



City Commission Regular Meeting

Tuesday, April 05, 2022 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.

CONSENT AGENDA

- [1.](#) Approve Regular Meeting Minutes of March 15, 2022
- [2.](#) Special Appropriations:
 - Fund#34 Capital Lake Maint & Imp - EBH \$2,092.14 - RV Dump
 - Fund#34 Capital Lake Board Cap - M & S Trucks - Rock for ADA Boat Dock
- [3.](#) Appropriation Ordinance No. 6109 \$331,002.88
- [4.](#) Approve 3.29.2022 Payroll \$48,438.90
- [5.](#) Reappoint Cyndra Kastens as KMEA Director 2
6. Reappoint Allen Finley to Fill Remainder of Justin Francis's Term to 2024
- [7.](#) Appoint William H Yandell to a Four-Year Term on the Anthony Public Library Board
- [8.](#) Approve Proclamation - Anthony Public Library Day

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

9. CID Committee Appointment - Shelly Hansel
- [10.](#) 2022 Sunflower Balloon Fest Food Vendor Exemption List

- 11. Commission Invitation to April 20th Lions Club Meeting
- 12. ARPA - Plan B Considerations
- 13. Police Department Security Renovation
- [14.](#) Health Nuisance 116 N. Lincoln Klein 2022
- [15.](#) Health Nuisance 501 S. Bluff Davidson 2022
- [16.](#) Approve Water Line Easement at Burn Site for Rural Water No. 4
- [17.](#) Approve to Submit RFP for Compensation Study
- [18.](#) Approve Additional Land Donation Necessary to Accommodate Required Drainage Plan for Family Dollar 120 N LL&G

STAFF REPORTS

- [19.](#) Administrator Report
- 20. Police Chief Report - Will be available at the meeting.

EXECUTIVE SESSION

- 21. Executive Session for Personnel 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, March 15, 2022 at 6:00 PM
Commission Chambers, 124 S Bluff, Anthony, KS 67003

MINUTES

OPENING

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

PRESENT

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

City Administrator Cyndra Kastens, Police Chief Kenny Hodson, Deputy City Clerk Sherri Miller, Bette DeMeritt and Beth Farmer.

- Approval of Agenda

A motion was made to approve the agenda

Motion made by Commissioner Smith, Seconded by Commissioner Lanie.

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

PUBLIC COMMENT – NONE

CONSENT AGENDA

1. Approve Regular Meeting Minutes of March 1st, 2022
2. Special Appropriations:

Fund #79 Sewer Imp - EBH \$7,500 - Design for Cell 1 C20-3005-01

Fund #34 Capital Airport - EBH \$4,143.04 - Engineer hours

Fund#34 Capital Lake Maint & Imp - EBH \$393.75 - RV Dump

3. Appropriation Ordinance No. 6108 \$82,191.10
4. Approve 3.15.22 Payroll \$51,940.03
5. Approve SRLF Drawdown #4 \$7,500 WWTF Cell 1 Repair C20-3005-01
6. Approve KDOT Aviation FY23 Grant Agreement AV-2023-17 \$252,450.00 with the City Contributing \$28,050.00 in Matching Funds

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

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

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

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

7. **Transient Guest Tax Committee Recommendation of \$8,000 to the Anthony Chamber for the 2022 Annual Sunflower Balloon Fest - Bette DeMeritt/Susan Croft**

Bette DeMeritt presented the TGT recommendation for the annual Balloon Fest to be held this May 2022. After discussion, a motion was made to approve the Transient Guest Tax Committee Recommendation of \$8,000 to the Anthony Chamber for the 2022 Annual Sunflower Balloon Fest.

Motion made by Commissioner Eaton, Seconded by Commissioner Smith.

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

8. **2022 Sunflower Balloon Fest Requests - Anthony Chamber**

Beth Farmer presented a list of requests, including street closures and barricades that the Chamber of Commerce is requesting for the 2022 Annual Balloon Fest. A motion was made to approve the list of requests for the 2022 Balloon Fest as presented.

Motion made by Commissioner Lanie, Seconded by Commissioner Eaton.

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

9. **Approve Airport Land Lease Agreement Tracy Copenhaver (Portion of Lot 6)**

Admin Kastens presented the lease for a portion of Lot 6 at the Anthony Municipal Airport. A motion was made to approve the Airport Land Lease Agreement as presented for Tracy Copenhaver.

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

10. 2022 Health Insurance Renewal

A lengthy discussion and final review were held regarding the 2022 Health Insurance Renewal. After discussion concluded, the commission guided the Administrator to renew the current plan, review level funding with employees to consider for 2023 renewal, and research health incentive plans. A motion was then made to approve the 2022 Health Insurance Renewal with the current BCBS plan with a 5% increase.

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

11. Camp Host 2022

A motion was made to approve a Camp Host Volunteer for 2022 from May 1 through September 15, 2022 to receive free camping and a \$200.00 per month fuel stipend.

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

12. February Power Costs - Winter Nextera

Administrator Kastens presented the February purchased power costs and the results of the winter Nextera contract and asked the Commission to consider covering the cost of the winter contract again to prevent these power costs from impacting the citizens. A motion was made to pay the winter Nextera Contract costs of \$36,317.06 out of the KMEA TCR Funds so it will not appear on the citizens bills.

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

13. Appoint Non-Resident Law-Enforcement Officer Nathaniel Houston as Deputy Chief

A motion was made to approve the hiring of Non-Resident Law-Enforcement Officer Nathaniel Houston as Deputy Chief with a time limit of six months to move to Anthony.

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

STAFF REPORTS**14. Administrator Report**

The Admin provided a written report on the Airport AWOS and Beacon Grant, Housing/Economy of Kansas, RV Dump Station/Floodplain Mapping, Staffing, HP CO STRONG, Power Plant & 138 Sub Operation & Maintenance, WWTF Cell One Sewer Report and other department activities.

15. Chief of Police Report

We served a search warrant in the 400 block of N. Penn.
We investigated a theft in the 200 Block of N. Franklin.
We investigated a theft in the 200 Block of E. Main.
We investigated one minor traffic accident.
We helped the Sheriff's department make an arrest at sky palace.

EXECUTIVE SESSION - NONE**ADJOURNMENT**

A motion was made to adjourn the regular meeting.

Motion made by Mayor Cleveland, Seconded by Commissioner Lanie.

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

Gregory Cleveland, Mayor

Cyndra Kastens, City Clerk/Administrator

50090

"LV Dump Station"

34-50-4011

Item 2.



EBHengineering.com | f in

Evans, Bierly, Hutchison & Associates, P.A.
1105 Williams | Great Bend, KS 67530
620.793.8411

RECEIVED

APR 01 2022

March 29, 2022

Project No: R3994.1

Invoice No: 13715

Cyndra Kastens
City of Anthony
124 South Bluff
PO Box 504
Anthony, KS 67003

By

Project R3994.1 Anthony Lake Pump Station Improvements 2021
Project Manager: Michael Younger**Professional Services from February 27, 2022 to March 26, 2022****Amount Due**

Billing Phase	Fee	Earned
Survey	4,000.00	4,000.00
Design	8,000.00	8,000.00
Construction Engineering & Staking	5,000.00	2,923.39
Easement Boundary Description	1,000.00	0.00
Total Fee	18,000.00	14,923.39
Previous Fee Billing		12,831.25
Current Fee Billing		2,092.14
Total Fee		2,092.14
Total this Invoice		\$2,092.14

BALANCE SHEET

CALENDAR 4/2022, FISCAL 4/2022

ACCOUNT NUMBER	ACCOUNT TITLE	PTD BAL.	YTD BAL
01-00-0010	GENERAL OPERATING	21,537.44-	1,021,702.69
02-00-0010	WATER	13,903.24-	1,079,477.70
03-00-0010	ELECTRIC	61,246.44-	3,920,557.99
04-00-0010	SALES TAX & STATE FEES		33,270.18
05-00-0010	SEWAGE DISPOSAL	3,461.90-	353,899.42
10-00-0010	EMP INSURANCE/BENEFIT	32,297.98-	319,208.42
12-00-0010	AIRPORT	460.82-	162,618.35
14-00-0010	INDUSTRIAL DEVELOPMENT		19,745.15
16-00-0010	SERVICE DEPOSIT		74,208.23
17-00-0010	SPECIAL STREETS & HIGHWAY		179,156.08
18-00-0010	PUBLIC RELIEF		25,985.63
19-00-0010	WATER UTILITY RESERVE		103,981.31
21-00-0010	WWTF LOAN 2000		202,270.98
23-00-0010	WATER DEBT SVC RESERVE S2013		579.17
24-00-0010	BOND & INTEREST		52,100.13
25-00-0010	LIBRARY	4,057.34-	
26-00-0010	RECREATION COMMISSION	64.01-	106,449.26
29-00-0010	RECREATION		3,366.33
30-00-0010	MUNICIPAL EQUIPMENT RESERVE		113,003.58
32-00-0010	SPECIAL PARKS & RECREATION	23.10-	23,233.04
34-00-0010	CAPITAL IMPROVEMENT	2,752.89-	1,752,322.80
37-00-0010	GO BONDS S2010 POOL		17,097.84
40-00-0010	ELECTRIC UTILITY RESERVE		1,559,835.43
41-00-0010	EL UTIL S2017 REV BOND	42,061.25-	1,247,847.91
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		179,191.53
71-00-0010	CASH CONTROL		157,950.48
75-00-0010	COSTS OF ISS.ELEC BONDS 2013		2,421.53
81-00-0010	WASTEWATER LAGOON CLEANING		163,700.00
82-00-0010	WATER/EQUIPMENT REPLACEMENT		67,962.03
83-00-0010	ELECTRIC/EQUIP REPLACEMENT		1,897,959.53
85-00-0010	SEWER/EQUIPMENT REPLACEMENT		6,454.04
89-00-0010	TRANS GUEST APPROVED	73.50-	11,026.50
96-00-0010	WAYNE DENNIS FUNDS		33,140.71
97-00-0011	DT REVIT. REVOLVING LOAN		.56
98-00-0010	TRANSIENT GUEST TAX		1,099.58
		=====	=====
	PROOF	181,939.91-	15,937,862.96
		=====	=====

CLAIMS REPORT

Check Range: 3/17/2022- 4/06/2022

#6109

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
GENERAL OPERATING					
ADVANCED COMPUTERS	DONNA'S NEW COMPUTER		1,032.16	46190	4/06/22
AMAZON CAPITAL SERVICES	#17 MOWER CARBURETOR		40.09	46193	4/06/22
ANTHONY REPUBLICAN	COMMITTEE OPENINGS		54.70	46196	4/06/22
AT&T	HALL WIFI		52.79	46189	4/06/22
CITY OF ANTHONY	REIMB MARCH BCBS		2,343.54	46202	4/06/22
CONRAD FIRE EQUIPMENT, INC.	#56 AUTO STEP PUMP		312.30	46203	4/06/22
ECOWATER SYSTEMS	PD WATER		9.00	46205	4/06/22
EMERGENCY FIRE EQUIPMENT CO	#54 PUMP FOR TANKER		57.25	46207	4/06/22
FIRST BANK	APRIL'S GRADER		2,963.50	1249341	4/05/22
GALLS INCORPORATED	HOUSTON UNIFORMS		620.42	46209	4/06/22
GREAT-WEST FINANCIAL	3/29/22 PR		508.87	1249340	3/28/22
HOSPITAL DIST 6 OF HARPER CO	DUVALL LAB		80.00	46211	4/06/22
INLAND TRUCK PARTS & SERV	#30 ST DUMP TRUCK PUMP		744.25	46212	4/06/22
IRS PAYROLL TAXES	3/29/22 PR		3,336.52	1249338	3/28/22
JOSEPH HOLLANDER&CRAFT	ATTORNEY FEES PERSONNEL		210.00	46213	4/06/22
KHP TROOP F HEADQUARTERS	MVE FORMS		100.00	46215	4/06/22
KANSAS TURNPIKE AUTHORITY	WALLY TRAINING TOLL FEE		10.00	46217	4/06/22
KANZA BANK	APRIL FIRE TRUCK		2,675.85	46214	4/06/22
KONICA MINOLTA BUSINESS SOLUTI	PD SUPPORT SVC		92.00	46219	4/06/22
KPERS	03/29/22 PR		2,146.06	1249339	3/28/22
KS DEPT OF REV-WITHHOLDING	3/29/22 PR		515.09	1249337	3/28/22
LIBERTY NATIONAL	APRIL		11.04	1249345	4/05/22
LYON COUNTY SHERIFF'S TRAINING	HOUSTON TRAINING		75.00	46224	4/06/22
MANHATTANLIFE ASSURANCE COMP	CANCER INS		65.09	46226	4/06/22
HERMAN MANNING	MEAL REIMBURSEMENT		34.19	46227	4/06/22
MATTHEW W RICKE ATTY AT LAW LL	DIVERSION PAPERWORK		165.83	46228	4/06/22
MUNICIPAL EMERGENCY SERVICES	#56 RESCUE TOOL HOLDER		1,675.41	46230	4/06/22
NEW YORK LIFE	EMP LIFE INS		4.77	46231	4/06/22
PRONTO TIRE & SERVICE, LLC	#58 ENGINE TIRE REPAIR		35.00	46232	4/06/22
RAY O'HERRON CO., INC.	KENNY PANTS		169.49	46233	4/06/22
SOUTH CENTRAL WIRELESS	3134,5123,5569,3863,FAX		412.60	46235	4/06/22
STRONG'S INSURANCE, INC.	COMMERICAL PKG BUSINESS AUTO		6,546.00	46236	4/06/22
TERMINIX PROCESSING CENTER	HALL PEST CONTROL		72.84	46241	4/06/22
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS		200.48	46242	4/06/22
VISION SERVICE PLAN	APRIL		135.62	1249344	4/05/22
WEIS FIRE & SAFETY EQUIP. LLC	#54 SEAL KIT		260.23	46244	4/06/22
WYATT TRASH SERVICE INC	MUNICIPAL HALL		276.00	46246	4/06/22
01 GENERAL OPERATING TOTAL			28,043.98		

WATER

AMAZON CAPITAL SERVICES	POSTAGE SEALANT,PENS,RUBB BAND		179.80	46193	4/06/22
ANTHONY CHAMBER OF COMMERCE	BALLON FEST SPONSER		100.00	46194	4/06/22
ANTHONY REPUBLICAN	WATER/WASTWATER AD		95.45	46196	4/06/22
CARGILL, INCORPORATED	SALT		4,912.00	46200	4/06/22
CITY OF ANTHONY	REIMB MARCH BCBS		6,144.73	46202	4/06/22
GREAT-WEST FINANCIAL	3/29/22 PR		49.06	1249340	3/28/22
HARPER COUNTY FAIR BOARD	HP CO FIAR ENTERTAINMENT		400.00	46210	4/06/22
IRS PAYROLL TAXES	3/29/22 PR		2,268.41	1249338	3/28/22
KANSAS ONE-CALL SYSTEM, INC.	MARCH LOCATES		46.80	46216	4/06/22
KPERS	03/29/22 PR		1,431.98	1249339	3/28/22
KS DEPT OF REV-WITHHOLDING	3/29/22 PR		354.99	1249337	3/28/22
LD ENTERPRISES INC	DEPOSIT BOOKS		135.50	46222	4/06/22

CLAIMS REPORT

Check Range: 3/17/2022- 4/06/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
LEAGUE OF KS MUNICIPALITIES	MAYOR'S CONF-GREG	58.33	46223	4/06/22	
LIBERTY NATIONAL	APRIL	4.89	1249345	4/05/22	
MANHATTANLIFE ASSURANCE COMP	CANCER INS	27.41	46226	4/06/22	
MICROSOFT AZURE	USAGE CHARGE	6.27	46229	4/06/22	
MUTUAL OF OMAHA	APRIL'S LIFE INS	44.86	1249346	4/05/22	
NEW YORK LIFE	EMP LIFE INS	15.26	46231	4/06/22	
RUSTY ECK FORD	#5 DOOR GASKET	54.05	46234	4/06/22	
SOUTH CENTRAL WIRELESS	SHOP LINES, EMERGENCY LINE	278.01	46235	4/06/22	
TELE-COMMUNICATIONS INC	ANSWERING SERVICE-MARCH	90.00	46239	4/06/22	
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS	84.12	46242	4/06/22	
VISION SERVICE PLAN	APRIL	75.76	1249344	4/05/22	
WATER WISE ENTERPRISES	SODIUM HYPOCHLORITE	945.00	46243	4/06/22	
WYATT TRASH SERVICE INC	LAKE	205.00	46246	4/06/22	
02 WATER TOTAL			18,007.68		
ELECTRIC					
ALTEC INDUSTRIES, INC.	#1 BUCKET SPRING/PIN	179.46	46191	4/06/22	
AMAZON CAPITAL SERVICES	#4 STEERING SHOCK	290.34	46193	4/06/22	
ANTHONY CHAMBER OF COMMERCE	BALLON FEST SPONER	100.00	46194	4/06/22	
AT&T	PLANT PHONE & LONG DIST	186.99	46189	4/06/22	
ATMOS ENERGY	P PLANT GAS	495.42	46197	4/06/22	
BEST SUPPLY CO, INC.	#2 MOTOR CONTROLLER	4,950.00	46198	4/06/22	
BILL'S GENERAL REPAIR LLC	PLANT MOWER STARTER/REG	285.00	46199	4/06/22	
BORDER STATES INDUSTRIES, INC	ANCHORS/METER SOCKET/CARETAKER	3,391.21	46220	4/06/22	
CITY OF ANTHONY	REIMB MARCH BCBS	10,335.17	46202	4/06/22	
FARM & RANCH INC	HUNTER TURNER BOOTS	222.29	46208	4/06/22	
GREAT-WEST FINANCIAL	3/29/22 PR	364.95	1249340	3/28/22	
HARPER COUNTY FAIR BOARD	HP CO FIAR ENTERTAINMENT	400.00	46210	4/06/22	
IRS PAYROLL TAXES	3/29/22 PR	4,899.83	1249338	3/28/22	
KDHE BUREAU OF AIR	SLEIS EMISSION FEES	1,000.00	46221	4/06/22	
KANSAS ONE-CALL SYSTEM, INC.	MARCH LOCATES	46.80	46216	4/06/22	
KMEA EMP2 OPERATING ACCOUNT	FEBRUARY PURCHASED PWR	117,579.36	46188	3/18/22	
KANSAS MUNICIPAL GAS AGENCY	FEB PLANT GAS	878.62	46218	4/06/22	
KPERS	03/29/22 PR	3,025.80	1249339	3/28/22	
KS DEPT OF REV-WITHHOLDING	3/29/22 PR	833.48	1249337	3/28/22	
LD ENTERPRISES INC	DEPOSIT BOOKS	135.50	46222	4/06/22	
LEAGUE OF KS MUNICIPALITIES	MAYOR'S CONF-GREG	58.33	46223	4/06/22	
LIBERTY NATIONAL	APRIL	112.55	1249345	4/05/22	
MANHATTANLIFE ASSURANCE COMP	CANCER INS	96.78	46226	4/06/22	
MICROSOFT AZURE	USAGE CHARGE	12.53	46229	4/06/22	
MUTUAL OF OMAHA	APRIL'S LIFE INS	89.67	1249346	4/05/22	
NEW YORK LIFE	EMP LIFE INS	23.28	46231	4/06/22	
SOUTH CENTRAL WIRELESS	5434/3219/3934/5753/5960	297.00	46235	4/06/22	
T & R ELECTRIC SUPPLY CO, INC	MATHES/STOCK PAD MOUNTS	3,136.00	46238	4/06/22	
TECHLINE, INC	STOCK POLES	33,702.80	46240	4/06/22	
TELE-COMMUNICATIONS INC	ANSWERING SERVICE-MARCH	90.00	46239	4/06/22	
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS	433.72	46242	4/06/22	
VISION SERVICE PLAN	APRIL	157.17	1249344	4/05/22	
WHEATLAND ELECTRIC COOP INC	LAKE LIGHTS	17.81	46245	4/06/22	
WYATT TRASH SERVICE INC	POWER PLANT	122.00	46246	4/06/22	
03 ELECTRIC TOTAL			187,949.86		

CLAIMS REPORT

Check Range: 3/17/2022- 4/06/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
SALES TAX & STATE FEES					
DIRECTOR OF TAXATION	FEBRUARY 2022		10,146.58	1249336	3/25/22
	04 SALES TAX & STATE FEES TOTAL		10,146.58		
SEWAGE DISPOSAL					
ANTHONY CHAMBER OF COMMERCE	BALLON FEST SPONSER	100.00	46194	4/06/22	
CITY OF ANTHONY	REIMB MARCH BCBS	2,637.22	46202	4/06/22	
GREAT-WEST FINANCIAL	3/29/22 PR	19.62	1249340	3/28/22	
HARPER COUNTY FAIR BOARD	HP CO FIAR ENTERTAINMENT	400.00	46210	4/06/22	
IRS PAYROLL TAXES	3/29/22 PR	812.25	1249338	3/28/22	
KPERS	03/29/22 PR	512.24	1249339	3/28/22	
KS DEPT OF REV-WITHHOLDING	3/29/22 PR	124.30	1249337	3/28/22	
LD ENTERPRISES INC	DEPOSIT BOOKS	108.00	46222	4/06/22	
LEAGUE OF KS MUNICIPALITIES	MAYOR'S CONF-GREG	58.34	46223	4/06/22	
LIBERTY NATIONAL	APRIL	.49	1249345	4/05/22	
MANHATTANLIFE ASSURANCE COMP	CANCER INS	9.38	46226	4/06/22	
MICROSOFT AZURE	USAGE CHARGE	6.26	46229	4/06/22	
MUTUAL OF OMAHA	APRIL'S LIFE INS	10.39	1249346	4/05/22	
NEW YORK LIFE	EMP LIFE INS	7.15	46231	4/06/22	
UNIFIRST CORPORATION	EMPLOYEE UNIFORMS	52.28	46242	4/06/22	
VISION SERVICE PLAN	APRIL	12.39	1249344	4/05/22	
WYATT TRASH SERVICE INC	SEWER PLANT	60.00	46246	4/06/22	
	05 SEWAGE DISPOSAL TOTAL		4,930.31		
EMPLOYEE BENEFIT					
BCBS OF KANSAS	APRIL 2022	26,624.70	1249342	4/05/22	
CITY OF ANTHONY	REIMB MARCH BCBS	4,102.75	46202	4/06/22	
DONNA CROWE	1ST 1/2 21-22 DEDUCTIBLE	750.00	46204	4/06/22	
MUTUAL OF OMAHA	APRIL'S LIFE INS	70.53	1249346	4/05/22	
BRYAN S STRUBLE	1ST 1/2 21-22 DEDUCTIBLE	750.00	46237	4/06/22	
	10 EMPLOYEE BENEFIT TOTAL		32,297.98		
AIRPORT					
AMAZON CAPITAL SERVICES	AIRPORT CLEANING	18.37	46193	4/06/22	
CITY OF ANTHONY	ELECTRIC REIMBURSEMENT FEB 22	319.53	46202	4/06/22	
LIBERTY NATIONAL	APRIL	9.39	1249345	4/05/22	
MATTHEW W RICKE ATTY AT LAW LL	AIRPORT AGREEMENT	30.00	46228	4/06/22	
SOUTH CENTRAL WIRELESS	3400 AIRPORT LINE	47.04	46235	4/06/22	
VISION SERVICE PLAN	APRIL	6.49	1249344	4/05/22	
WYATT TRASH SERVICE INC	AIRPORT	30.00	46246	4/06/22	
	12 AIRPORT TOTAL		460.82		
LIBRARY					
ANTHONY LIBRARY	APPROPRIATION AS BUDGETED	4,057.34	46195	4/06/22	
	25 LIBRARY TOTAL		4,057.34		
RECREATION COMMISSION					
ANTHONY REPUBLICAN	REC DIRECTOR AD	56.60	46196	4/06/22	
CITY OF ANTHONY	ELECTRIC REIMBURSEMENT FEB 22	7.41	46202	4/06/22	

CLAIMS REPORT

Check Range: 3/17/2022- 4/06/2022

VENDOR NAME	REFERENCE	AMOUNT	VENDOR TOTAL	CHECK#	CHECK DATE
IRS PAYROLL TAXES	3/29/22 PR		122.04	1249338	3/28/22
KS DEPT OF REV-WITHHOLDING	3/29/22 PR		11.54	1249337	3/28/22
	26 RECREATION COMMISSION TOTAL		----- 197.59		
SPECIAL PARKS & RECREATIO					
WYATT TRASH SERVICE INC	TENNIS COURTS		23.10	46246	4/06/22
	32 SPECIAL PARKS & RECREATIO TOTAL		----- 23.10		
CAPITAL IMPROVEMENT FUND					
EVANS-BIERLY-HUTCHISON & ASSOC	RV DUMP STATION		2,092.14	46206	4/06/22
M & S TRUCKS INC	ADA BOAT DOCK ROCK		660.75	46225	4/06/22
	34 CAPITAL IMPROVEMENT FUND TOTAL		----- 2,752.89		
EL UTIL S2017 REV BOND					
KANSAS STATE TREASURER	2017 ELECT 138 KV LINE		42,061.25	1249343	4/05/22
	41 EL UTIL S2017 REV BOND TOTAL		----- 42,061.25		
TRANSIENT GUEST APPROVED					
LD ENTERPRISES INC	CAR SHOW FLYERS		73.50	46222	4/06/22
	89 TRANSIENT GUEST APPROVED TOTAL		----- 73.50		
			=====		
	Accounts Payable Total		331,002.88		

CLAIMS REPORT
CLAIMS FUND SUMMARY

FUND	NAME	AMOUNT
01	GENERAL OPERATING	28,043.98
02	WATER	18,007.68
03	ELECTRIC	187,949.86
04	SALES TAX & STATE FEES	10,146.58
05	SEWAGE DISPOSAL	4,930.31
10	EMPLOYEE BENEFIT	32,297.98
12	AIRPORT	460.82
25	LIBRARY	4,057.34
26	RECREATION COMMISSION	197.59
32	SPECIAL PARKS & RECREATIO	23.10
34	CAPITAL IMPROVEMENT FUND	2,752.89
41	EL UTIL S2017 REV BOND	42,061.25
89	TRANSIENT GUEST APPROVED	73.50

	TOTAL FUNDS	331,002.88

PRUPDT00
09.21.21

Thu Mar 24, 2022 12:48 PM
PAID THROUGH 3/20/2022

City of Anthony KS
COST CENTER REPORT
CALENDAR 3/2022, FISCAL 3/2022 DATES 3/20/2022 -- 3/29/2022

OPER: J D
JRNL 3768

PAGE Item 4.

3RD 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.	22.30	.00	.00	.00	24.00	1037.52	.00	.00	.00	1066.23	146.45
102 POLICE	197.58	.00	.00	.00	206.01	5788.12	.00	.00	.00	5941.46	810.70
104 STREET	313.50	.00	.00	.00	340.00	6365.49	.00	.00	.00	7001.28	408.74
105 GEN-ZONING	.00	.00	.00	.00	.00	156.54	.00	.00	.00	156.54	.00
107 PARK	5.00	.00	.00	.00	5.00	93.65	.00	.00	.00	93.65	.00
230 WATER-LAKE	115.00	.00	.00	.00	124.50	1871.05	.00	.00	.00	2021.25	75.89
231 WATER-PRODUCTIO	15.00	.00	.00	.00	15.00	244.80	.00	.00	.00	244.80	.00
232 WATER-DISTRIBUT	331.22	.00	.00	.00	360.47	4210.79	.00	.00	.00	4818.95	561.80
233 WATER-COMM& GEN	65.60	.00	.00	.00	65.60	1934.85	.00	.00	.00	1934.85	.00
331 ELECTRIC-PROD	523.00	.00	.00	.00	571.00	6249.70	.00	.00	.00	7357.79	567.82
332 ELEC-DISTRIBUTI	628.06	.00	.00	.00	667.31	8284.70	.00	.00	.00	9133.94	634.33
333 ELECTRIC-COMM	74.40	.00	.00	.00	74.40	3217.43	.00	.00	.00	3217.43	91.82
533 SEWER-COMM & GE	12.00	.00	.00	.00	12.00	254.76	.00	.00	.00	254.76	.00
534 SEWER-TREATMENT	229.59	.00	.00	.00	256.71	2283.68	.00	.00	.00	2849.81	.00
2622 REC - BALL	42.50	.00	.00	.00	42.50	680.00	.00	.00	.00	680.00	.00
5101 OT GEN ADMIN	.00	.25	.00	.00	.25	.00	6.33	.00	.00	6.33	.00
5102 OT GEN POLICE	.00	4.50	.00	.00	4.50	.00	113.63	.00	.00	113.63	.00
5230 LAKE-OVERTIME	.00	1.00	.00	.00	1.00	.00	25.46	.00	.00	25.46	.00
5232 OT WATER DIST	.00	15.75	.00	.00	15.75	.00	525.64	.00	.00	525.64	.00
5233 OT WA COMM/GEN	.00	1.25	.00	.00	1.25	.00	39.81	.00	.00	39.81	.00
5331 OT ELEC PROD	.00	6.00	.00	.00	6.00	.00	245.40	.00	.00	245.40	.00
5332 OT ELEC DIST	.00	9.25	.00	.00	9.25	.00	352.91	.00	.00	352.91	.00
5534 OT SEWER TREAT	.00	9.75	.00	.00	9.75	.00	332.98	.00	.00	332.98	.00
6102 SHIFT GEN POLIC	.00	.00	.00	.00	48.00	.00	.00	.00	.00	24.00	.00
99999 DISTRIBUTED	.00	.00	.00	.00	.00	.00	.00	.00	.00	.00	287.85
TOTAL	2574.75	47.75	.00	.00	2860.25	42673.08	1642.16	.00	.00	48438.90	3585.40



CERTIFICATE – DIRECTOR-2

KANSAS MUNICIPAL ENERGY AGENCY BOARD OF DIRECTORS

This certificate duly documents the appointment of a **Director-2** to serve on the Board of Directors of the Kansas Municipal Energy Agency (KMEA) as provided for in Article V, Section 5.1 of KMEA's Bylaws.

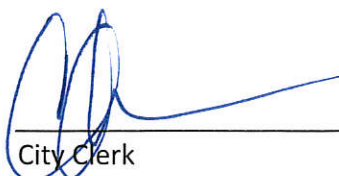
I, the undersigned City Clerk of the City of Anthony, Kansas, a member of KMEA, do hereby certify that at a meeting of the City Governing Body duly held on the 4th day of April, 2022; and

Name:	<u>Cyndra Kastens</u>	Title:	<u>City Clerk/Administrator</u>
Address:	<u>P.O. Box 504 - 124 S Bluff</u>		
City:	<u>Anthony</u>	State:	<u>KS</u>
		Zip Code:	<u>67003</u>
Office Phone:	<u>6208425434</u>	Cell Phone:	<u>3166164112</u>
		Fax:	<u></u>
Email Address:	<u>ckastens@anthonykansas.org</u>		

who (a) resides within the territory served by the City's electric utility; or (b) is an employee of the City, was appointed to serve on the KMEA Board of Directors for a two-year term beginning May 1, 2022 and expiring April 30, 2024.

I further certify that the foregoing appointment is reflected in the official Minutes of the Governing Body of the City for the meeting on the date indicated above.

This certificate is given this 4th day of April, 2022.



City Clerk

Anthony, Kansas

RECEIVED

MAR 24 2022

By _____

ANTHONY PUBLIC LIBRARY

624 East Main
Anthony, Kansas 67003

March 22, 2022

Mr. Greg Cleveland, Mayor
City of Anthony, 124 S. Bluff
P.O. Box 504
Anthony, Kansas 67003

Dear Mr. Cleveland:

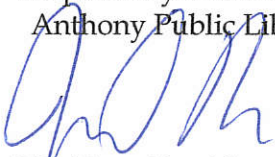
The Board of Trustees of the Anthony Public Library is please to submit for you appointment, the name of William H. Yandell to serve a four-year on this board. Mr. Yandell will replace Mr. J.D. Hays who has served two terms and is not eligible to succeed himself at this time.

In accordance with KSA 12-1222, the term will be from May 1, 2022, to April 30, 2026.

Mr. Yandell has agreed to accept this appointment, and is willing to serve on the library board.

Thank you for your consideration.

Respectfully submitted by the
Anthony Public Library Board,



J.D. Hays, President,
Anthony Public Library Board

PROCLAMATION

Anthony Public Library Day

WHEREAS, on April 7, 2022, the Anthony Public Library will celebrate its 125th Anniversary during National Library Week, April 3-9. The public is invited to visit the library to help observe this milestone.

WHEREAS, today's libraries are more about what they can do with and for their communities, and not just about what they have on the shelves;

WHEREAS, libraries have long served as trusted institutions, often the heart of their cities, towns, schools, and academic campuses;

WHEREAS, libraries serve people of all ages, interests and backgrounds providing the resources and space to engage in life-long learning;

WHEREAS, libraries offer equipment and professional staff support to utilize technology, programs and services; often free or with nominal charges to users;

WHEREAS, libraries are a resource for all - regardless of race, ethnicity, creed, ability, sexual orientation, gender identity or socio-economic status;

WHEREAS, librarians serve as information professionals who provide expertise, services and guidance for patrons to access credible sources and material, making their own informed decisions about the world today;

WHEREAS, the Anthony Public Library has long served the patrons of the city by providing these many valuable benefits for 125 years.

NOW, THEREFORE, be it resolved that I, Gregory L. Cleveland, by virtue of the authority vested in me by the laws of the City of Anthony, Kansas do hereby proclaim April 7, 2022 as Anthony Public Library Day in recognition of the 125th anniversary (1897-2022) of the Anthony Public Library. All are encouraged to visit the library for a public reception on this day from 3:00 – 6:00 p.m.

Gregory L. Cleveland, Mayor

ATTEST:

Cyndra Kastens, City Clerk/Administrator

(SEAL)

CITY OF ANTHONY
Temporary Food Establishments
Exemption Application

Name of Special Event: Sunflower Balloon Fest 2022
 Dates of Event: May 6, 7, 8 2022
 Organization(s) Sponsoring Event: Anthony Chamber of Commerce
 Location of Event: Anthony Airport and Main Street
 Is this event open to the public? (Circle One) Yes X No
 Is this an annual event? (Circle One) Yes X No
 Name of Applicant (Contact Person): Beth Farmer
 Phone # of Applicant (Contact Person) 785 383 6081

*By signing below, applicant acknowledges that he/she has read City Ordinance No. G-2786, Section 6 and agrees to abide by its terms.

Applicant Signature & Date: Beth Farmer 4/1/22 Executive Director

*NOTICE: Page 2 of Application must be fully completed prior to presentation to the City Commission for approval and must be updated by the applicant as new vendors are added to the list.

CITY ORDINANCE NO. G-2786, SECTION 6:

TEMPORARY FOOD ESTABLISHMENTS EXEMPTION APPLICATIONS

"Special City-wide public events may apply for annual Temporary Food Establishment Exemption Applications through the City of Anthony. Exemptions are only valid for the current year of the event and must be applied for on an annual basis. The Exemption Application must be turned into the City no later than thirty (30) days prior to the event, unless an exception is granted by the City Administrator. Each Temporary Food Establishment Exemption Application must include an all-inclusive Vendors' List of those vendors participating in the event. The Vendors' List must contain each individual vendor's name, address, and Federal Tax ID Number. It is the responsibility of the person or organization applying for the Temporary Food Establishment Exemption Application on behalf of the event to inform the City of any vendors added to the Vendors' List after the initial Vendors' List has been turned into the City. If a Temporary Food Establishment Exemption is granted by the City, then there is not fee assessed to the individual vendors on the approved Vendors' List."

CITY OF ANTHONY

Participating Vendors' List

Vendor's Corporate Name: Address (Street, City, State, Zip Code): Federal Tax ID # (for tax purposes only):

1. *Balloons Galore* 2529 Rebecca St. York City IA 572-72-1885
2. *Renewal by Anderson* 8033 E Douglas Wichita Ks. 004480817490-01
3. *Grandma's Pantry* 216 E Garfield Greensburg Ks 004-A150059315-01
4. *Butterbee Boutique* 1313 E 5th St Pratt Ks 84-2625898
5. *Leah Horsley* 260 SE 100th Bluff City
6. *Carter 1 Device* 609 N LLEG
7. *Ronick/Wheatland Computer Repair* 830 N LLEG 61003
8. *Community Health Center, Wakita* 1153 Cherokee 73-616-8891
9. *High Grounds Leather Bonds* 128 W Main Anthony Ks
10. *Sweet Sugar Willow Cotton Candy* 26609 S. Dean, Pretty Prairie A15008076
11. *Jacks Kettle Corn* 23855 W. 239th St. Paola Ks 66071
12. *Snack Shack 4 U's* 9923 W. Bunker Wichita Ks 84-369-3280
13. *Roll N Smoke* 1433 N 144th Rd Concordia Ks
14. *Wind Turv* Joplin Mo
- 15.
- 16.
- 17.
- 18.
- 19.

MO additional pages if necessary.

CITY USE ONLY:

Date Application Received: 30 Day Exception Granted? Yes No

Date Application Reviewed by Commission: Application Approved? Yes No

Mayor Signature:

Attest — City Clerk/Administrator Signature:

Notes:

ORDER

DATE: April 05, 2022

TO: John C. Klein
116 N. Lincoln
Anthony, KS 67003

RE: 116 N. Lincoln, Anthony, KS 67003

LEGAL: Lot Eight (8), Nine (9) & Twelve (12) in Block Thirty-three (33), 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

- X John C. Klein is in violation of Chapter VII, Article 2, of Anthony City Code.
- X John C. Klein is ordered to abate the health nuisance within 10 Days of the receipt of this order.
- X 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: **all trash and all other 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: **John C. Klein, 116 N. Lincoln, Anthony, KS 67003.**

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:

ORDER

DATE: April 05, 2022

TO: Kimberly Davidson
501 S. Lincoln
Anthony, KS 67003

RE: 501 S. Lincoln, Anthony, KS 67003

LEGAL: Lot Two (2) & the North Forty (40) ft. of Lot Four (4) in Block Nine (9),
Meig's Addition, 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

- X Kimberly Davidson is in violation of Chapter VII, Article 2, of Anthony City Code.
- X Kimberly Davidson is ordered to abate the health nuisance within 10 Days of the receipt of this order.
- X 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: **all trash, washer & dryer, and all other 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: **Kimberly Davidson, 501 S. Lincoln, Anthony, KS 67003.**

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:

UTILITY EASEMENT

STATE OF KANSAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
 COUNTY OF HARPER §

That the City of Anthony, hereinafter called "Grantor" for valuable consideration does hereby grant unto Harper County Rural Water District 4, hereinafter called "Grantee", an easement and right-of-way upon, across, and under the property described on Exhibit "A" attached hereto and incorporated herein by reference. The width of the easement shall be 20' and shall include the subsurface below and space above.

The easement, right, and privilege herein granted shall be perpetual, appurtenant to the land, and shall inure to the benefit of the Grantee, successors and assigns. Grantor represents that he or she is the owner of the above-described tract of land and binds himself/herself, his/her heirs, assigns, and legal representatives to warrant and forever defend the easement and rights described herein to the Grantee, its successors and assigns.

It is expressly provided, however, that in the event the easement granted herein has not been used by the Grantee as provided herein for a period of not less than twenty-four (24) consecutive months and that such easement has been abandoned, that upon the written request of the Grantor, or their successors or assigns, the Grantee will, at its expense, release so much of the easement that has been abandoned.

Grantee shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to contract and/or install within the right of way granted hereby the facilities that may at any time be necessary for the construction, installation, maintenance, operation, repair, replacement, and use of water services.

All property disturbed by Grantee and/or Grantee's subcontractor activities shall be restored as soon as practicable by the Grantee at its expense to substantially its former condition. Grantor reserves the right to restore property and remedy damages caused by Grantee and/or Grantee's subcontractor activities at the expense of the Grantee in the event the Grantee fails to perform such work within a reasonable time after notice from the Grantor.

Grantor agrees that waterlines and all related equipment installed within the easement property shall at all times remain the property of the Grantee and is removable at the option of the Grantee.

Grantee shall comply with the Kansas Statutes Chapter 66. - Public Utilities Article 18. - Underground Utility Damage Prevention Act to ensure the risk of damage with other facilities will be minimized. Grantee and/or Grantee's subcontractors will be responsible for damages caused by their violation of Kansas Statutes defined in Chapter 66. - Public Utilities Article 18. - Underground Utility Damage Prevention Act.

If at any time Grantor requests the Grantee to relocate any portion of their facility installed or maintained in streets or other public places in order to permit Grantor to change street grades, pavements, sewers, water mains or other City works, such relocation shall be made by the Grantee at Grantee's expense.

This instrument, and the terms and conditions contained herein, shall inure to the benefit of and be binding upon Grantee and Grantor, and their

respective heirs, personal representatives, successors, and assigns.

Grantor further covenants that Grantor, his heirs, successors, and assigns shall facilitate and assist the Grantee personnel and subcontractors in exercising their rights and privileges herein described at all reasonable times. Grantor shall not construct or locate on the easement property any structure, obstruction or improvement which will interfere with the Grantee's use of the easement.

Grantee agrees to indemnify and hold harmless Grantor from any and against any and all liability and or property damage when such liability or damage shall result from the use of this easement unless caused by the negligence of the Grantor.

Date: _____

BY: City of Anthony

Cyndra Kastens, City Clerk/Administrator

THE STATE OF KANSAS §

COUNTY OF HARPER §

BEFORE ME, the undersigned authority, on this day personally appeared _____ and _____, known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 202__.

Notary Public

EXHIBIT A - DESCRIPTION

The following described property in Harper County, Kansas:

A 793.71 feet by 20 feet easement adjacently located south of the K-44 Highway Right of Way extending south onto City of Anthony property, further described as: A point beginning on the south line of the K-44 Highway Right of Way which intersects at the west line of the Northeast quarter of 29-33-6 (parallel to the west line of the City of Anthony property), then east a distance of 793.71 feet along the south line of the K-44 Highway Right of Way, then south 20 feet, then west 793.71 feet, then north 20 feet to the point of beginning.

Compensation Study Request for Proposals

City of Anthony

MUST BE SUBMITTED BY APRIL 15, 2022 AT 5:00 P.M.

Submit six (6) copies inside a SEALED envelope marked “Compensation Study”.

*Please do not bind proposal.

No emailed or late proposals will be accepted.

Send to:

City of Anthony

ATTN: Cyndra Kastens, City Administrator

124 S Bluff

P.O. Box 504

Anthony, KS 67003

RFP's will be opened at the April 19th regular meeting of the Anthony City Commission at 6:00 p.m. Bids will not be awarded until the following regular meeting of May 3rd.

REQUEST FOR PROPOSALS (RFP)

Compensation Study

OVERVIEW

The City of Anthony, Kansas, hereinafter referred to as the “City”, is seeking proposals from qualified Consultants/Firms to conduct a salary/compensation study. The Consultant/Firm will work with the City Administrator to review our compensation structure and recommend comparable public/private survey markets. Consultants/Firms shall consider the compensation and benefits package received by employees with the City as it relates to both the external and internal markets.

CITY OF ANTHONY ~ PROFILE

The City of Anthony, Kansas, is located in Harper County in the Southcentral region of the state. Our population is approximately 2,108, with an estimated median household income of \$53,462. The City operates under a Commission form of government with an annual budget of \$11.3M. Anthony is a Second-Class city in Kansas, though you will note by population that Anthony is at the very bottom of that classification range, suggestively more comparable by cities of similar population and rather than class. The City’s primary objective is sustainability and growth, with a significant focus on improved infrastructure, economic development, and housing.

CLASSIFICATION, COMPENSATION, AND ATTENDANCE/LEAVE SYSTEM

The City has seven main departments: Administration, Police, Fire (volunteer), Streets, Water/Wastewater, Electric Production, and Electric Distribution. Each department has a department head that is under the supervision of the City Administrator. There are four sub-departments supervised under one of the main departments: Lake, Parks, Mechanic Shop, Maintenance/Custodian. The City has 30 full-time employees, one part-time, volunteer fire staff and regular seasonal positions.

The City has a job description for all full-time and part-time positions and currently utilizes a pay range plan with positions being identified on different levels of the pay range. Employees are placed on the pay range via pay “grades/tiers” based on their position and skill level at time of employment. The pay scale was adopted in 2017. The Governing Body may approve annual cost of living and longevity salary increases and may set the percentage allowable for merit increases in budget each year. City employees have not received cost of living or longevity increases since the pay scale was adopted. Merit increases have been approved by budget annually and awarded based upon annual employee performance evaluations.

The City changed the leave policy in 2017, shifting from separated vacation and sick leave to combined PTO time. Employees accrue a number of hours per month (based on longevity) for PTO leave, with annual carry over accrual up to 360 hours. Employees also receive 40 hours annually for short-term disability leave (STD L). At the end of the year, PTO hours in excess of 360 are rolled into STD L, which can accrue up to 1,440 hours. The attendance/leave policy also contains provision for 1 annual personal day, established city holidays, maternity, FMLA, funeral,

and other leave. Retirement (located in a different section of the personnel policy) is also referenced in certain sections of the attendance/leave policy with respect to the pay-out of PTO and STDL.

The City is receiving concerns that our current employee pay is no longer comparable to similar job markets and the surrounding geographic region. In addition, the implementation of the newly combined PTO system has revealed the possibility that PTO credit earned and pay-out at employment separation may also be inconsistent with market comparability.

GOALS & OBJECTIVES

The City's goals include attracting and retaining qualified employees, to incentivize existing talent for promotional opportunities and to be a leader in the comparable market place in terms of competitive wages and benefits for all positions.

- Maintain a current system of position classifications, classes, and tiers that ensure positions performing similar work with essentially the same level of complexity, responsibility, knowledge, skills, and abilities are classified and grouped correctly;
- Provide pay/salaries and incentives commensurate with assigned duties, competencies, education and industry specific qualifications/certifications;
- Clearly outline career paths/promotional opportunities and provide recognizable compensation growth;
- Establish justifiable pay differential between job classes.;
- Provide an attractive total compensation and benefits plan to existing and prospective employees that is still within responsible fiscal range of the size of community we are;
- Maintain a competitive position with other comparable government entities and private employers within the same geographic areas; and
- Identify position and skills gaps in departments, or overlapping areas in departments and create a comprehensive succession plan.

SCOPE OF WORK

The Consultant/Firm is expected to develop and conduct a comprehensive total compensation and benefit analysis of the City of Anthony as compared to at least ten private and ten public sector external labor markets based on industry specific compensation studies/standards to verify the city's current level of compensation comparability and attendance/leave and make recommendations for needed changes to the compensation and attendance/leave system.

The scope of this project includes:

1. Evaluate and make recommendations for deficiencies in classification, class, and grade/tier range of current employment positions.
2. Identify salary market data to validate the target rates within the pay ranges.
3. Evaluate employee benefits, with special focus on compensation and attendance/leave plans against public/private sector (especially against municipalities comparable in population size, not just municipal classification) and make recommendation for areas of suggested change to

aid the city in meeting its employment and retention goals to remain competitive for our geographic region.

4. Perform cost analysis/financial impact analysis of implementing any proposed changes.
5. Meet with the City Administrator to review preliminary findings.
6. Prepare a written plan and deliver a final presentation to the Governing Body.

CITY PROVIDED SUPPORT

The City will provide organizational charts, payroll information needed for analysis, pay scale, incentive plans, employee handbooks, job descriptions, access to staff as needed and other information necessary for the Consultant/Firm to complete the survey.

DELIVERABLES

The Consultant/Firm shall:

1. Review current compensation plan and address current challenges in recruiting and retaining employees.
2. Recommend adjustments to the salary structure and provide justification for the band widths and step ranges.
3. Capture the 25th, 50th, and 75th percentiles of the proposed pay grades and plot salary progression within the band.
4. Review and recommend starting pay for each job classification, and the impact for existing positions in comparable job classes.
5. Review existing city pay incentives and recommend an organization-wide incentive pay structure.
6. Review existing attendance/leave and separation from employment policies and recommend plan options where incomparability's to similar municipalities are determined. Include a recommended transition plan to address the impact of change to existing employee leave accruals and benefits.
7. Recommend strategies and priorities for plan implementation.
8. Provide recommendations for the ongoing internal administration and maintenance of the proposed compensation plan, including annual (or other periodic) market survey.

QUALIFICATIONS

To be considered, a Consultant/Firm must be a full-service consulting firm in the field of compensation analysis and valuation techniques. The Consultant/Firm shall demonstrate that its job classification, compensation system and recommendations have been successfully implemented and maintained in at least four municipalities and/or private sector companies comparable in size and scope.

SUBMITTAL OF PROPOSALS

Proposals shall be submitted in writing. The submission shall contain six (6) copies of the proposal to be in one sealed envelope/package with the name and address of the Consultant/Firm clearly

marked on the outside of the envelope/packaging. The proposal shall be clearly marked “COMPENSATION STUDY” on the outside of the envelope/packaging.

FORMAT

The City requests the following format be utilized for the proposals for ease of reference and comparison.

- a. Title Page (To include total project cost. Individual price breakdowns can be detailed in section h below).
- b. Table of Contents
- c. Consultant/Firm profile: Include information on the Lead Firm(s), Joint Venture Partners, an overview of the firm, history, organizational structure, number of years in existence, length of time in the HR consulting business, staff size, number and location of offices, areas of expertise, number and type of employees in the local office, description of corporate philosophy/culture and the number and the type of clients which you serve.
- d. Outside Consultants or Sub Consultants expected to be used for this project: Name, address, contact information, specialty or role with this project, years of experience providing compensation studies for municipalities.
- e. Experience and References: Projects your firm has completed within the past five years that are similar to those requested by this RFP. Special attention shall be given to projects your firm has completed for other City entities. For references, include company name, address, persons to contact, telephone number, a brief description of the project completed by your firm and the date completed.
- f. Key personnel who will be assigned to the City’s project: List the person’s name, title, project assignments, years of experience, brief summary of their work experience, areas of expertise, length of service with your firm, reporting relationships, location, clients and any other qualifications relevant to the City’s project.
- g. Describe your firm’s approach to the project, including a general overview of the services to be performed, personnel to be assigned and their qualifications, timeframes and deliverables that will be provided to the City.
- h. Identify all costs related directly or indirectly to this project, including, but not limited to employee classification, hourly rate, travel time, out-of-pocket expense, etc. No add on costs will be accepted, unless mutually agreed upon by Consultant/Firm and City.
- i. Describe what sets your firm apart from your competitors and if there is a particular area of expertise for which your firm is known. Please include any additional information deemed necessary to add value to the proposal.
- j. Provide a description and listing of data that would be needed from the City.
- k. Describe the schedule you would propose to review our current job descriptions, meet with employees, review the City’s current compensation structure, and assess alternatives and enhancements.
- l. Describe your firm’s benchmarking capabilities, access to industry specific and other surveys, date of surveys, process for aging data, if applicable, and web-based tools available to clients.

SPECIAL CONDITIONS

- A. During the evaluation process, the City reserves the right to request additional information or clarifications from those submitting proposals, and to allow corrections of errors and/or omissions.
- B. Submission of a proposal indicates acceptance by the firm submitting the proposal of the terms, conditions and specifications contained in this RFP.
- C. The City will not pay for any information herein requested, nor is it liable for any costs incurred by those submitting proposals. The City reserves the right to select the Consultant/Firm that will best meet needs of the City. Consultant/Firms and/or proposals that do not meet the stated requirements will be disqualified.
- D. No Consultant/Firm may withdraw their proposal for a period of sixty (60) days from the date set for the opening thereof.
- E. By submission of a proposal, each Consultant/Firm certifies that:
 - a. The Consultant/Firm has not paid nor agreed to pay any person, other than a bona-fide employee, a fee or a brokerage commission resulting from the award of this contract.
 - b. The City may, by written notice to a Consultant/Firm, cancel any award under this RFP if it is found by the City that gratuity, in the form of entertainment, gifts or otherwise were offered or given to any representative of the City with intent to influence securing the award of a contract or other favorable treatment with respect to this RFP.
 - c. The responding Consultant/Firm assumes sole responsibility for submitting complete proposals and ensuring that all requirements are met. No special consideration shall be given once proposals are opened because of the Consultant/Firm's failure to be knowledgeable about all requirements of the RFP. By submitting this proposal in response to the RFP, the Consultant/Firm represents that it has satisfied itself, from its own investigation, that it has fully met the requirements of this RFP.
 - d. Each proposal shall be signed by an officer of the Consultant/Firm's company, or a designated agent empowered to bind the firm in a contract.

GENERAL TERMS AND CONDITIONS

- Proposals may be withdrawn prior to the time and date set for the deadline for submission. Any such request must be made in writing on company letterhead and signed by the Consultant or authorized agent of the firm.
- The City reserves the right, before making an award, to investigate whether the qualifications or services offered by the Consultant/Firm meet the requirements set forth in the RFP. The City reserves the right to waive any defects and informalities in any proposal, to reject any and all proposals as may be deemed in the best interest of the City.
- The City reserves the right to consider historic information and fact whether gained from Consultant/Firm's submission in response to the RFP, question and answer conference, references or any other source, in the evaluation process of this RFP.

- Consultant/Firm shall not include federal, state, or local excise or sales taxes in their proposal prices, as the City is exempt from payment of such taxes.

INDEMNIFICATION

Consultants/Firms submitting proposals in response to the RFP, agree to indemnify and hold harmless the City, its officers, employees and agents from and against all claims, damages, losses and expenses arising out of the submission of any proposal or possible subsequent limitation on the amount or type of damages, compensation or benefits payable for or by the Consultant/Firm or their designated agent under the Worker's Compensation Act, Americans with Disabilities Act, or other federal and state laws.

The City of Anthony has certain insurance requirements that must be met. The Consultant/Firm will be responsible to purchase and maintain at its sole expense the following insurance coverage and provide proof of coverage to the City.

- Professional liability insurance covering negligent acts, errors or omissions of the Consultant/Firm, its agents, officer, and employees. Total aggregate policies of insurance shall be in an amount of not less than One Million Dollars (\$1,000,000.00).
- A comprehensive general liability policy of insurance shall be purchased and maintained that lists the City as an additional insured. Such policy of insurance shall be in an amount of not less than One Million Dollars (\$1,000,000.00).

WORKER'S COMPENSATION

A Workers' Compensation and Employer's Liability Policy shall be procured and maintained by the Consultant/Firm. This policy shall include an "all states" endorsement. Said insurance policy shall also cover claims for injury, disease, or death of employees which, for any reason does not fall within the provisions of the Workers' Compensation Law.

Liability Limits shall not be less than:

- Workers' Compensation – Statutory
- Employer's Liability - \$500,000.00 each occurrence.

Consultant/Firm shall furnish the City with copies of all insurance policies or certificates of insurance policies that must be maintained hereunder. In addition, insurance policies applicable hereto shall contain a provision that the City shall be given thirty (30) days written notice by the insurance company before each policy is substantially changed or canceled.

AWARD OF SERVICE

The City will award services to the Consultant/Firm who is determined to have submitted the best overall proposal in accordance with the specifications and all required documents. The City reserves the right to reject any and all proposals based upon its sole discretion. Respondents that fail to provide information requested by the City will not be considered for award.

NEGOTIATIONS

The City may conduct negotiations of technical aspects of the proposals and/or prices after reviewing all proposals submitted. These negotiations will only be with the Consultant/Firm whom the City is considering for award of services. Post-proposal negotiations may be conducted jointly with representatives of the City and Consultant/Firm's representative. Said representative shall be certified, in writing, by the Consultant/Firm, as qualified and empowered with the authority for answering and giving administrative, technical and price clarifications relative to the proposal.

SELECTION PROCESS

The proposals will be evaluated by the City Administrator and the members of the governing body. The governing body shall tabulate and score each qualifying proposal received.

Equal Opportunity

The City of Anthony does not discriminate on the basis of race, color, creed, national origin, sex, religion, age, sexual orientation, gender identity, marital status, status with regard to public assistance, membership on a local human rights commission, disability or any other basis protected by law in the admission or access to or treatment of employment, program, activities or services. The Consultant/Firm selected must provide a copy of its nondiscrimination policy and shall not discriminate under the contract against any person in accordance with federal, state, local regulations and City policy; and shall require the same in writing of any sub-contractors utilized for this project.

Evaluation Criteria

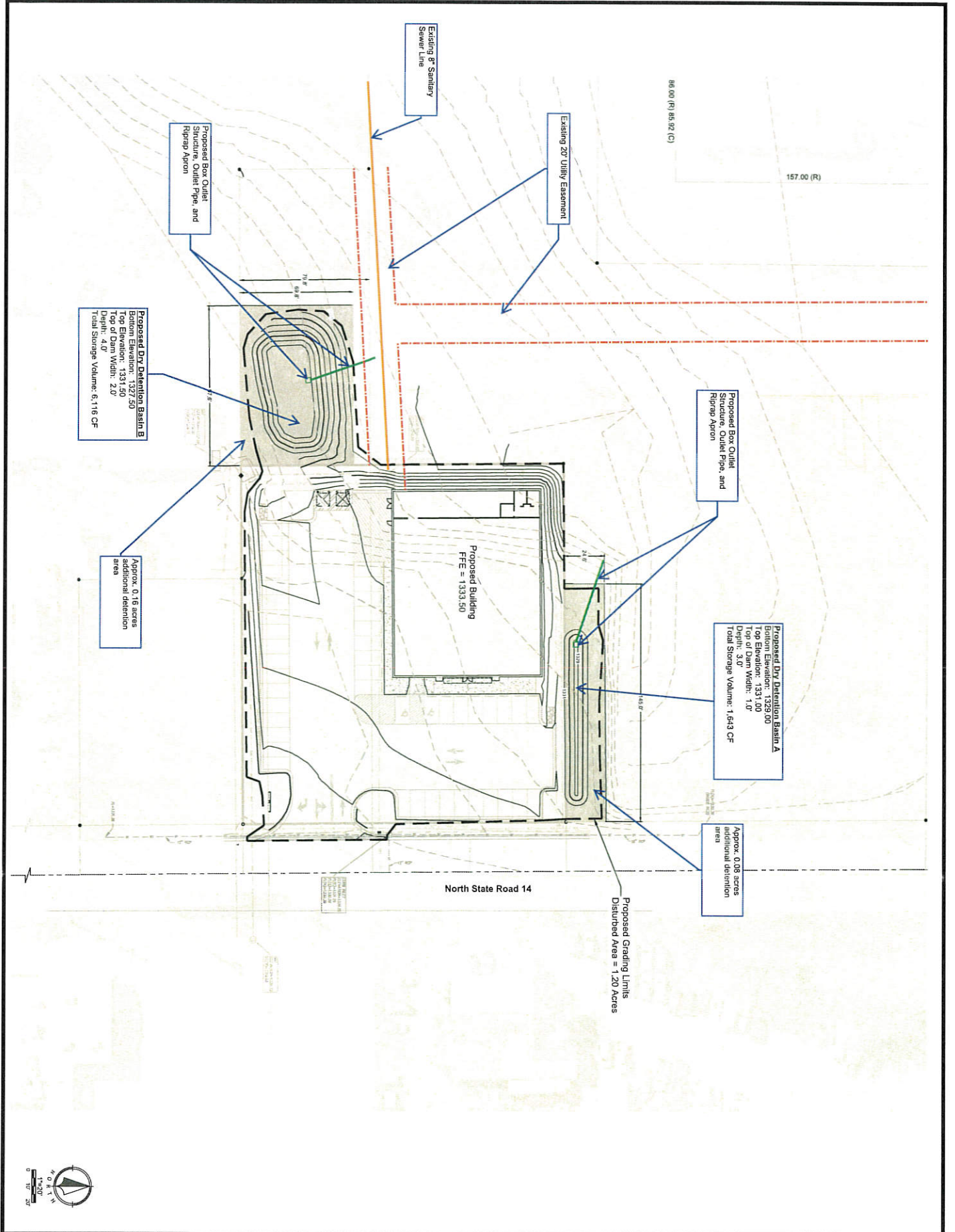
Members of the governing body will review and rate each responsive proposal based on the following criteria:

- The ability, capacity, and skill of the bidder to provide the service required or perform the contract; as well as adequacy of team/resources to complete the project within the proposed timeframe
- Whether the bidder can provide the service or perform the contract in a prompt timeframe as specified, without delay or interference;
- The total price of the bid to provide the service or perform the contract;
- The character, integrity, reputation, judgment, experience, and efficiency of the bidder in providing similar services to municipalities.
- The quality of performance of previous services or contracts;
- The previous and existing compliance by the bidder with laws and ordinances relating to the service or contract;
- The sufficiency of the financial resources and ability of the bidder to provide the service or perform the contract;
- The quality, availability, and adaptability of the supplies or contractual services to the particular use required;

- The ability of the bidder to provide future maintenance and service for the use of the subject of the contract;
- The number and scope of conditions attached to the bid;
- Whether local preference is granted to a bidder or not.
- Detailed project plan, identification of unique issues related to project, and the process proposed for communications with City staff.
- Key personnel who will be assigned to the City's project, and their experience with similar projects.
- Applicable resources offering quality assurances/quality control procedures;
- References for similar projects with comparable municipalities and industries within the past 5 years.

Questions: Please direct all questions regarding this RFP to:

Cyndra Kastens, City Administrator
ckastens@anthonykansas.org
124 S Bluff – P.O. Box 504
Anthony, KS 67003
(620)842-5434



To: City Commissioners
From: Cyndra Kastens

Re: City Clerk/Administrator Report
4/5/22

**125th Anniversary Celebration for the Anthony Public Library to be held on
 Thursday April 7th, 2022, from 3:00 p.m. – 6:00 p.m.**

CONSENT AGENDA

1. Approve Regular Meeting Minutes of March 15, 2022
2. Special Appropriations:
 - Fund#34 Capital Lake Maint & Imp - EBH \$2,092.14 - RV Dump
 - Fund#34 Capital Lake Board Cap - M & S Trucks - Rock for ADA Boat Dock
3. Appropriation Ordinance No. 6109 \$331,002.88
4. Approve 3.29.2022 Payroll \$48,438.90
5. Reappoint Cyndra Kastens as KMEA Director 2
6. Reappoint Allen Finley to Fill Remainder of Justin Francis's Term to 2024

The Recreation Director has resigned her position and the Rec Chairman has also resigned from the board. The Rec Commission appointed Allen Finley as the Chairperson and he agreed to stay on and fill the remainder of Justin Francis' term. There are ads out for both positions and interviews are being held for the Rec Director. If you know of anyone wanting to help with Rec, send them their way!

7. Appoint William H Yandell to a Four-Year Term on the Anthony Public Library Board
8. Approve Proclamation - Anthony Public Library Day

PUBLIC HEARINGS - NONE

REGULAR BUSINESS

9. CID Committee Appointment - Shelly Hansel

There have been some discussions about City of Anthony representation on the CID Committee. Shelly has visited with the Harper County Commissioners, and they would like to appoint a City Commissioner to serve on the CID committee. Shelly will be here to discuss this. The Commission will need to decide who will serve on the City's behalf and report back to the City Commission. NOTE: I also asked Shelly how they were able to appoint a new seat inquiring as to the legal creation of an additional committee member. She has not gotten back to me on that yet. Maybe she will know more by Tuesday.

10. 2022 Sunflower Balloon Fest Food Vendor Exemption List

Beth turned her list into Sherri. I am reading it now and some of the names confuse me a bit. I am having Sherri verify that these are all actual food vendors. We will have that confirmation for you by the meeting.

To: City Commissioners
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Re: City Clerk/Administrator Report
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11. Commission Invitation to April 20th Lions Club Meeting

Reland Cole with the Lions Club attends the local Anthony chapter meetings to help guide and direct the Anthony Lions Club. He has extended an invitation for a member of the City Commission to attend the April 20th meeting. I attended in February. I believe he is just looking for opening the door of communication and awareness of the Lions Club and ideas/support for projects. I will be asking the Commission if they would like to accept the invitation and who you would appoint to send to attend the meeting on the 20th.

12. ARPA - Plan B Considerations

I will have to turn in our first reports at the end of this month. We have committed the ARPA money as match on the BASE grant however, if we do not get that grant, we will need to have a pretty quick plan B. I will be bringing a list of options to consider. Some of them will take some time to get some numbers together so I have it on this agenda to get guidance on. That would give us one more meeting before I have to report in case I need to research information and bring it back for more consideration. Basically, if we do not get the BASE grant, what else are we going to do with the ARPA money. NOTE: BASE grants were supposed to be awarded at the end of March but due to overwhelming submission numbers, this has been extended.

13. Police Department Security Renovation

Kenny will present a proposed security renovation to the police department to provide for better safety for Donna who is in the building by herself the majority of the time.

14. Health Nuisance 116 N. Lincoln Klein 2022

15. Health Nuisance 501 S. Bluff Davidson 2022

16. Approve Water Line Easement at Burn Site for Rural Water No. 4

Rural water needs to get a line to Alan and Debbie Francis east of town, and they will need to cross our land at the burn site (by Anderson Welding). We need to give them an easement to do the work.

17. Approve to Submit RFP for Compensation Study

I have prepared an RFP for submission to secure consulting services to perform a salary survey for the COA as requested by the Commission. I will need it officially approved in minutes to submit the RFP's. Under the RFP section of the city procurement policy, the Commission is supposed to tabulate the bids and references are supposed to be checked prior to awarding a bid, so I will have the RFP openings on the April 19th meeting and RFP approvals at the May 3rd meeting. That will give two weeks to tabulate and check references prior to award. We will get you tabulation forms to utilize for this purpose at the meeting on the 19th.

18. Approve Additional Land Donation Necessary to Accommodate Required Drainage Plan for Family Dollar 120 N LL&G

KDOT has put a stop order on the work at the Family Dollar location pending submission of an approved drainage and traffic study to appropriately accommodate for the displaced runoff that will

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not be created at this location. Family Dollar is preparing the necessary documents to submit to KDOT but will need additional land in order to accommodate the dry detention basins they are planning to propose to construct to satisfy the drainage issues. I will explain more at the meeting. If the Commission decides to grant the request for additional land I will need the following in the motion:

“Motion to approve an additional commercial incentive donation of up to a total of 12,000 square feet of land combined from Blocks 7 & 8 of the Jennings Addition to CBC DT, LLC for the purpose of constructing dry detention basins (or other approved drainage solution) contingent upon City of Anthony and KDOT approval of the proposed Drainage and Traffic studies, and further authorize the City Administrator to execute all documents at closing.”

Admin’s Report:

1. 432 S Anthony – At the request of the Anthony City Attorney in order to keep this process moving forward, he is requiring a qualified building inspector make official determinations on dangerous structures in the city. To meet this request, Pratt County Building Inspector Brad Blankenship was present on March 24th to perform said inspections on the dangerous structures in Anthony. Brad is preparing final reports to send to the city for review. I have also visited with the City Attorney on the new draft resolutions, and he has requested a work session with me which we will be holding next week.
2. City Board and Rec Commission Vacancies – An ad was placed in the newspaper to broaden awareness of the various board and rec commission vacancies we have right now. The following have openings: Rec Commission, Airport Board, Planning Commission, ID/Eco Devo Board, Tree Board, and Transient Guest.
3. Housing – The land bank portion of the housing plan I briefed you on last month is becoming more and more popular across the state. At the bottom of this report, you will find an article regarding the City of Wichita’s new Land Bank process. Shows that most were in favor of it, with a unanimous vote from their Council but there is some opposing comments you could read as well. Still, land banks definitely seem to be a very viable option for communities to deal with housing, one of many areas that will all need to have pro-active activity. I am still working on the full housing plan to present but have been delayed dealing with grants. More to come.
4. Cybersecurity – New and increased warnings continue to surface from the government to municipalities in regard to critical infrastructure. I have worked with our IT for the last two years to ensure we have safeguards in place. We do have one area that, for the purpose of security I will not provide detail on that, will need some hardware changes to reach the preferred security level that would meet the government’s warning. Feel free to ask me about this during report updates at the meeting. Otherwise, know that we will be making those hardware/procedural changes.

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5. Staffing – Many ads have gone out for various positions at the city: water/wastewater, police officer, rec director, summer mowing staff x3, and lifeguards/pool manager. Richard Meek's (water/wastewater) last day will be April 8th. An ad for a superintendent will be sent to the paper this week. Callie Carpenter has accepted the position as Utility Billing Clerk and will start on April 11th. Interviews are upcoming for police. City of Anthony staff will also be present at the upcoming job fair at Chaparral which will host employers for both student and adult positions available in the county.
6. HP CO STRONG – Packets are out for the Challenge which starts March 27th! I will have one packet at the Commission meeting for you to look at if you would like.
7. Steve Bellesine Small Dredge Project at Anthony Lake – In case you see some activity at the lake over by Steve Bellesine and John Mitchell's lots (Lot 1E and B), Steve will be dredging the lake around his dock and up into the cove at this location. Map attached for reference. The scope of the project will include dredging in the lake and up into a cove on 1E, installing rip rap at the shore to protect the bank from sloughing due to the dredge, relocating the removed material up by Steve's house for later use, and installing a conservation structure to prevent further sedimentation from the small waterway located on 1E. State and Federal permits were required and the city (owning the lake) had to be one of the applicants on the federal permit. The feds were good to work with, thought this process was not fast, it would have taken an additional 2 more months to get their approval, but they were kind enough to move it up in order to try to catch the window of the lake being low right now. All permits are approved, and I expect Steve to hire the work to be completed promptly.
8. Pizza Ranch – I have continued to work with the architects at the Pizza Ranch. They have requested a variance to the IBC code requirement that calls for a men's restroom and a women's restroom for the occupancy number they have. In recognition of the need to comply with ADA and due to limited spacing availability in the existing physical structure, I have granted them a variance to this requirement by allowing one unisex ADA accessible restroom to be constructed in place of the existing two restrooms.
9. Powerplant & 138 Sub Operation and Maintenance – CHUBB has agreed to accept the monitoring plan for units 2 & 3 step-up transformers. They will be subject to oil and gas analysis, and we will trend the results to monitor and evaluate moisture content. Bob Collins will be onsite April 11th to discuss this when he is here to finalize the operating permits on the boilers.

Solomon delivered the three new transformers to the power plant. KMEA was onsite March 28th to assist in the changeout of the transformers and perform the annual maintenance. However, one of the transformers from Solomon had burned up wires inside the control panel and all three were pinned at the wrong voltage being delivered to us set at 7620 instead of 7200. This is a huge oversight on the part of Solomon, especially on the one transformer that was obviously damaged (both visually in the control box and electronically on the quality control test report that accompanied it). Of course, these are

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refurbished models, but this one unit could not have gone through proper refurbishing and been left with burnt up wiring. Solomon is picking up the one with the burned wiring to take it back and correct it. Then when they bring that one back, they will plan to be a full day onsite to re-pin the other two.

10. CRS Floodplain Insurance Rebate Program – We have completed our 5-year renewal. We will be dropping from a level 7 to a level 8. This means we will go from citizens being able to get a 15% rebate off their flood insurance to a 10% rebate. There were some other program activities we could have incorporated to try to maintain a level 7 however, due to my current workload and the few number of homeowners who have flood policies, I declined the additional programming options.

11. Department Activities:

Street –

Helped Line Crew wreck out line by Crofts.

Helped Line Crew with pole behind Joe Hall.

Helped Line Crew with pole on N. Anthony.

Replaced some plywood at Skate Park.

Cleaned out culverts on Hayes Street.

Cleaned Restrooms at Parks.

Picked up brush and trash at the parks.

Helped water department with leak north of town on the 2" line.

Picked up trash in ditches around town.

Patched some potholes.

Put more rock on road for the dump station at the lake.

Graded roads in town, at the lake, power plant and sewer plant.

Cleaned up burn pit in the restroom at the east park, big mess.

Pulled out the trash truck in the alley.

Everyday maintenance.

Spread sand on West street and by Dollar General.

Water/WW –

Rounds

Locates

Repaired water leak two miles north of town.

Finished installation of Golf Course water line.

Helped line crew set pole.

Cleaned backhoe.

Serviced Vac Truck.

Cleaned Water plant.

Repaired toilet in Park.

Cleaned well houses

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Cleaned lift stations
 Cleaned trucks
 Water samples
 Repaired water meter at 400 block S. Franklin
 Cleaned high service pump house

Electric Distribution -

Disconnected power at 42 W. Hwy. 2 for upgrading electric service.
 Removed 4 spans of old 14.5 feeder line at S.W. 60 Rd and S.W. 10 Ave.
 Set lift pole at 112 S. Jennings and energized upgraded electric service.
 Had a KEC Safety meeting over damage claims and supervisory.
 Hung 54 door knockers
 Work Orders
 Turn On-Off Orders
 Just Read Orders
 Had outages on the east side of the lake. (Cause from tree limb)
 Had an outage at 301 N. Madison (Cause from wildlife)
 Had an outage at 317 S. Springfield (Cause from wildlife)
 Had an outage at 206 S. Franklin (Cause from tree limb)
 Reset school zone lights
 Removed tree limb off primary wire at the golf course.
 Meeting on insurance and department head meeting.
 Had an outage at 200 S Springfield, cause was wildlife.
 Quoted a new service 8 miles east and 1 south.
 Met with Jarret Schmidt about his new service 6 north and 3.5 east.
 Unloaded 500kv regulators at the power plant.
 Had an outage in the northwest rural. Cause was a broken primary wire 5 north and 5 west.
 Replaced T8 bulb at the 911 memorial.

Electric Production –

Worked on some reports, worked with Melinda to get the yearly online report done for KDHE air emissions.
 Had help take some vacation over spring break, NC helped research some things at the courthouse.
 Guys got the bad valves changed out on the #3 radiator so it should be ready for summer.
 Normal training and planning of upcoming projects.
 Larry and Naaman have been working on plan for the boss and Larry was on call for this week.

Mechanic –

Servicing mowers
 Service #4 and order parts for front end
 Service #5
 Service lake tractors and investigate leaks

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Service #5 and flush transmission.
 Work on transmission flush machine.
 Service #70 tractor and fix hydraulic leak.
 Work on carburetor for #17 park mower.

LAND BANKS:

By Shelby Kellerman – Reporter, Wichita Business Journal
 May 19, 2021, 1:40pm EDT

The city would like to revitalize Wichita's abandoned and neglected properties, mostly residential homes, that are difficult to sell on the private real-estate market.

Or at least get them prepped and ready for revitalization.

The City Council on Tuesday voted unanimously to approve the creation of the Wichita Land Bank, a new program that will allow the city to:

Acquire blighted properties;
 Abate their special assessments and back taxes;
 Sort through ownership and title issues;
 Maintain the properties;
 And then sell or transfer the property to a developer or nonprofit that will bring new life to it.
 The city says the priorities will be focused on affordable housing, neighborhood revitalization and open spaces.

"This is a game-changer for Wichita to help increase the inventory of homes for sale, improve the quality of life for Wichitans and increase homeownership," Council member Jeff Blubaugh, a real-estate broker, said during Tuesday's meeting.

Tuesday's vote also established the creation of a seven-member board of trustees that will be appointed by each member of the City Council. The board will oversee the land bank, but ultimately each acquisition has to be approved by the Council.

Council members will make their appointments after a second reading and publication of the ordinance creating the land bank.

How the land bank works

The land bank's by-laws, policies and procedures are still a draft at this point, and will need approval from the board of trustees and the City Council.

But as it's written now, land owners could either donate or sell their property to the land bank. The focus will be on properties within a 3-mile radius of the Wichita downtown core, roughly 29th North to 31st South, and Ridge to Rock roads.

Earlier this month, the Council approved a budget of approximately \$334,000 in HUD Community Development Block Grant funding for land bank activities.

Because the land bank will have limited carrying capacity, the city says the program will need to be strategic when taking ownership of properties.

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Land banks, by state law, are prohibited from engaging in eminent domain.

At its core, the program is designed to assist properties that are facing title issues, lack of clear ownership, tax delinquency and outstanding assessments, and have languished for years with no interest.

"It's an organization that can spend the time... to unravel some of those issues," said Scott Wadle, director of the Wichita-Sedgwick County Metropolitan Area Planning Department, during Tuesday's Council meeting. "It has a unique ability to ... abate back taxes."

As for the maintenance of the properties, Wadle tells the WBJ that the details aren't worked out yet, but the expectation is that the land bank would keep properties well maintained, including mowing and preventing trash and debris from accumulating.

Wadle said there isn't a time limit on how long a property can sit in the land bank, but because of the limited budget and carrying capacity, there will be emphasis on relatively quick turnover of properties into the private market.

The goal is to sell the properties to a developer or home builder, for example, or transfer it to a nonprofit like Habitat for Humanity. Those companies or organizations will do the work of renovating or rebuilding for future use.

And after a property is removed from the land bank, it goes back on the city's tax rolls.

How it will impact local real estate

Sheila Rumsey, CEO of Realtors of South Central Kansas, says there are a number of such properties in Wichita that are in poor condition.

"It seems like there are lot of really small lots," she said. "Whether it's people that have inherited land, family no longer lives there and it just sits there and they don't know how to get rid of it or what to do with it."

Rumsey said the local association is supportive of the land bank in the sense that it provides additional affordable housing.

"If this is a way to get those properties moving and get people interested in building in some of those areas, it seems like a win-win for everybody," she said. "There's builders that are considering if they can come up with an option to build some fairly inexpensive housing and get into some of those. I think we could see some movement."

Wess Galyon, president and CEO of the Wichita Area Builders Association, spoke to the Council on Tuesday in support of the land bank.

"We have a constant dialogue with our members that are waiting to see if this gets done," Galyon said.

The city program isn't exclusive to just residential properties.

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Wadle said the land bank could acquire commercial properties, and sell or transfer properties for future commercial use. Some retail establishments, especially grocery stores, he said, have been important for neighborhood revitalization.

Wadle said it is likely, though, that the value of the commercial properties will limit the ability of the land bank to purchase and maintain them.

Jeff Englert, senior vice president of local commercial real-estate firm NAI Martens, says he sees potential for future multifamily development to come out of the land bank, such as a duplex or apartment.

"I think a lot of that will come down to what incentives will be involved in order to make it happen," such as low income tax credits, Englert said.

New-construction rental product in older, lower-income neighborhoods can be attractive, Englert said. But the question is whether or not the rents will make financial sense.

"If the incentives aren't enough to fill the gap that comes along with the rents that comes with something like this, it's almost a useless exercise," Englert said. "It's not even so a developer can go out there and make a killing, it's just so they can make sense of a deal."

John Todd, who said he is a former real estate development professional and former member of the Metropolitan Area Planning Commission, spoke to the Council on Tuesday in opposition of the land bank.

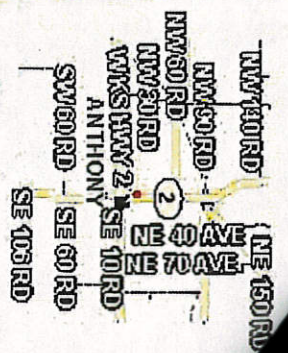
Among his concerns, Todd said there is potential for corruption among the land bank board of trustee members, which the city says is addressed in an ethics and conflict of interest section of the board's by-laws.

A government housing community creates renters, not home owners, Todd said to the Council.

"I believe the wealth and prosperity of home ownership that we enjoy in Wichita ... has been treated and produced by private, for-profit land developers and builders," he said. "These enterprising individuals risk their own money by offering housing choices that are market driven.

"(The land bank) Is a simple continuation of governmental attempts to participate in the land development business. Unfortunately they create more problems than they solve."

Dug #1



- 3) Maximum

MAR 17 2022

Chief Engineer, Division of Water Resources
Kansas Department of Agriculture

This Cadastral Map is for informational purposes only. It does not purport to

THIS MAP IS NOT TO BE USED FOR NAVIGATION