTRIES, INC	STOCK,HARD HATS,CAMP A,CAMP B		9,247.32	44914	5/19/21
PAUL W JEFFERIS dba	P PLANT CHEM SPRAYING		2,100.00	44892	5/19/21
DIEBOLD, INCORPORATED	VAULT REPAIR		205.97	44896	5/19/21
GALAXIE BUSINESS EQUIPMENT INC	PERFERATOR WHEEL		111.85	44899	5/19/21
GENE'S HEARTLAND GOODS	WATER		139.81	44900	5/19/21
GREAT-WEST FINANCIAL	5/11 PR		408.00	1249064	5/18/21
HOME LUMBER & SUPPLY INC	STOCK, BLADES, CEMENT		106.94	44906	5/19/21
HUB INTERNATIONAL	MAY BROKER FEE		99.00	44901	5/19/21
IRS PAYROLL TAXES	5/11 PR		4,379.22	1249066	5/18/21
JUSTICE BATTERY CO.	CHAINS		34.00	44907	5/19/21
KANOKLA NETWORKS	P PLANT INTERNET		62.00	44909	5/19/21
KANSAS ONE-CALL SYSTEM, INC.	42 LOCATES		25.20	44910	5/19/21
KMEA EMP2 OPERATING ACCOUNT	PURCHASED POWER		88,060.55	44912	5/19/21
KANSAS MUNICIPAL GAS AGENCY	NAT GAS PLANT		192.77	44911	5/19/21
KONICA MINOLTA BUSINESS SOLUTI	COPIER CONTRACT		14.96	44913	5/19/21
KPERS	5/11 PR		3,491.40	1249067	5/18/21
KS DEPT OF REV-WITHHOLDING	5/11 PR		742.07	1249065	5/18/21
LARRY'S HOMETOWN MKT.	SUPPLIES		54.38	44915	5/19/21
LD ENTERPRISES INC	E SMITH BUSINESS CARDS		27.50	44916	5/19/21
OFFICE PLUS OF KANSAS	OFFICE SUPP		67.44	44920	5/19/21
PHIL'S REPAIR	CAR WASH FEES		12.75	44923	5/19/21
PIONEER CELLULAR	CELL PHONES		42.42	44921	5/19/21
PITNEY BOWES INC	LEASE		90.97	44922	5/19/21
POSTMASTER	FOR BILLS DUE JUNE 10TH		275.00	44924	5/19/21

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
QLT	OUTDOOR GONG		10.39	44925	5/19/21
SOUTH CENTRAL WIRELESS	INTERNET/PHONES SVCS		311.80	44926	5/19/21
STANION WHOLESALE ELECTRIC CO	STOCK		574.57	44929	5/19/21
STRONG'S INSURANCE, INC.	COMM OUTPUT BOILER		6,119.30	44936	5/19/21
TECHLINE, INC	CAMP A,STOCK,GUY WIRE		1,873.24	44937	5/19/21
THE HARPER ADVOCATE	CITY TREASURER AD		17.50	44902	5/19/21
UNIFIRST CORPORATION	UNIFORMS		434.51	44939	5/19/21
US BANK VOYAGER FLEET SYS	GAS/FUEL		1,258.12	44940	5/19/21
VISA	ROLODEX/FLOOR MAT		65.32	1249061	5/18/21
WYATT TRASH SERVICE INC	TRASH SERVICE		122.00	44941	5/19/21

03	ELECTRIC TOTAL		122,734.56		
SEWAGE DISPOSAL					
ADVANCED COMPUTERS	NETWORK LABOR		182.81	44882	5/19/21
AFLAC	APRIL BILL DUE MAY		86.62	1249063	5/18/21
AIRGAS MIDSOUTH, INC	1 YR LEASE RENEWAL		28.55	44884	5/19/21
ANTHONY FARMERS COOP	SUPP		3.57	44887	5/19/21
ATMOS ENERGY	NAT GAS		180.73	44890	5/19/21
CITY OF ANTHONY	ELEC REIMB MARCH 21		395.24	44893	5/19/21
GALAXIE BUSINESS EQUIPMENT INC	PERFERATOR WHEEL		111.84	44899	5/19/21
GREAT-WEST FINANCIAL	5/11 PR		16.48	1249064	5/18/21
HARPER INDUSTRIES, INC	2013 SLOPE MOWER		18,000.00	44866	5/06/21
JOHN W HASKINS	REPAIR AT HALL		2,685.00	44904	5/19/21
HUB INTERNATIONAL	MAY BROKER FEE		51.00	44901	5/19/21
IRS PAYROLL TAXES	5/11 PR		622.64	1249066	5/18/21
KPERS	5/11 PR		468.38	1249067	5/18/21
KS DEPT OF REV-WITHHOLDING	5/11 PR		86.59	1249065	5/18/21
LARRY'S HOMETOWN MKT.	SUPPLIES		15.87	44915	5/19/21
PITNEY BOWES INC	LEASE		45.49	44922	5/19/21
POSTMASTER	FOR BILLS DUE JUNE 10TH		137.50	44924	5/19/21
SALINA SUPPLY CO.	SUPPLIES		220.15	44927	5/19/21
STRONG'S INSURANCE, INC.	BUSINESS AUTO		939.01	44936	5/19/21
THE HARPER ADVOCATE	CITY TREASURER AD		8.75	44902	5/19/21
UNIFIRST CORPORATION	UNIFORMS		41.55	44939	5/19/21
US BANK VOYAGER FLEET SYS	GAS/FUEL		440.17	44940	5/19/21
VISA	#28U JOINT/RADIATOR REPAIR		633.03	1249061	5/18/21
WYATT TRASH SERVICE INC	TRASH SERVICE		60.00	44941	5/19/21

05	SEWAGE DISPOSAL TOTAL		25,460.97		
EMPLOYEE BENEFIT					
STRONG'S INSURANCE, INC.	WORKERS COMP		1,005.07	44936	5/19/21

10	EMPLOYEE BENEFIT TOTAL		1,005.07		
AIRPORT					
CITY OF ANTHONY	ELEC REIMB MARCH 21		269.94	44893	5/19/21
KS DEPT OF REV-WITHHOLDING	5/11 PR		11.61	1249065	5/18/21
SOUTH CENTRAL WIRELESS	INTERNET/PHONES SVCS		46.88	44926	5/19/21
STRONG'S INSURANCE, INC.	COMM PROP		327.55	44936	5/19/21
WYATT TRASH SERVICE INC	TRASH SERVICE		30.00	44941	5/19/21

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	12 AIRPORT TOTAL		685.98		
INDUSTRIAL DEVELOPMENT					
STRONG'S INSURANCE, INC.	COM LIABILITY		7.75	44936	5/19/21
	14 INDUSTRIAL DEVELOPMENT TOTAL		7.75		
SPECIAL STREETS & HIGHWAY					
STRONG'S INSURANCE, INC.	WORKERS COMP		801.30	44936	5/19/21
	17 SPECIAL STREETS & HIGHWAY TOTAL		801.30		
RECREATION COMMISSION					
ACROSS THE HALL BOUTIQUE	SOFTBALL/BASEBALL UNIFORMS		4,897.00	44874	5/13/21
AMAZON CAPITAL SERVICES	LOUNGERS SPEAKER UMBRELLAS SUP		1,645.94	44875	5/13/21
BANC CENTRAL	POOL STARTING CASH		100.00	44877	5/13/21
BRENNTAG SOUTHWEST, INC.	POOL CHLORINE		738.74	44891	5/19/21
CITY OF ANTHONY	ELEC REIMB MARCH 21		8.01	44893	5/19/21
EPIC SPORTS	SBALLS,CATCHER KITS,FACE MASKS		1,891.46	44876	5/13/21
GENE'S HEARTLAND GOODS	POOL CHEM/BLEACH		10.47	44900	5/19/21
HOME LUMBER & SUPPLY INC	MARKING PAINT		17.37	44878	5/13/21
IRS PAYROLL TAXES	5/11 PR		101.44	1249066	5/18/21
JOHN DEERE FINANCIAL	2020 JOHN DEERE MOWER		9,445.00	44881	5/13/21
LITTLE SUNFLOWER LEAGUE	LEAGUE DUES & BACKGROUND CKS		1,650.00	44879	5/13/21
NEIL PATTON	TURF		1,000.00	44880	5/13/21
PIONEER CELLULAR	CELL PHONES		68.25	44921	5/19/21
SALINA SUPPLY CO.	SUPPLIES		315.77	44927	5/19/21
STRONG'S INSURANCE, INC.	COMM PROP		588.42	44936	5/19/21
VISA	SOCCER NETS		239.02	1249061	5/18/21
	26 RECREATION COMMISSION TOTAL		22,716.89		
SPECIAL PARKS & RECREATIO					
STRONG'S INSURANCE, INC.	COMM PROP		33.59	44936	5/19/21
	32 SPECIAL PARKS & RECREATIO TOTAL		33.59		
CAPITAL IMPROVEMENT FUND					
HARPER INDUSTRIES, INC	2013 SLOPE MOWER		18,000.00	44866	5/06/21
	34 CAPITAL IMPROVEMENT FUND TOTAL		18,000.00		
ELECTRIC EQUIPMENT/REPLAC					
M & S TRUCKS INC	CAMPSITE B ROCK		1,819.74	44917	5/19/21
TECHLINE, INC	CAMP B POLES		565.28	44937	5/19/21
	83 ELECTRIC EQUIPMENT/REPLAC TOTAL		2,385.02		
TRANSIENT GUEST APPROVED					
ANTHONY GOLF CLUB	GOLF TOURNEY		5,000.00	44888	5/19/21
TROY LANKTON	CAR SHOW		2,181.16	44894	5/19/21

	VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
	NAPA AUTO PARTS ANTHONY	CAR SHOW		600.90	44919	5/19/21
89		TRANSIENT GUEST APPROVED TOTAL		7,782.06		
		Accounts Payable Total		232,751.49		

FUND	NAME	AMOUNT
01	GENERAL OPERATING	16,802.75
02	WATER	14,335.55
03	ELECTRIC	122,734.56
05	SEWAGE DISPOSAL	25,460.97
10	EMPLOYEE BENEFIT	1,005.07
12	AIRPORT	685.98
14	INDUSTRIAL DEVELOPMENT	7.75
17	SPECIAL STREETS & HIGHWAY	801.30
26	RECREATION COMMISSION	22,716.89
32	SPECIAL PARKS & RECREATIO	33.59
34	CAPITAL IMPROVEMENT FUND	18,000.00
83	ELECTRIC EQUIPMENT/REPLAC	2,385.02
89	TRANSIENT GUEST APPROVED	7,782.06
	TOTAL FUNDS	232,751.49

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.	25.00	.00	.00	.00	25.00	1141.41	.00	.00	.00	1141.41	301.27
102	POLICE	651.00	.00	.00	.00	651.00	11818.56	.00	.00	.00	11818.56	2305.49
104	STREET	173.50	.00	.00	.00	173.50	3759.39	.00	.00	.00	3759.39	1142.90
105	GEN-ZONING	.00	.00	.00	.00	.00	139.81	.00	.00	.00	139.81	.00
107	PARK	7.00	.00	.00	.00	7.00	128.52	.00	.00	.00	128.52	.00
230	WATER-LAKE	131.00	.00	.00	.00	131.00	1949.74	.00	.00	.00	1949.74	.00
231	WATER-PRODUCTIO	1.00	.00	.00	.00	1.00	15.50	.00	.00	.00	15.50	.00
232	WATER-DISTRIBUT	374.20	.00	.00	.00	374.20	5227.35	.00	.00	.00	5227.35	1457.17
233	WATER-COMM& GEN	85.60	.00	.00	.00	85.60	2356.12	.00	.00	.00	2356.12	.00
331	ELECTRIC-PROD	576.00	.00	.00	.00	576.00	7826.80	.00	.00	.00	7826.80	1748.28
332	ELEC-DISTRIBUTI	725.60	.00	.00	.00	725.60	10196.75	.00	.00	.00	10196.75	2004.65
333	ELECTRIC-COMM	114.40	.00	.00	.00	114.40	3894.19	.00	.00	.00	3894.19	637.63
533	SEWER-COMM & GE	32.00	.00	.00	.00	32.00	697.77	.00	.00	.00	697.77	.00
534	SEWER-TREATMENT	222.70	.00	.00	.00	222.70	2138.25	.00	.00	.00	2138.25	.00
2601	REC - GEN	12.00	.00	.00	.00	12.00	156.00	.00	.00	.00	156.00	.00
2622	REC - BALL	39.00	.00	.00	.00	39.00	507.00	.00	.00	.00	507.00	.00
5102	OT GEN POLICE	.00	14.50	.00	.00	14.50	.00	461.26	.00	.00	461.26	.00
5105	OT-GEN ZONING	.00	1.00	.00	.00	1.00	.00	31.22	.00	.00	31.22	.00
5232	OT WATER DIST	.00	6.50	.00	.00	6.50	.00	267.92	.00	.00	267.92	.00
5331	OT ELEC PROD	.00	6.00	.00	.00	6.00	.00	268.82	.00	.00	268.82	.00
5332	OT ELEC DIST	.00	1.00	.00	.00	1.00	.00	37.69	.00	.00	37.69	.00
5333	OT ELEC COMM/GN	.00	3.75	.00	.00	3.75	.00	117.06	.00	.00	117.06	.00
5534	OT SEWER TREAT	.00	6.50	.00	.00	6.50	.00	267.92	.00	.00	267.92	.00
6102	SHIFT GEN POLIC	.00	.00	.00	.00	152.00	.00	.00	.00	.00	76.00	.00
99999	DISTRIBUTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	513.82
	TOTAL	3170.00	39.25	.00	.00	3361.25	51953.16	1451.89	.00	.00	53481.05	10111.21

LEASE

This lease is made and entered into on this **18th day of May, 2021** by and between the City of Anthony, Kansas, a Municipal Corporation, hereinafter referred to as the 'Lessor' and **BRENT M. TOPHAM** hereinafter referred to as the Lessee'.

1. The Lessor is the owner of real estate described as **Lot #14E QUAIL CREEK TRAIL** Anthony City Lake, Harper County, Kansas (hereinafter 'Lake').

2. The Lessor hereby leases to the Lessee a cabin site (or sites) described as **Lot #14E QUAIL CREEK TRAIL.**

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:

Year	Maximum Lease Fee Per Lot
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:

______________________________By______________________________

City Clerk/Administrator or Mayor
Assistant City Clerk

____

____
Lessees

NOTARY CERTIFICATIONS

County of Harper
State of Kansas

On this day appeared before me said Brent M Topham 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 12 day of May, 2021

Tracy Aleshire
(Signature of Notary Public)

My Commission expires: 6-4-2023
(SEAL)

Tracy Aleshire
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6-4-2023

LEASEHOLDER RELINQUISHMENT

Regarding leased property at 14 E Quail Creek Trail

I, William Hamill and Jennifer Hamill, 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 12th day of May, 2021.

William Hamill Jennifer Hamill
Present Leaseholder

NOTARY CERTIFICATIONS

County of Harper
State of Kansas

On this day appeared before me said William Hamill and Jennifer Hamill 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 12 day of May, 2021

Tracy Aleshire
(Signature of Notary Public)

My Commission expires: 6-4-2023
(SEAL)

Tracy Aleshire
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 6-4-2023

The Basics of SB 13/HB 2104: Legislation Requiring a Hearing to Exceed the Revenue Neutral Rate

What are SB 13 and HB 2104?

During the 2021 legislative session, the tax lid was removed and the legislature enacted SB 13 and HB 2104. This legislation establishes new notice and public hearing requirements if the proposed budget will exceed the property tax levy's revenue neutral rate. These requirements take effect this year (2021), for a city's 2022 budget.

What is a Revenue Neutral Rate (RNR)?

The tax rate in mills that would generate the same property tax revenue in dollars as levied the previous tax year using the current tax year's total assessed valuation.

How is the Revenue Neutral Rate Calculated?

To calculate the revenue neutral rate, the County Clerk shall divide the property tax revenue for such taxing subdivision levied for the previous tax year by the total of all taxable assessed valuation in such taxing subdivision for the current tax year, and then multiply the quotient by 1,000 to express the rate in mills. (SB 13 Sec. 1(e)(2))

What is a Tax Rate Hearing?

A Tax Rate Hearing is a hearing to exceed the Revenue Neutral Rate (RNR).

$$\text{RNR} = \frac{\text{Last year's total property tax raised in dollars}}{\text{This year's assessed valuation as of June 15}} \times 1{,}000$$

Year-to-Year RNR Sample Calculation

2021 Budget

- City Levied $900,000 in property tax
- Assessed Valuation of property = $29,000,000
- Value of one mill = $29,000
- Mill Rate = 31.034 mills $\left(\frac{\$900{,}000}{\$29{,}000{,}000}\right) \times 1{,}000$

2022 Budget

- In 2021 budget, City levied $900,000
- Assessed Valuation changes to $31,000,000
- Value of one Mill = $31,000
- Revenue Neutral Rate = 29.032 Mills $\left(\frac{\$900{,}000}{\$31{,}000{,}000}\right) \times 1{,}000$

What is the Process to Exceed the RNR (setting a mill levy higher than the RNR)?

1. Notify the County Clerk by July 20 with intent to exceed the revenue neutral rate.
2. Place a notice on the city website and in a newspaper of general circulation in the county 10 days prior to the hearing.
3. No earlier than August 20 and no later than September 20, conduct a tax rate and budget hearing giving taxpayers an opportunity to comment on the budget.
4. Adopt a resolution or ordinance to exceed the revenue neutral rate.
5. Adopt the proposed budget.
6. By October 1, certify to the County Clerk the amount of ad valorem tax to be levied by the City.

HELPFUL TIPS!

1. The tax lid was about actual dollars. The revenue neutral rate is about the MILL LEVY not total dollars!
2. If the City does not hold a hearing to exceed the revenue neutral rate, the City will need to work with the County Clerk to ensure that, when final assessed values are calculated, the City's mill levy does not exceed the revenue neutral rate. If it does, the city will need to amend the budget or refund any property taxes levied in excess of the revenue neutral rate.

THE LEAGUE OF KANSAS MUNICIPALITIES

RESOLUTION NO. 1079

A RESOLUTION AUTHORIZING THE PUBLIC OFFICERS OR OTHER AGENTS OF THE CITY TO ABATE INOPERABLE VEHICLES AS AUTHORIZED BY ARTICLE 3 OF CHAPTER VII OF THE CITY OF ANTHONY CITY CODE.

WHEREAS, it is in the interest of the City Commission that the health, safety, and general welfare of the citizens of the City of Anthony be maintained;

WHEREAS, that a vehicle nuisance has developed in the South Fifty (50) ft. of the North One Hundred (100) ft. of the West Half (1/2) of Block One (1) in East Highland Addition, in the City of Anthony, Harper County, Kansas, as shown by the recorded plat thereof 419 N. Jennings, Anthony, KS 67003.

WHEREAS, Notice of Violations has been served in person to the property owner of record Brinda K. Nygaard, 419 N. Jennings, Anthony, KS;

WHEREAS, the property owner has not alleviated the alleged violations nor requested a hearing before the City Commission within the time periods specified;

WHEREAS, the public officer and other agents of the City of Anthony presents this Resolution to the City Commission;

BE IT RESOLVED BY THE CITY COMMISSION that the Public Officers and other Agents of the City of Anthony are authorized to abate the conditions causing the violations at the end of May 28, 2021; and

BE IT FURTHER RESOLVED that the cost incurred by the City to abate such conditions 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.

If any assessments levied pursuant to unpaid costs remain for a period of one year or more after their initial levy the City may collect the amount due in the same manner as a personal debt of the property owner to the City by bringing an action in District Court. Interest will accrue from and after the date a delinquency occurs. The City may pursue collection by levying a special assessment in addition to any other manner provided by law.

Amount is due from property owner(s) for services rendered by the City of Anthony upon presentation of bill. Failure of property owner(s) to pay amount due may result in the City bringing an action in district court, or causing a special assessment to be levied on the property, or any other manner of collection provided by law.

ADOPTED at Anthony, Kansas, this 18th day of May, 2021.

____
Gregory L. Cleveland, Mayor

SEAL
ATTEST: ____________________________________
Cyndra Kastens/City Clerk

state distribution	2020 CARRYOVER	January	February	March	April	May	June	July	August	September	October	November	December	Yr To Date	TOTAL
					Tax money is rec'd via the Treasurer's Dept toward the end of each month										
State Admin Fee Adjustment	$ (12,530.06)	-531.36	0.00	$493.60	$0.00									$ (37.76)	$ (12,605.58)
Anthony sales tax	$ 3,240,694.65	$ 24,865.88	$ 30,826.35	$ 23,624.03	$ 21,351.07									$ 100,667.33	$ 3,442,029.31
Anthony use tax	$ 156,874.22	$ 1,555.80	$ 1,198.10	2256.71	$ 1,147.65									$ 6,158.26	$ 169,190.74
County area use tax	$ 11,204.58	$ -	$ 0.39	$ 2.34	$ 1.26									$ 3.99	$ 11,212.56
County area sales tax	$ 48,638.16	$ 206.95	$ 20.46	$ 16.82	$ 967.02									$ 1,211.25	$ 51,060.66
Revenue totals	$ 3,444,881.55	$ 26,097.27	$ 32,045.30	$ 26,393.50	$ 23,467.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,003.07	$ 3,660,887.69
Expenditures from Line 54 Populate	3,282,733.88	19,597.95	24,058.98	19,820.13	17,625.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	81,102.31	$ 3,363,836.19
Cash Balance	$ 162,146.68	$ 6,499.32	$ 7,986.32	$ 6,573.37	$ 5,841.75	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 26,900.76	**$ 189,047.44**
	$ -														

Tru-Bldg exp is from the month that money was transferred to Hutch Bank before the 15th of each month

FOR EXPENDITURE DETAIL	$ -														
county receipt date	**TOTAL**	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**	**September**	**October**	**November**	**December**	**Yr To Date**	**TOTAL**
state distribution	$ 3,444,881.55	$ 26,097.27	$ 32,045.30	$ 26,393.50	$ 23,467.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 108,003.07	$ 3,552,884.62
EXPENDITURES														$ -	$ -
75% PayOut To Bank	$2,591,614.47	$19,572.95	$24,033.98	$19,795.13	$17,600.25									$ 81,002.31	$ 2,672,616.78
1st Nat'l Bk Hutch TransFee	$1,300.00	$25.00	$25.00	$25.00	$25.00									$ 100.00	$ 1,400.00
Kaup Law Office	$24,103.00													$ -	$ 24,103.00
NRP Lawsuit / Deductible	$4,039.00													$ -	$ 4,039.00
Admin Fee Trans to General	$102,000.00													$ -	$ 102,000.00
Fees Assoc with Clawback Issue	$9,093.40													$ -	$ 9,093.40
Arts Center (The)	$25,000.00													$ -	$ 25,000.00
Anthony Farmers Coop	$21,116.50													$ -	$ 21,116.50
Cancun Mexican Res	$2,000.00													$ -	$ 2,000.00
Candoo dba Roadrunner	$3,800.00													$ -	$ 3,800.00
Cropland Insurance	$0.00													$ -	$ -
Crossroads Preg Center	$0.00													$ -	$ -
Eldringhoff Funeral Home	$48,389.08													$ -	$ 48,389.08
Ewertz, M - beautique by me	$7,725.00													$ -	$ 7,725.00
Farmhouse 5	$90,000.00													$ -	$ 90,000.00
Genes IGA	$0.00													$ -	$ -
HP Cnty Comm Foundation	$25,000.00													$ -	$ 25,000.00
Idle Hour (The)	$8,515.27													$ -	$ 8,515.27
~~J Mac Flowers~~	$10,765.41													$ -	$ 10,765.41
J Mac Flowers - 2020	$17,077.43													$ -	$ 17,077.43
K Lanes Kloset	$18,305.26													$ -	$ 18,305.26
Kristy's Kafé	$2,645.57													$ -	$ 2,645.57
Kristy's Kafé	$6,516.00													$ -	$ 6,516.00
McClellan Law Office	$5,000.00													$ -	$ 5,000.00
Ministerial Assoc / Thrift Shop	$2,919.20													$ -	$ 2,919.20
Ministerial Assoc/ Food Bank	$10,686.00													$ -	$ 10,686.00
Higher Grnds Bldg - C Schmidt	$15,503.50													$ -	$ 15,503.50
Salon 124 Jennifer Autghman	$4,000.00													$ -	$ 4,000.00
Shepherd Oil Company	$138,000.00													$ -	$ 138,000.00
Snow Barn, The	$3,608.07													$ -	$ 3,608.07
Sporting Zone	$8,849.72													$ -	$ 8,849.72
Squash Blossom Boutique	$22,000.00													$ -	$ 22,000.00
~~Trotters #1~~	$2,562.00													$ -	$ 2,562.00
~~Trotters #2~~	$1,200.00													$ -	$ 1,200.00
~~West Street Body/Fender~~	$2,400.00													$ -	$ 2,400.00
West Street Body															
Wheatridge Dev Inc	$32,000.00													$ -	$ 32,000.00
Whistle Stop	$15,000.00													$ -	$ 15,000.00
Total Expenditures	*$3,282,733.88*	*$19,597.95*	*$24,058.98*	*$19,820.13*	*$17,625.25*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$0.00*	*$81,102.31*	*$3,363,836.19*
Cash Balance	**$162,146.68**	**$6,499.32**	**$7,986.32**	**$6,573.37**	**$5,841.75**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	$0.00	**$189,047.44**

Item 18.

To: City Commissioners **Re: City Clerk/Administrator Report**
From: Cyndra Kastens **5/18/21**

There will be a 5K run at the lake on May 22nd starting at 8:00 a.m. sponsored by HP CO K-State Research and Extension.

CONSENT AGENDA

2. Approval of Regular Meeting Minutes May 4th, 2021
3. Approval of Special Meeting Minutes May 10th, 2021
4. Appropriation Ordinance No. 6088 $232,751.49
5. Approve 5.11.21 Payroll $53,481.05
6. $50 for Mulch paid from Lake Board Capital

   The Lake Board needed another $50 for their beautification of the main entrance sign area for mulch.

REGULAR BUSINESS

7. Sealed Bid Opening - Electric Poles
8. **Untable Wayne Dennis Committee Recommendation of $3,000 to Anthony Chamber

   Ali Harbin and other Chamber members will be present to answer questions about their request for Wayne Dennis funds. They requested $6,000. Wayne Dennis shortened the recommendation to $3,000. I met with Ali, Sheila, and Autumn to review the Chamber financials. I also explained the difficulty for the City selecting to fund one non-profit entity over another. Ali explained that they are not asking for operating expenses at this time, they are asking to recuperate some of the balloon fest sponsorships they have spent to cover chamber operating expenses. Copies of the Chamber financials can be viewed as Commissioners via your Municode login.

9. ID/Economic Development Board - Jerry Turner

   The Mayor has asked for Jerry Turner to come to the City meeting to inform the City Commission of some data and suggestions he presented on behalf of the ID Board to the County Commission members at the regular County Commission meeting of May 10th. The data includes a notebook of taxing demographics, I will have copies for you at the meeting. The suggestions center around consolidation of law enforcement, schools (both Attica and USD 361), and others. Mr. Turner will share his presentation at the meeting.

10. Lake Lease Transfer 14E Quail Creek Trail Hamill to Topham

To: City Commissioners **Re: City Clerk/Administrator Report**
From: Cyndra Kastens **5/18/21**

11. 2020 Audit and 2022 Budget

    Senate Bill 13 was approved by Governor Kelly on March 26, 2021. This bill effectively repealed the tax lid, established a base levy limit and additional hearing requirements for ad valorem property tax increases, and does include a penalty of refunds back to the taxpayers if taxes were to exceed the revenue neutral rate (RNR). This means we will no longer use the CPI or other automatic increases for tax dollars each year. A fact sheet explaining this new process is in your packet. I will address some quick key points at the meeting. I wanted this on the agenda to start to inform you of the budget changes this year and to seek direction if there is anything you want to change in the budget from last year so I will have ample time to research/prepare for such directional changes. In addition, the audit is almost complete. Does the Commission have a preference as to whether the auditor presents via Zoom again or would you prefer in person? We are tentatively looking at presenting June 1st.

12. PRIDE Survey in Electric Bills

    The PRIDE committee would like to put a survey in the electric bills to poll the public on various interests/concerns they feel are important in regard to cleanup and beautification. Sherrie will bring a copy of the survey.

13. Golf Course Sales Tax Request

    The Golf Board needs to buy new vertacut reals and a golf cart. They would like to run the purchase through the City to save sales tax. I would like guidance on that purchase. I am consulting with our Auditor and expect to have an answer from her but just in case I need to discuss it with the Commission, I am listing it on the agenda.

14. Strong's Insurance Dividend Check $25,304.29

Admin's Report:
(With your grace, I have not included a report this time as zoning and building work has consumed the time I needed this evening to prepare one.)

1. Staffing – We have selected a camp host: Mr. & Mrs. Mike Brown. They will start this week. The new lake caretaker, Matt Reed will start on May 19th. Interviews for the treasurer position have been completed and an offer of employment is out and has been accepted. Richard Siefert has gotten the job in Wellington, his last day will be June 2nd. We will start advertising to replace his position at the power plant this week.

2. CID – April 2021 CID Report is enclosed.

To: City Commissioners **Re: City Clerk/Administrator Report**
From: Cyndra Kastens **5/18/21**

3. Department Activities:

Street – Mowing, weed eating, weed spraying, worked on the alley behind the Hall, grading roads, and regular maintenance.

Water/WW – Mowing, Painting Shelters and Bathrooms at the lake and scraping/prepping for high school students to pain, repairing benches at the lake, locates, finished installing bird watching signs and Terry has been doing permit inspections.

Electric Distribution –
Installed a new light fixture in shallow end of the swimming pool and replaced 2 bulbs
Installed a new light for John Thomas 6 miles west and 2 ½ miles north
Installed a new service for Atmos Energy located at Kansas and Evans in the alley
Set a new lift pole at 548 S. Pennsylvania
Power outage at 302 N. Kansas, cause was from triplex rubbing on garage
Looked at a new service request for Katie Carothers at 147 E ST. RD. 44
Had conference call about a requested service in Wheatland Electric territory
Put sunshades up at ballfields and the old batting cage net
Trimmed tree limbs around street lights
Worked on Pole Bid specification
Work orders and Locates
KMU Safety Meeting over heat stress and exhaustion
Truck and Shop maintenance
Took down welcome flags
Set a new Dead End Power Pole and Anchor at 415 S. Franklin, due to deterioration
Replaced a power pole 7 miles east and 3 miles north, due to deterioration
Had a scheduled outage Wednesday from 9:00am-10:00am for S. Franklin and S. Madison to transfer primary wire to new pole
Removed 480 volt service from 107 S. Lawrence for Celco
Installed the sun shade at the pool and put up the new batting cage at the baseball field
Had a meeting over Plan of Operations
Gave a quote for a new 200 amp service at 147 E. St. Rd.44 for Katie Carothers

Electric Production – Paul Jefferies sprayed all substations, regulator stations and pole yard with ground sterilizer. We went around and got all the other locations sprayed and cleaned up any trash.
Larry and Melinda worked on and submitted the class 1 operating permit for the next 5 year time frame, waiting on response back from KDHE.
Been working with Mike and Josh at KMEA/Mid States on getting some scada settings change to help with the meter reading end of things.
Tate went out and mowed at the lake for 3 days to help get caught up till we get a lake caretaker.
Lots of mowing out at the plant and surrounding areas, did a full service on our plant mower.

To: City Commissioners **Re: City Clerk/Administrator Report**
From: Cyndra Kastens **5/18/21**

Larry and Naaman have been trying to get some days off with what is going on with personal. Richard Seifert has taken a job with the City Of Wellington Power Plant and he and his wife Lynn will be moving by the first week in June. Richard has been like my right arm and has served the city with true dedication for over 20 years, he will be missed dearly but we understand and wish them all the best in there new adventures.
We have a lot of things we are working on at the plant and I have been trying to get somethings done Cyndra is needing regarding budget obligations so I hope to get that accomplished and moving forward.
We will need to get our open positon filled in a timely manner so training can begin because Tate M. is not able to take call yet so Naaman and myself will be rotating every other week till we think Tate is ready.

Mechanic – Fix transmission leak on Vac Truck.
Order new driveshaft for vac truck.
Blades and maintenance on mowers.
Work on Rec tractor
New vehicle inspections on new mowers.
Get old Deweze mowers ready to sell.
Fix door on newer police car.
Get Grasshopper mower fixed under warranty.
Work on updating equipment lists.

To: Anthony City Commission | Re: Chief of Police report

From: Kenny Hodson | Date: 05-18-2021

We served some notices

I inspected some properties

We investigated a case of Stalking and we turned the case over to the CA

We arrested Robert Henry for violation of a stalking order

We investigated a burglary and theft from a motor vehicle in the 200 block of N. Franklin

We arrested Ethan Jacobs on a warrant and for possession of drug Paraphernalia

We investigated a domestic disturbance in the 200 block of N. Franklin and arrested Thomas Trahan and Candace Jackson for domestic battery

We investigated two minor traffic accidents

We did a CINC case on a infant and he was placed in a different home