

A. **CALL TO ORDER/ROLL CALL**

\_\_Nisly \_\_Schmidt \_\_Weber \_\_Garretson \_\_Fairbanks \_\_Scofield

B. **PLEDGE OF ALLEGIANCE**

C. **APPROVAL OF AGENDA (ADDITIONS/DELETIONS)**

D. **APPOINTMENT OF CITY CLERK**

1. Appointment of Michele Nightingale as city clerk (followed by swearing in)

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

2. Swearing in of City Clerk Michele Nightingale

E. **EXECUTIVE SESSION**

1. Non-elected Personnel

2. Non-elected Personnel

F. **CITIZEN COMMENTS**

G. **CONSENT AGENDA**

1. Approval of Minutes – Regular Meeting, February 13, 2023

2. Approval of Minutes – Special Meeting, February 16, 2023

3. Approval of Invoices

4. Approval to add City Clerk Michele Nightingale as an authorized signer on City bank accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit

5. Rescind signing authority of any former City employee on all bank accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

H. **ACTION ITEMS**

1. Approval of conditional use permit application submitted by Harmoni Towers, LLC

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

2. Approval of building permit submitted by Harmoni Towers, LLC

Motion \_\_\_\_\_ Second \_\_\_\_\_ Vote \_\_\_\_\_

I. **DISCUSSION ITEMS**

J. **CITY ADMINISTRATOR'S REPORT**

K. **GOVERNING BODY COMMENTS**

L. **ADJOURNMENT**

**Meeting Date:** March 13, 2023  
**Department:** Administration  
**Prepared By:** Joseph Turner, City Administrator  
**Agenda Title:** Consent Agenda

---

**Background/Analysis** – Consent agendas are designed to take routine business items, non-controversial items, and other matters where a consensus has been reached and combine them into one single motion and vote. Items on the consent agenda should not be discussed or debated by the governing body. Any member of the governing body may elect to pull an item from the consent agenda for a separate vote.

**Notable Items:**

- Approval of Minutes from February 13, 2023 regular meeting
- Approval of Minutes from February 16, 2023 special council meeting
- Approval of Invoices
- Approval to add City Clerk Michele Nightingale as an authorized signer on City bank accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit
- Rescind signing authority of any former City employee on all bank accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit

**Recommendation** – Motion to approve the consent agenda as presented.

**Exhibit A** – Minutes from February 13, 2023 regular meeting

**Exhibit B** – Minutes from February 16, 2023 special council meeting

**Exhibit C** – Invoice Approval List



**MINUTES for February 13, 2023 Council Meeting**

**Present: Nisly, Schmidt, Schenk, Garretson**

**Absent: Fairbanks, Scofield**

**Others Present: City Administrator Joseph Turner, City Attorney Mark Tremaine**

**A. CALL TO ORDER/ROLL CALL**

**X Nisly X Schmidt X Schenk X Garretson A Fairbanks A Scofield**

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA (ADDITIONS/DELETIONS)**

**D. CITIZEN COMMENTS**

**E. HEARINGS, PRESENTATIONS, PROCLAMATIONS & RECOGNITIONS**

**F. CONSENT AGENDA**

1. Approval of Minutes – Regular Meeting, January 23, 2023
2. Approval of Invoices
3. Approval to add Councilman Jeremy Schmidt as an authorized signer on accounts at Farmers Bank & Trust, Simmons Bank, and all certificates of deposit.
4. Approval of Mobile Home Park License (Betty’s MHP North & South)
5. Approval of Mobile Home Park License (Greenlawn MHP)
6. Approval of Commercial Trash Hauler’s License (Hutchinson Septic Service)

**Motion: Schenk      Second: Nisly      Vote: 3-0**

**G. ACTION ITEMS**

1. Consider Zoning Amendment Application by Open Arms Daycare

**Motion: Schmidt      Second: Schenk      Vote: 3-0**

2. Call Special Council Meeting for Feb. 16, 2023, to consider ordinance approving zoning amendment for Open Arms Daycare

**Motion: Schmidt      Second: Nisly      Vote: 3-0**

**H. DISCUSSION ITEMS**

1. City Zoning Code and related issues

**I. CITY ADMINISTRATOR’S REPORT**

**J. GOVERNING BODY COMMENTS**

**K. EXECUTIVE SESSION**

1. Attorney-Client Privilege

**L. ADJOURNMENT**

**Motion: Nisly      Second: Schmidt      Vote: 3-0**



**MINUTES for February 16, 2023 Special Council Meeting**

All members of the council, except Jeremy Schmidt, were present along with City Administrator Joseph Turner.

**A. CALL TO ORDER/ROLL CALL**

**X Nisly A Schmidt X Schenk X Garretson X Fairbanks X Scofield**

**B. PLEDGE OF ALLEGIANCE**

**C. ACTION ITEM**

1. Approval of Ordinance No. 23-01 – Zoning Amendment for 600 N. Main St.

Motion: **Nisly**                      Second: **Scofield**                      Vote: **4-0**

**D. ADJOURNMENT**

Motion: **Scofield**                      Second: **Nisly**                      Vote: **4-0**

# INVOICES

Gen Gov	Description	Vendor	Inv. Amt
101-101-6000	City Hall Cable Services	COX	\$16.78
101-101-6000	Electricity	Evergy	\$272.10
101-101-6000	Gas Service	KS Gas Service	\$378.61
101-101-6000	Phone Service	Vaspian	\$118.50
101-101-6002	Printer Repair Services	Better Image	\$217.50
101-101-6002	City Hall Cleaning	FreshCo	\$150.00
101-101-6002	City Hall Cleaning	FreshCo	\$150.00
101-101-6002	Attorney Services	Mark Tremaine	\$2,000.00
101-101-6002	Technology	Leading Edge-Gavin	\$1,771.55
101-101-6004	AATRIX Software	First Bank Card	\$66.33
101-101-7000	Postage for Meter	Reserve/Pitney Bowes	\$200.00
101-101-7000	Paper & Office Supplies	Office Plus	\$200.54
101-101-7000	Dog Tags	Office Plus	\$65.00
101-101-7000	Code Letters Postage	First Bank Card	\$23.55
101-101-7000	End of Year Tax Forms	First Bank Card	\$69.71
101-101-7000	Office Supplies	Lowe's	\$63.57
101-101-7000	Office Supplies	Lowe's	\$21.82
101-101-7000	Office Supplies	Office Plus	\$92.75
101-101-7000	City Hall Key (Joe-Entry Door)	Pat's Lock & Key	\$2.35
101-101-7001	Staff Lunch Water Appeal Hearing	First Bank Card	\$26.99
101-101-7002	Pleated Filter	Decker & Mattison	\$26.94
101-101-7002	Bottled Water	Culligan	\$42.63
101-101-7005	Vehicle Allowance	Joe Turner	\$375.00
			<b>\$6,352.22</b>

Police	Description	Vendor	Inv. Amt
101-102-6000	PD Cable Services	COX	\$39.87
101-102-6000	Electricity	Evergy	\$601.58
101-102-6000	Gas Service	KS Gas Service	\$1,348.97
101-102-6000	Phone Service	Vaspian	\$288.00
101-102-6002	Gate Repair/Serviceing	EZ Lift Door Systems	\$177.00
101-102-6002	Amazon Prime Fees	First Bank Card	\$14.99
101-102-6002	Janitorial Services	Tabitha Maxfield	\$150.00
101-102-6002	Hard Drive/Amazon Prime	First Bank Card	\$55.00
101-102-6004	Notary Insurance	First Bank Card	\$50.00
101-102-6004	PD Car Service	Allen Samuels	\$1,295.36
101-102-6004	Storage Useage	Undergroud Vaults & Storage	\$8.95
101-102-6005	Phone Service	Verizon	\$164.12
101-102-6005	JetPack Phone Service	Verizon	\$240.06
101-102-6012	Police Officer Training	First Bank Card	\$345.00
101-102-6012	KNOA Training Conf	First Bank Card	\$500.00
101-102-7000	Postage for Meter	Reserve/Pitney Bowes	\$200.00
101-102-7000	USB/Flash Drives	Leading Edge - Gavin	\$172.91

101-102-7000	Office Supplies	Office Plus	\$46.87
101-102-7000	Postage	First Bank Card	\$16.25
101-102-7000	Office Supplies	First Bank Card	\$207.94
101-102-7002	Pleated Filter	Decker & Mattison	\$38.89
101-102-7002	Bottled Water	Culligan	\$19.60
101-102-7004	Christmas GC's	First Bank Card	\$700.00
101-102-7004	Car Camera	Digital Ally	\$852.00
101-102-7009	Holsters	First Bank Card	\$559.33
101-102-7009	Uniform Pants	Gall's	\$369.89
			<b>\$8,462.58</b>

<b>Street</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-103-6000	Electricity	Evergy	\$687.22
101-103-6000	Gas Service	KS Gas Service	\$965.57
101-103-6000	Phone Service	Vaspian	\$85.00
101-103-6002	Main St. SH Sign & irrigation	Stewart Electric	\$500.00
101-103-6003	Uniform Cleaning	Unifirst	\$113.35
101-103-6003	Uniform Cleaning	Unifirst	\$98.39
101-103-7000	Postage for Meter	Reserve/Pitney Bowes	\$200.00
101-103-7002	Maintenance Supplies	Car Quest	\$122.22
101-103-7002	Rubber Hose	Fairview Service	\$6.00
101-103-7002	CAT Loader Filter	Rose Motor Supply Inc.	\$23.25
			<b>\$2,801.00</b>

<b>Fire</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-104-6000	FD Cable Services	COX	\$10.49
101-104-6000	Electricity	Evergy	\$367.66
101-104-6000	Gas Service	KS Gas Service	\$462.53
101-104-6000	Phone Services	Vaspian	\$67.50
101-104-6002	Fire Chief License	Leading Edge - Gavin	\$111.00
101-104-6004	When I Work	First Bank Card	\$504.00
101-104-6005	Phone Services	Verizon	\$144.24
101-104-6011	Fire Chief Dues 2023	Reno Co Fire Chief's Assoc	\$15.00
101-104-6011	Fire Chief Membership Dues	First Bank Card	\$80.00
101-104-6011	KSA	First Bank Card	\$80.00
101-104-7000	Postage for Meter	Reserve/Pitney Bowes	\$100.00
101-104-7002	Gloves/Cleaning Supplies	Janitorial Supply	\$83.71
101-104-7002	Oxygen Regulator (after credit applied)	First Bank Card	\$1.97
101-104-7002	Pleated Filter	Decker & Mattison	\$15.00
101-104-7002	Bottled water	Culligan	\$16.80
101-104-7002	Hardware Supplies	Westlake Hardware	\$154.96
101-104-7004	Christmas GC's	First Bank Card	\$100.00
101-104-7009	FD Uniform Embroidery	Apollo Engraving	\$510.09
101-104-7009	Pants & Gear	Gall's	\$340.55
101-104-7009	Uniform Service	Witmer Public Safety Group	\$358.00
101-104-8000	Yellow Hose	Danko Emerg. Equip.	\$363.16
101-104-8000	Radio Repair	TBS Electronics	\$40.00

101-104-8010	Air Brake Repair	Daniel Soto	\$1,300.00
			<b>\$5,226.66</b>

<b>Court</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-106-6004	Inmate Medical Care	Diamond Drug	\$41.88
101-106-6004	Boarding (Stray Dog)	Prairie Vista Vet. Hosp.	\$131.53
101-106-6016	Judge Services	Larry Bolton	\$1,100.00
101-106-6016	Judge Services	Rick Roberts	\$1,100.00
101-106-6017	January Jail Fees	Reno Co Sheriff's Office	\$1,120.00
101-106-6018	Public Defender Services	Kaplan Law	\$450.00
101-106-6018	Pub Def Legal Services	Strong Point Law	\$150.00
101-106-7000	Office Supplies	Office Plus	\$123.34
101-106-7001	Municipal Judge Dues	Ks Mun Judge Assoc	\$25.00
			<b>\$4,241.75</b>
		<b>GENERAL TOTAL</b>	<b>\$27,084.21</b>

<b>Park</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-105-6000	Electricity	Evergy	\$106.51
			<b>\$106.51</b>

<b>Non-Departmental</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
101-109-6000	Electricity	Evergy	\$6,146.48
101-109-6026	Refuse Service	Nisley	\$9,237.90
101-109-6026	Refuse Service	Nisley	\$9,138.35
			<b>\$24,522.73</b>

<b>Water</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
201-000-6000	Locate Fees	Kansas One Call	\$28.80
201-000-6000	Locate Fees	Kansas One Call	\$18.60
201-000-6000	Electricity	Evergy	\$3,224.53
201-000-6002	Water Samples	First Bank Card	\$9.85
201-000-6002	Water Truck Logo	Sign Source	\$40.00
201-000-6003	Uniform CLeaning	Unifirst	\$113.35
201-000-6003	Uniform CLeaning	Unifirst	\$93.39
201-000-6005	Phone Service	Verizon	\$169.85
201-000-7000	Bulk Permit Postage	USPS	\$1,000.00
201-000-7000	Postage for Meter	Reserve/Pitney Bowes	\$100.00
201-000-7000	Water Samples Postage	First Bank Card	\$9.40
201-000-7002	PVC Fitting & Water Parts	Ferguson	\$114.45
201-000-7002	PVC Pipe	Lowe's	\$17.25
201-000-7002	Water Dept Parts	Core & Main	\$16,725.01
201-000-7002	Water Dept Repairs	Mid-America Redi-Mix	\$448.28
201-000-7002	Water Dept Supplies	Tractor Supply	\$169.99
201-000-7002	Hardware Supplies	Westlake Hardware	\$117.63
201-000-7004	Christmas GC's	First Bank Card	\$450.00
201-000-8013	Water Protection Fees	KS Dep of Rev. WPF	\$2,537.89

**\$25,388.27**

<b>Sewer</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
301-000-6000	Electricity	Evergy	\$12,556.14
301-000-6000	Locate Fees	Kansas One Call	\$28.80
301-000-6000	Locate Fees	Kansas One Call	\$18.60
301-000-6000	Phone Service	Verizon	\$294.84
301-000-6002	Sewer Plant Window Repair	Advantage Siding & Window	\$760.00
301-000-6002	WTP PLC Fault	Zenor Electric	\$651.49
301-000-6002	Lab Analysis	SDK Laboratories	\$299.00
301-000-6003	Uniform Cleaning	Unifirst	\$113.35
301-000-6003	Uniform Cleaning	Unifirst	\$93.39
301-000-6003	Grit Removal (5 Trips)	Reno Co Solid Waste	\$205.00
301-000-6004	Training/Consulting	Jamie Arneson	\$180.00
301-000-6005	Phone Service	Verizon	\$81.38
301-000-7000	Postage for Meter	Reserve/Pitney Bowes	\$100.00
301-000-7000	Bulk Permit Postage	USPS	\$1,000.00
301-000-7002	Belt thickener Feed Box Seal	BDP Industries	\$171.66
301-000-7002	Maintenance Supplies	Car Quest	\$103.08
301-000-7002	KDHE Test - Dunn	First Bank Card	\$25.00
301-000-7002	Sewer Supplies	Lowe's	\$191.11
301-000-7004	Christmas GC's	First Bank Card	\$450.00
			<b>\$17,322.84</b>

<b>Bond &amp; Interest</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
601-000-8004	GO Bond 2012 Interest	Office of the State Treasurer	\$10,075.00
601-000-8004	GO Bond 2018 Interest	Office of the State Treasurer	\$27,650.00
601-000-8004	GO Bond 2017 Interest	Office of the State Treasurer	\$9,381.25
601-000-8004	GO Bond 2019 Interest	Office of the State Treasurer	\$29,250.00
			<b>\$76,356.25</b>

<b>ASAP</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
801-000-4009	Restitution *(Change to 6004?)	505 Liquor	\$7.99
801-000-6004	Restitution	SH Mun. Court	\$1,435.00
801-000-6004	Restitution	Geak Liquor	\$24.62
801-000-6004	Restitution	Robbie Jarrett	\$5.00
801-000-6004	Restitution	SH Mun. Court	\$245.00
801-000-6004	Restitution	Brayden Norman	\$565.00
			<b>\$2,282.61</b>

<b>Comm Ctr</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
811-000-6000	Electricity	Evergy	\$223.31
811-000-6000	Internet Service	IdeaTek	\$110.00
811-000-6000	Internet Service	IdeaTek	\$110.00
811-000-6000	Gas Service	KS Gas Service	\$266.14
811-000-6004	Community Center Cleaning	FreshCo	\$300.00

811-000-6004	Community Center Cleaning	FreshCo	\$500.00
811-000-7002	Pleated Filter	Decker & Mattison	\$22.35
			<b>\$1,531.80</b>

<b>Equip. Reserve</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
901-000-8021	Handgun Optics (4)	Gun Bros	\$1,320.00
901-000-8023	Defibrilator	First Bank Card	\$1,799.00
			<b>\$3,119.00</b>

<b>Ins. Proceeds Fund</b>	<b>Description</b>	<b>Vendor</b>	<b>Inv. Amt</b>
913-000-6004	Insurance Deposit Return	Alvie Lohr	\$5,000.00
			<b>\$5,000.00</b>
		<b>GRAND TOTAL</b>	<b>\$182,714.22</b>

**Meeting Date:** March 13, 2023  
**Department:** Administration  
**Prepared By:** Joseph Turner, City Administrator  
**Agenda Title:** Harmoni Towers – Cell Tower Project

---

**Background/Analysis** – The City of South Hutchinson argued in court that Harmoni Towers was required to secure a variance in order to build a cell tower because their project did not conform with set-back requirements outlined in our code. The court ruled in our favor.

Harmoni Towers requested a variance from the Board of Zoning Appeals (BZA). The BZA approved the variance.

In order to continue fighting the cell tower project, the City would have to spend at least an additional \$25,000 in legal fees with an uncertain final outcome.

If the governing body desires to suspend further legal action, the council must approve the conditional use permit and the building permit application.

**Financial Impact** – None.

**Recommendation** – Staff recommends two motions:

1. Motion to approve the Harmoni Towers conditional use permit.
2. Motion to approve the Harmoni Towers building permit application.

**Exhibit C** – Harmoni Towers Conditional Use Permit Application

**Exhibit D** – Harmoni Towers Building Permit Application

Case Number: 2022-01  
Date Received: 3-17-22

APPLICATION FOR CITY OF SOUTH HUTCHINSON  
ZONING DISTRICT AMENDMENT & SPECIAL USE PERMIT

1. We, all the property owners, do hereby request:

- Zoning District Amendment (\$100 application fee)  
We request that the zoning of the parcel described below be changed from \_\_\_\_\_ to \_\_\_\_\_.
- Special Use Permit (\$100 application fee)

2. This request applies to property located at and described as follows:

Approximate address: 104 East Trail West Road, S. Hutchinson, Kansas 67501

Legal description: All that tract or parcel of land lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described on attached pages (Lease Parcel, Access/Utility/Guy Wire Easements, etc)

\*\*Harmoni Towers "Cruppers Corner" project;  
FA #15448494 / KSWIT2028 / KSAL06136 / Project Tracking #3210A0YAY6

Dimensions of parcel: Irregular Shape, approx: 1,075' x 1,163' x 765' x 1,120

3. The name (s), address (es), and phone number (s) of the property owners are as follows:

Name	Address	Phone
GLENN R & CB SHOWALTER	8803 E ARLINGTON RD., HAVEN, KS 67543	620-727-6642

4. We, the property owners, do hereby appoint the following person as our agent during consideration of our request.

Name	Address	Phone
Mike Nuckols (B+T Group for Harmoni Towers, LLC)	1044 Virginia Dr., Sarasota, FL 34234	#941-328-2264
Glenda Cafer - Morris, Laing, Evans Brock & Kennedy	800 SW Jackson, #1310, Topeka, KS 66612	#785-430-2003

5. Please submit a copy of a survey with an attached sketch plan, drawn to scale, showing location and exterior dimensions of the parcel boundaries, adjacent street and alley right-of ways, all existing and proposed structures, signs, yard improvements, landscaping, driveways off-street parking areas, off-street loading areas, pedestrian walks and areas storm water drainage facilities, exterior lighting fixtures, above ground utilities (such as electrical and phone lines), and below ground utilities (such as nature gas lines, water lines, pipelines, and sewers).

6. Please submit a certified copy by a registered abstractor, the names and legal addresses of all owners of any property located within 200 feet of the boundaries of the property to be affected by the proposed amendment.

7. Please submit a written and signed certification from the County Treasurer's office that all property taxes due for the parcel have been paid.

8. What is the property currently being used for (as)? \_\_\_\_\_

Agricultural

9. What will the property be used for if your application is approved? Specifically, list all uses relevant to this application.

Construct new 338' guy wire tower w/10' lightning rod; Standard Telecom Facility w/fenced compound; AG uses to continue

10. What is the number of existing and proposed off-street parking spaces that you plan to use or need for this application? Two (2).

How much area have you allocated for parking? 12' x 20' = 480 SF x 2 = 960 SF +/-.

11. What will the maximum height of any existing or proposed structure be? 338' guy wire tower w/10' lightning rod

12. When will construction begin if the application for the special use permit is approved and when will it be completed by ? \_\_\_\_\_

TBD, but ASAP

The following questions provide an opportunity to justify a change in zoning or approval of a special use permit. The information requested pertains to factors the Planning Board and City Council ordinarily considers in reaching a decision on an application.

A. What is the character of the neighborhood? This isn't a neighborhood, but an agricultural area. This area is comprised of AG uses parcels and road ROW. The nearest home is approx. 0.45 miles NW at 6305 South K-96 Hwy., Hutchinson, KS 67501. The nearest business is approx. 1,486' (Cruppers Corner Appliances).

B. What are the zoning and uses on nearby parcels? Agricultural / Agricultural  
North: 154 Agricultural acres owned by Hannah & Knut Korner; South: Approx. 42 acres of Trail West. Rd. & KS-96 ROW:  
East: 71 Ag acres owned by Leonard & Marilyn Yoder; West: 309 Ag acres owned by Harold Conrad of Joplin, Mo.

C. Why is the parcel suitable for the proposed development? \_\_\_\_\_  
1) Meets Radio-Frequency coverage needs; 2) Location not detrimental to community; 3) Ag parcels often used for Telecom sites;  
4) Best location we were able to lease; 5) Location promotes competition to lower costs to provide cell service.

D. How will the proposed development affect nearby parcels? N/A  
Safer tower location than existing tower which is approx. 632' from home at 7204 S. K-14 Hwy & approx 265' to Crupper's Corner Appliances

E. Is the property currently vacant? Yes If no, then what is located on the property and what is the history of the property?  
Nothing currently on property. Used for agricultural purposes.

F. If the application is denied, the property owner(s) will face the following hardships: \_\_\_\_\_  
Loss of income.

G. The proposed development will be analyzed for its compliance to the South Hutchinson Land Development Ordinance. (no response necessary)

H. Public facilities and utilities are adequate to serve the proposed development as follows: Power & Fiber

I. What are the aspects of characteristics of the development that help to minimize the impact on the neighborhood, public health, safety and welfare; and public facilities and utilities:  
The facility shall be routinely maintained to keep a high level of safety and security. Additionally, the facility shall operate under all applicable and permissible local codes, ordinances, and regulations, including but not limited to all City, County, State, and Federal Ordinances, rules and regulations. The construction of the proposed 338' guy wire Wireless Telecommunications Facility is legally permissible. The tower shall be approved and licensed by the FAA and FCC. AT&T is authorized and licensed to do business in the state of Kansas.

If the space provided is not sufficient, you may attach additional pages. The applicant may also submit any other pertinent information including photographs, drawings, maps, statistics, legal documents, and letters of support.

We, the undersigned do hereby authorize the submittal of this application and associated and do hereby certify that all the information contained therein is true and correct. (Signatures of property owners)

Name: Glen R. Showalter

Date: 3-15-2022

C.B. Showalter

3-16-2022

Glen R. Showalter & C.B. Showalter

=====  
Office Use Only  
=====

Case Number: 2022-01

Date Received: 3-17-22  
Present Zoning: Agricultural  
Protest Date: 4-11-22  
Final Action: \_\_\_\_\_

Fee Received: 3-17-22  
Notice Date: 3-18-22  
Hearing Date: 4-11-22

SOUTH HUTCHINSON PLANNING BOARD  
SOUTH HUTCHINSON, KANSAS

CITY COUNCIL  
SOUTH HUTCHINSON, KANSAS

Recommended Approval: 4-11-22  
Recommended Disapproval: \_\_\_\_\_

Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_

Christophe D.P. 041122  
Chairman Date

\_\_\_\_\_  
Chairman Date

**\*\*Building Permit Application on behalf of Harmoni Towers, LLC, a Delaware Limited Liability Co. for Cruppers Corner Project #FA 15448494 / KSWIT2028 / KSAL06136 / Project Tracking #3210A0YAY6**

Permit # \_\_\_\_\_  
Fee \$ 752.00  
Date \_\_\_\_\_

# BUILDING PERMIT APPLICATION

City of South Hutchinson, Kansas

104 East Trail Road West, South Hutchinson, KS 67501

1. \_\_\_\_\_  
Address of where work is to be completed

2. Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_ Addition \_\_\_\_\_ Please see attached Legal Descriptions  
Legal Description

3. Glen R. Showalter & C.B. Showalter - 8803 East Arlington Rd., Haven, KS 67543 / #620-727-6642  
Owner of Record of the Property      Mailing Address      Zip Code      Phone #

4. To Be Determined  
General Contractor      Mailing Address      Zip Code      Phone #

5. Class of Work:  New     Addition     Alteration     Repair     Demolition     Other

6. Description of Work: Installation of 340' Guy Wire Telecommunications Tower with 10' lightning rod and associated equipment (radio cabinets, antennas, co-axial cable, power & telco boxes/ conduits, etc.)

Total Sq. Ft.    Length    Width    Sidewall Height    Overall Height    Depth of Footings

Type of Material    Type Roof    Setback Front    Setback Side Yard    Setback Rear Yard    Use Zone

Telecommunications Tower Site

7. Intended Use of Structure: \_\_\_\_\_

8. \$ Value of Completed Project: \$ 390,000.00

9. MIKE NUCKOLS      941-328-2264  
Applicants Name (Please Print)      Phone #

**IMPORTANT:** I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. Any changes to the above specifications without prior approval will cause the building permit to become null and void.

10. HARMONE TOWERS, LLC      Mike Nuckols      2-28-23  
Applicant Represents (Name or Company or Employer)      Signature of Applicant      Date

(Official Use Only) (Initial)

Zoning Administrator \_\_\_\_\_  
Building Inspector \_\_\_\_\_  
Mayor \_\_\_\_\_

Permit Denied Because \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Approved: \_\_\_\_\_ Date \_\_\_\_\_



January 12, 2023

Harmoni Towers, LLC  
11101 Anderson Dr, Suite 200  
Little Rock, AR 72212

B+T Group  
1717 S. Boulder, Suite 300  
Tulsa, OK 74119  
(918) 587-4630  
[btwo@btgrp.com](mailto:btwo@btgrp.com)

<b>Subject:</b>	<b>Fall Certification Letter</b>	
<b>Harmoni Towers Designation:</b>	<b>Harmoni Towers Project Number:</b>	<b>P-005373</b>
	<b>Harmoni Towers Site Name:</b>	<b>KSWIT2028</b>
<b>Engineering Firm Designation:</b>	<b>B+T Group Project Number:</b>	<b>144749.004.01.0001</b>
<b>Site Data:</b>	<b>Cruppers Corner (KSWIT2028)</b>	
	<b>338' Guyed Tower</b>	

To Whom it May Concern:

As requested by Harmoni Towers, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 338' Guyed Tower to be constructed at the Cruppers Corner (KSWIT2028) site.

This tower will be designed in accordance with the TIA 222-H standard for Reno County, KS. The tower will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

Design Wind Speed: 115 mph 3-sec gust (no ice), 40 mph 3-sec gust (1.5" ice)  
Structure Class: II  
Exposure Category: C  
Topographic Category: 1

333'—AT&T Antenna Array  
323'—Future  
313'—Future  
303'—Future

It is our understanding that this Guyed Tower structure will be designed such that, if a failure were to occur due to a significant storm or other event, the tower would fall within a radius of 162' from the base of the structure with the top portion of the tower buckling over on the tower. Although the tower would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the tower, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this tower was to experience operational failure due to catastrophic wind loading, the design would enable the tower to fail through compression buckling. Failure in this manner would result in the upper portion of the tower buckling and folding over the lower portion, resulting in a fall radius of 162' from the base of the tower.

It should be understood that this opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the tower failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself.

Please contact us should you have any questions concerning the safety and design of the guyed tower.

Fall letter prepared by: Daniel Hast, E.I.  
Respectfully submitted by B+T Engineering, Inc.  
COA: E-1403 / Expires: 12/31/2024



Brad Milanowski, P.E.

LEASE AREA  
HARMONI TOWERS  
CRUPPERS CORNER  
15448494 KSWIT2028

All that tract or parcel of land lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described as follows:

To find the point of beginning, COMMENCE at a concrete monument found on the Southwest corner of the lands of Glenn R. Showalter and C. B. Showalter, said concrete monument having a Kansas Grid North, NAD 83, South Zone value of N: 1788990.3141 E: 1474295.3716; thence, running along a tie line, North 46°43'04" East, 384.57 feet to a point, said point having a Kansas Grid North, NAD 83, South Zone value of N: 1789253.9755 E: 1474575.3368 and the true POINT OF BEGINNING; Thence, North 00°00'00" East, 100.00 feet to a point; Thence, North 90°00'00" East, 100.00 feet to a point; Thence, South 00°00'00" West, 100.00 feet to a point; Thence, South 90°00'00" West, 100.00 feet to a point and the POINT OF BEGINNING.

Bearings based on Kansas Grid North, NAD 83, South Zone.

Said tract contains 0.2296 acres (10,000 square feet), more or less, as shown in a survey prepared for Harmoni Towers by POINT TO POINT LAND SURVEYORS, INC. dated July 9, 2021.

30' GUY WIRE EASEMENT #1  
HARMONI TOWERS  
CRUPPERS CORNER  
15448494 KSWIT2028

Together with a 30-foot wide Guy Wire Easement (lying 15 feet each side of centerline and extending 15 feet beyond the point of termination) lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a concrete monument found on the Southwest corner of the lands of Glenn R. Showalter and C. B. Showalter, said concrete monument having a Kansas Grid North, NAD 83, South Zone value of N: 1788990.3141 E: 1474295.3716; thence, running along a tie line, North 46°43'04" East, 384.57 feet to a point on the Southwest corner of the Lease Area, said point having a Kansas Grid North, NAD 83, South Zone value of N: 1789253.9755 E: 1474575.3368; thence running along said Lease Area, North 00°00'00" East, 50.00 feet to a point and the true POINT OF BEGINNING; Thence leaving said Lease Area and running, South 90°00'00" West, 224.40 feet to the ENDING at a point.

Bearings based on Kansas Grid North, NAD 83, South Zone.

As shown in a survey prepared for Harmoni Towers by POINT TO POINT LAND SURVEYORS, INC. dated July 9, 2021.

30' GUY WIRE EASEMENT #2  
HARMONI TOWERS  
CRUPPERS CORNER  
15448494 KSWIT2028

Together with a 30-foot wide Guy Wire Easement (lying 15 feet each side of centerline and extending 15 feet beyond the point of termination) lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a concrete monument found on the Southwest corner of the lands of Glenn R. Showalter and C. B. Showalter, said concrete monument having a Kansas Grid North, NAD 83, South Zone value of N: 1788990.3141 E: 1474295.3716; thence, running along a tie line, North 46°43'04" East, 384.57 feet to a point on the Southwest corner of the Lease Area, said point having a Kansas Grid North, NAD 83, South Zone value of N: 1789253.9755 E: 1474575.3368; thence running along said Lease Area, North 90°00'00" East, 78.87 feet to a point and the true POINT OF BEGINNING; Thence leaving said Lease Area and running, North 30°00'00" East, 216.66 feet to the ENDING at a point.

Bearings based on Kansas Grid North, NAD 83, South Zone.

As shown in a survey prepared for Harmoni Towers by POINT TO POINT LAND SURVEYORS, INC. dated July 9, 2021.

30' INGRESS-EGRESS & UTILITY EASEMENT  
HARMONI TOWERS  
CRUPPERS CORNER  
15448494 KSWIT2028

Together with a 30' wide Ingress-Egress and Utility easement (lying 15 feet each side of centerline) lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a concrete monument found on the Southwest corner of the lands of Glenn R. Showalter and C. B. Showalter, said concrete monument having a Kansas Grid North, NAD 83, South Zone value of N: 1788990.3141 E: 1474295.3716; thence, running along a tie line, North 46°43'04" East, 384.57 feet to a point on the Southwest corner of the Lease Area, said point having a Kansas Grid North, NAD 83, South Zone value of N: 1789253.9755 E: 1474575.3368; thence running along said Lease Area, North 00°00'00" East, 100.00 feet to a point; thence, North 90°00'00" East, 100.00 feet to a point; thence, South 00°00'00" East, 100.00 feet to a point; thence, South 90°00'00" West, 57.34 feet to a point, and the true POINT OF BEGINNING; Thence leaving said Lease Area and running, South 30°00'00" East, 248.86 feet to a point; Thence, South 02°38'59" East, 12.04 feet to the ENDING at a point on the North line of F A S Route 555.

Bearings based on Kansas Grid North, NAD 83, South Zone.

As shown in a survey prepared for Harmoni Towers by POINT TO POINT LAND SURVEYORS, INC. dated July 9, 2021.

30' GUY WIRE EASEMENT #3  
HARMONI TOWERS  
CRUPPERS CORNER  
15448494 KSWIT2028

Together with a 30-foot wide Guy Wire Easement (lying 15 feet each side of centerline and extending 15 feet beyond the point of termination) lying and being in the Northwest quarter of the Southwest quarter of Section 12, Township 24 South, Range 6 West of Reno County, Kansas and being a portion of the lands of Glenn R. Showalter and C. B. Showalter, as recorded in Deed Book 512, Page 449 and Deed Book 540, Page 276, Reno County records and being more particularly described by the following centerline data:

To find the point of beginning, COMMENCE at a concrete monument found on the Southwest corner of the lands of Glenn R. Showalter and C. B. Showalter, said concrete monument having a Kansas Grid North, NAD 83, South Zone value of N: 1788990.3141 E: 1474295.3716; thence, running along a tie line, North 46°43'04" East, 384.57 feet to a point on the Southwest corner of the Lease Area, said point having a Kansas Grid North, NAD 83, South Zone value of N: 1789253.9755 E: 1474575.3368; thence running along said Lease Area, North 00°00'00" East, 100.00 feet to a point; thence, North 90°00'00" East, 100.00 feet to a point; thence, South 00°00'00" West, 100.00 feet to a point; thence, South 90°00'00" West, 21.13 feet to a point and the true POINT OF BEGINNING; Thence leaving said Lease Area and running, South 30°00'00" East, 216.66 feet to the ENDING at a point.

Bearings based on Kansas Grid North, NAD 83, South Zone.

As shown in a survey prepared for Harmoni Towers by POINT TO POINT LAND SURVEYORS, INC. dated July 9, 2021.