

- A. **CALL TO ORDER/ROLL CALL**
__Nisly __Schmidt __Schenk __Garretson __Fairbanks __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, November 14, 2022
2. Approval of Invoices
- Motion _____ Second _____ Vote _____
- G. **ACTION ITEMS**
- H. **DISCUSSION ITEMS**
1. Utility Rates
2. Woodie Seat Bridge Update
- I. **CITY ADMINISTRATOR’S REPORT**
- J. **GOVERNING BODY COMMENTS**
- K. **EXECUTIVE SESSION**
- L. **ADJOURNMENT**

The City of South Hutchinson council met in regular session Monday, November 14, 2022, at 6 pm in the council chambers of City Hall. Mayor Matt Nisly called meeting to order with a quorum present.

A. CALL TO ORDER/ROLL CALL:

Those present in the council chambers: Mayor Matt Nisly, Councilman Jeremy Schmidt, Councilman Brian Garretson, and Councilman Jeff Schenk, Councilman John Fairbanks, and Councilman Paul Scofield.

Others in attendance: City Administrator Joseph Turner, City Attorney Mark Tremaine, City Clerk Jeanelle Simpson, Public Super Intendent Ronnie Pederson, Police Chief Darrin Pickering, and Court Clerk Katie Marcum.

B. PLEDGE OF ALLEGIANCE

Everyone stood and said pledge to the flag of the United States of America.

C. APPROVAL OF AGENDA (ADDITIONS/DELETIONS)

Item G.2. Purchase of a new water utility truck.

D. CITIZEN COMMENTS

The first citizen to speak was Travis Kracman. He has had issues of neighbors calling in and complaining that his dog has been left abandoned. However, the dog is not in any danger and is well taken care of. In the past these calls were handled by the police department, but this time it was handled through the city inspector and city administrator. This has led to other issues about the condition of the house such as tall weeds and vegetation, debris in the yard, which has already been cleaned up, and siding on house, fence with holes. The house is not blight but does need to be fixed.

Mr. Kracman and his neighbor spent approximately \$10k to get their yards to drain properly, and when the community center was built, it was built up causing all of the water to drain back to his property. When it was put in Mr. Kracman had spoke with James Dull who was the inspector at the time and wanted a culvert put in, but Mr.Dull said that they would come up with a drainage plan that would run the water down the avenue. The fence is rotten because of the drainage from the community center property. Until the drainage is fixed the fence will not be fixed just to rot again.

Mr. Kracman had plans at one time to put money and time into fixing the issues with the house and property, but James Dull shot it down. He said that some of the plans would change the natural flow of water.

Ronnie Pederson will work with Mr. Kracman on getting some extensions. The drainage problem will be looked up.

E. HEARINGS, PRESENTATIONS, PROCLAMATIONS & RECOGNITIONS

There were none.

F. CONSENT AGENDA

1. Approval of Minutes – Regular Meeting, October 24, 2022
2. Approval of Invoices
3. Approval (and removal) of authorized bank account representatives

Councilman Jeremy Schmidt motioned to approve the consent agenda. Councilman Paul Scofield seconded the motion. Those in favor signified by saying “aye,” and those opposed by saying, “no.” Motion passed 5-0.

The consent agenda includes the removal of all past city representatives from the bank accounts in particular the bank account with Farmer’s Bank and Trust, and to add current city bank representatives, Jeanelle Simpson, and Joseph Turner.

G. ACTION ITEMS

1. Response to Court Order Regarding Harmoni Cell Tower Application:

The court findings are as follows: “The Defendant’s denial of Plaintiff’s SUP Application is set aside, and the matter is remanded to the City for the City to take up at its November 14, 2022 and issue a decision on the SUP at that time consistent with this decision,” and “The pending SBA Towers V, LLC’s Motion to Reconsider Ruling on Motion to Intervene for Lack of Notice of Hearing is hereby denied. SBA filed its Motion on August 18, 2022, without a request for oral arguments thereon. Pursuant to S. Ct. R. 133 (c), if not party requests oral argument on a Motion the Court may rule immediately and communicate the ruling to the parties. Based upon the arguments presented in the pleadings, the Court denied SBA’s Motion on September 9, 2022. The Court finds there is no reason justifying reconsideration of that decision. The Court’s previous denial of SBA’s Motion to Intervene is upheld, making all pending motions or responses related thereto moot. The hearing on the Motion for Reconsideration tentatively scheduled for November 29, 2022, is cancelled.”

Audrey Koehler represent SBA Towers. SBA disagrees with the court order. The setback requirement is unreasonable, but if the order is to be appealed there is not much the city can do about it. However, Ms. Koehler does want to note that the court did not reject the city’s consideration of the aesthetic impacts. The council can still consider if they like having the look of the tower in the area of consideration. If the city wants to deny the tower permit based on the aesthetic impact that is still legal.

There are multiple cases, one in the Kansas Court of Appeals, and one in the Federal District of Kansas where courts have said that aesthetic impact are enough to deny permits.

Mr. Tremain, the City Attorney, said he sat in the courtroom, and said that Judge Schroeder is concerned about the setback and the aesthetic impacts, and he sees that we have three courses of action: 1.) the council can reject the permit based on the aesthetics, and it will go right back to Judge Schroeder, who will in turn send it back to the council, 2.) we can appeal the courts order; we are in the thirty day window for filing a notice of appeal, or 3) we can approve it.

Ms. Koehler suggested that if the council would issue a letter with the denial as to why the permit is being denied on the aesthetics. We could list reasons on how it impacts and then the court could get more into our mindset.

Councilman Paul Scofield motioned to approve the permit. The motion was seconded by Councilman John Fairbanks. All in favor signified by saying “aye,” and those opposed by saying, “no.” The motion did not pass; 1-3 with one abstaining.

Councilman Jeremy Schmidt motioned to reject special use permit on the grounds of aesthetics for Harmoni Towers. The motion was seconded by Councilman Brian Garretson. Those in favor signified by saying “aye,” and those opposed by saying “no.” Motion passed 3-1 with one abstaining.

2. Purchase of a Water Utility Truck:

Motion to authorize the City Administrator to spend up to \$140K to purchase two new utility trucks was made by Councilman John Fairbanks and seconded by Councilman Paul Scofield. Those in favor signified by saying “aye,” and those opposed by saying, “no.” Motion passed 5-0.

H. **DISCUSSION ITEMS**

1. Council Meeting Dates for November and December:

The council chose to move the Monday, November 28, 2022, council meeting to Tuesday, November 29, 2022, at 6 pm.

The council chose to cancel the Monday December 26, 2022, meeting.

Councilman Jeremy Schmidt motioned to move the Monday, November 28, 2022, regular council meeting to Tuesday, November 29, 2022 at 6 pm, and to cancel the Monday, December 26, 2022 regular council meeting. Councilman Brian Garretson seconded the motion. Those in favor signified by saying “aye,” and those opposed by saying, “no.” Motion passed 5-0.

2. Plum St. Vehicular Traffic:

One councilmember is concerned about the speed of traffic on Plum Street, and there has been some past conversation about what to do with the amount of traffic. Some of the things we can do is put in speed bumps, make it one way, turning Plum Street and F into a cul-de-sac, or possibly putting in stop signs.

The council decided to try putting up some stop signs, although there will need to be an ordinance written for the stop signs.

3. City’s Engineering Contract:

Councilman Jeff Schenk reviewed our contract with Professional Engineering Consultants, P.A. One biggest concern is in section III *The City Agrees*, item (E.) “*To utilize Professional Engineering Consultants, P.A., for all engineering, landscape architecture and planning projects during the term of this contract.*” This takes away our ability to go to another engineering firm for projects.

The other concern is in section II *The Consultant Further Agrees* item (A.) “*To accept via separate contract all engineering, landscaping architecture and planning projects, studies, and investigations that the CITY may undertake during the term of this contract and submit to CONSULTANT for the term of the contract. If the*

CONSULTANT cannot accept the project due to staff limitations, the CONSULTANT shall advise the CITY in writing. Projects that entail the preparation of plans and specifications shall be performed in accordance with Exhibit A. or based on other acceptable fee arrangements. All other projects, studies or investigations shall be based upon the appropriate rate specified in Exhibit A.”

Some concerns being a contract like this is not knowing whether we are receiving fair pricing for projects-whether we are paying highly or at a low rate. Other concerns are if we have studies or projects, we are stuck with one engineering firm.

We can have the contract rewritten and have the terms changed as well as allow us to go out for bids on other projects. We will not terminate the contract with PEC right now.

I. CITY ADMINISTRATOR’S REPORT

Report is in the packet and can be found at the following weblink to the City of South Hutchinson website: [Council Packet 11.14.22](https://www.southhutch.com/documents/414/November_14__2022_Council_Meeting_Agenda_Packet__FINAL_.pdf) (chrome-extension://efaidnbmnnnibpcajpcgclefindmkaj/https://www.southhutch.com/documents/414/November_14__2022_Council_Meeting_Agenda_Packet__FINAL_.pdf).

J. GOVERNING BODY COMMENTS

Councilman Fairbanks-none
Councilman Schenk-none
Councilman Garretson-none
Councilman Schmidt-Appreciates all of the work that was put into the Halloween event.

K. EXECUTIVE SESSION

L. ADJOURNMENT

Councilman Jeremy Schmidt motioned for the meeting to adjourn. The motion was seconded by Councilman Jeff Schenk. All those in favor signified by saying “aye,” and those opposed by saying “no.” Motion passed 5-0.

Meeting adjourned at 7:49 pm.

(Attest): _____
Jeanelle Simpson (City Clerk)

**Invoice Approval List
November 29, 2022**

Gen Gov	Description	Vendor	Inv. Amt
101-101-6000	Cable Service	Cox Communications	\$16.78
101-101-6000	Gas Service	Kansas Gas Service	\$96.18
101-101-6000	Phone Service	Vaspian	\$118.50
101-101-6002	Computer Support/Microsoft	Leading Edge Technology	\$294.42
101-101-6004	Shred Services	Underground Vaults & Storage	\$46.00
			\$571.88
Police	Description	Vendor	Inv. Amt
101-102-6000	Cable Service	Cox Communications	\$39.87
101-102-6000	Gas Service	Kansas Gas Service	\$136.60
101-102-6000	Phone Service	Vaspian	\$288.00
101-102-6002	Computer Support/Microsoft	Leading Edge Technology	\$1,798.06
101-102-6004	Janitorial Services	Tabitha Maxfield	\$150.00
101-102-6004	Tires	Tom & Dan's Tire Service	\$412.47
101-102-6004	Shred Services	Underground Vaults & Storage	\$46.00
101-102-7003	Fuel	Bridgman Oil	\$1,277.78
101-102-7004	Replace Motor Mounts	Allen Samuels	\$100.00
101-102-7006	Detailer, Wax, Towels	Carquest	\$125.26
			\$4,374.04
Street	Description	Vendor	Inv. Amt
101-103-6000	Gas Service	Kansas Gas Service	\$74.88
101-103-6000	Phone Service	Vaspian	\$85.00
101-103-6002	Computer Support/Microsoft	Leading Edge Technology	\$246.37
101-103-7002	Aluminum Oxide/Grit T27	Airgas Mid South	\$239.56
101-103-7002	Battery	Carquest	\$262.71
101-103-7002	100 LB Gauge	Rose Motor Supply	\$35.94
101-103-7002	Boots	Daryl Showalter	\$130.49
101-103-7003	Fuel	Bridgman Oil	\$2,787.21
			\$3,862.16
Fire	Description	Vendor	Inv. Amt
101-104-6000	Cable Service	Cox Communications	\$10.49
101-104-6000	Gas Service	Kansas Gas Service	\$97.91
101-104-6000	Phone Service	Vaspian	\$67.50
101-104-6002	Computer Support/Microsoft	Leading Edge Technology	\$265.49
101-104-7002	Battery and Tarps	Westlake Ace Hardware	\$49.16
101-104-7003	Fuel	Bridgman Oil	\$341.25
101-104-7004	Hose Parts/Gauge	Unruh Fire, Inc.	\$100.00
101-104-7009	Structural Boots	1st Due Emergency Response	\$6,168.02
101-104-7009	Sweatshirts	D's Duds Embroidery	\$262.20
101-104-7009	Headband, Pant	Galls, LLC	\$96.89
101-104-8000	Dual Lig	Galls, LLC	\$237.84
			\$7,696.75

**Invoice Approval List
November 29, 2022**

Park	Description	Vendor	Inv. Amount
101-105-7002	Controller and Module	Fountain People	\$135.62
			\$135.62
Court	Description	Vendor	Inv. Amt
101-106-6004	Software Reinstall	Advantage Computer/Jayhawk	\$175.00
101-106-6004	Animal Care	Prairie Vista Veterinary Hospital	\$270.81
			\$445.81
		GENERAL TOTAL	\$17,086.26
Water	Description	Vendor	Inv. Amt
201-000-6002	Computer Support/Micorsoft	Leading Edge Technology	\$329.48
201-000-7002	Brass Saddle	Core & Main LP	\$75.50
201-000-7002	Ear Plugs and Gloves	Colladay Hardware Co.	\$26.99
201-000-7002	Turn Brake	Rose Motor Supply	\$40.00
201-000-7002	Running Boards	The Truck Store	\$390.00
201-000-7003	Fuel	Bridgman Oil	\$3,368.99
			\$4,230.96
Sewer	Description	Vendor	Inv. Amt
301-000-6003	Grit Removal	Reno Co. Solid Waste	\$205.00
301-000-6002	Computer Support/Micorsoft	Leading Edge Technology	\$329.48
301-000-6002	Dev of KDHE Schedule of Compliance	Professional Engineering Cons	\$3,771.25
301-000-6002	Service Call on Pump	Zenor Electric Company	\$100.00
301-000-7002	Ear Plugs and Gloves	Colladay Hardware Co.	\$27.00
301-000-7002	Tire Repair	Cooper Tire Service	\$19.59
301-000-7002	Pants, Gloves, Cap	Hunter Dixon	\$34.12
301-000-7002	Gloves, Hoodie	Ty Dunn	\$50.01
301-000-7002	Hardware-Screws	Fastenal Company	\$28.28
301-000-7002	Bush, Flg, Valve	Ferguson Enterprises	\$314.61
301-000-7002	Autodialer	USA Bluebook	\$647.85
301-000-7002	Hose Mender & Couplings	Westlake Ace Hardware	\$33.16
301-000-7003	Fuel	Bridgman Oil	\$2,493.17
			\$8,053.52
Spec. Hwy	Description	Vendor	Inv. Amt
401-000-6002	Concrete	Mid America Redi Mix	\$1,945.30
			\$1,945.30
ASAP	Description	Vendor	Inv. Amt
801-000-6004	Restitution	So. Hutchinson Municipal Crt	\$200.00
			\$200.00

Invoice Approval List
November 29, 2022

Comm Ctr	Description	Vendor	Inv. Amt
811-000-6000	Gas Service	Kansas Gas Service	\$64.46
811-000-7002	Lights	Sunflower Electric Supply	\$115.50
811-000-7002	Trash bags	Westlake Ace Hardware	\$49.68
811-000-7002	Battery 6 Volt	Dynamic Electronics Sales	\$11.99
			\$241.63
		Grand Total	\$31,757.67

Meeting Date: November 29, 2022
Department: Administration
Prepared By: Joseph Turner, City Administrator
Agenda Title: Utility Rates

Background/Analysis –

WATER DEPARTMENT

A review of seventeen other cities revealed that our residential water customers pay the lowest rates. Our commercial customer rates were lower than every other community except for Buhler and Cheney.

At the time of the survey the City of South Hutchinson was the only community that did not charge a monthly connection fee or base rate. This resulted in most of our residential and commercial customers never getting a rate increase. They are paying the same price for water that they paid in January 2018.

That was corrected by ordinance several weeks ago. As a result, our residential customers now rank 17th out of 18th when it comes to rates. The only city in our survey with lower rates is the City of Hesston, and that is because they have not raised their rates since 2007.

Our rate structure was one of the most complicated because we charge residential and commercial customers a monthly base charge based on the diameter of their meter. The base charge for our 2-inch customers is one of the more expensive rates and our 6-inch customers pay the highest base rate in the survey.

Because our rates are so complex and diverse, my primary focus will be on raising monthly base charges and usage rates for residential customers, and focusing exclusively on usage rate adjustments for our commercial customers.

Residential Rates | City Council Target Directive

Council direction, in lieu of and until a comprehensive water rate study was conducted, was to work towards targeting a \$35 per month billing charge for a residential customer consuming 5,000 gallons. This is because that has been an approximate target communicated in municipal circles in order to be eligible for state grants and low interest loan programs.

Our best comparable upon which to compare rates would be the City of Hutchinson. Not only is Hutchinson our nearest neighbor, they have a diverse array of commercial and industrial customers. Additionally, their rates are also in the lower half of the cities surveyed and they have also identified a need to raise rates based on a recently completed study.

We recognize the need to raise our rates, however we lack data quantifying exactly how much they should be raised. Because our rates are so low and will need to be raised significantly, it seemed appropriate to use Hutchinson as a target or comparable versus another community with significantly higher rates until we can truly justify what is needed to maintain our water system.

The City of Hutchinson's current rates are closest to that \$35 target. Their 5,000-gallon customer is currently billed \$33.41. This is based on a \$11.85 monthly base charge, plus a usage rate of \$4.11 per 1,000-gallons of water.

SCENARIO #1: Rip-Off the Band-Aid

If we were to match Hutchinson's residential rates in one fell swoop and just "rip-off the Band-Aid", we would need to almost double the new monthly base charge (\$6.56 vs \$11.85) and increase our usage rate by about 62%, from \$2.54 to \$4.11 per 1,000-gallons.

SCENARIO #2: Three-Year Step

This scenario replicates Scenario #1 but divides it into three-year step increases. This is accomplished by taking the differences between our base and usage rates and dividing it by three. For example, the base rate of \$11.85 - \$6.56 = \$5.29. This amount divided by three equals a \$1.76 increase to our current base rate. The same methodology would be applied to our usage rate.

SCENARIO #3: Usage Rate Adjustment

Under this scenario, the monthly base charges increase approximately 1.5% as set forth in our current ordinance. However, the usage rate is adjusted and increased by twenty (20) percent. A 20% increase is equivalent to the cumulative impact of COLA adjustments to account for inflation had they been made on an annual basis.

SCENARIO #4: Base Rate Match + Usage Rate Adjustment

Under this scenario, our residential customers would have their monthly base rate increased to match Hutchinson's current level and usage rates would be increased by a little more than 20%, which is roughly one-third of the difference between our respective usage rates.

Commercial Rates

Council did not provide any specific directives regarding commercial rates. However, there does seem to be a consensus for a increasing block rate structures which charge customers more per unit as their volume of consumption increases.

As expressed above, due to our complex and varied rate structures for base monthly charges, and in recognition that those rates are some of the highest in the region, it would seem to me that our focus should be on usage rate increases.

Currently, our residential and commercial customers pay the same level rate per 1,000-gallons. Hutchinson is one of the few cities that charges a decreasing rate, meaning customers pay a lower rate per gallon as they consume more water.

A 20% increase in the South Hutchinson commercial usage rate is still significantly below the lowest rate given to Hutchinson's largest consumer, or \$3.05 vs \$3.35 per 1,000-gallon. Again, the 20% increase reflects what our rate would be if we had accounted for the impact of inflation since January 2018.

Out-of-City Rates

Rates for out-of-city customers vary based on meter sizes as well. In light of the fact that we do not have a significant number of customers in this category, it would be fairly easy and straightforward to merely focus on increasing the usage rate.

If the city council decides to increase usage rates for in-city customers by 20%, it could simply raise the rate for out-of-city customers by 20%.

Currently, our out-of-city customers only pay a 10.2% premium on a per unit basis (2.54 vs 2.80 per 1,000-gallons). To give you some context, Hutchinson charges out-of-city customers a 50.3% premium.

WASTEWATER DEPARTMENT

Our residential and commercial customers pay the same wastewater rate of \$5.01 per 1,000-gallons of usage plus a \$10.00 monthly base charge. The only difference is that residential customers are billed on the three-month average of usage during the months of December, January, and February when they are not irrigating their landscape.

Wastewater rates have not increased for any customer since January 1, 2018. To keep pace with inflation since that period of time, an increase of 20% is justifiable. However, the governing body has expressed reservations about such a significant hike in light of the anticipated increases for the water utility.

One particular observation of our wastewater billing that I would like to draw to your attention. Notice that accounts that are not connected to our water system are only billed at the rate of \$24.63.

To put that in perspective, a resident that only uses 2,500 gallons of water will be billed a total of \$22.53. The breakeven point is approximately 2,900 gallons. A significant majority of our customers are using more than 2,900 gallons a month. It seems odd to me that on accounts where we have no ability to quantify usage they are billed at a rate that assumes minimal usage. When factoring in the unknown it would make more logical sense to assume the worst-case scenario and penalize someone for not being on our water system.

Standard Residential Customers (5/8-inch Meter)					Sample Customers			
	Base Rate	Usage Included	Rate Structure	Tier 1 Lowest Rate	Final Tier Rate	2,500 gal	5,000 gal	10,000 gal
Bel Aire	\$ 32.24	0	Increasing	3.98 per 1,000 gal	6.30 per 1,000 gal	\$ 44.18	\$ 55.06	\$ 84.22
Buhler	\$ 25.00	3000	Increasing	1.35 per 1,000 gal	1.65 per 1,000 gal	\$ 25.00	\$ 27.70	\$ 34.45
Cheney	\$ 21.50	1000	Uniform	2.20 per 1,000 gal	2.20 per 1,000 gal	\$ 25.90	\$ 30.30	\$ 41.30
Clearwater	\$ 14.78	3000	Increasing	4.25 per 1,000 gal	5.75 per 1,000 gal	\$ 14.78	\$ 23.28	\$ 47.53
Derby	\$ 25.97	2000	Increasing	5.19 per 1,000 gal	9.18 per 1,000 gal	\$ 28.57	\$ 41.54	\$ 70.42
Garden Plain	\$ 19.00	1000	Increasing	3.00 per 1,000 gal	3.50 per 1,000 gal	\$ 25.00	\$ 31.00	\$ 46.00
Halstead	\$ 23.00	1500	Uniform	18.50 per 1,000 gal	18.50 per 1,000 gal	\$ 41.50	\$ 87.75	\$ 180.25
Haven	\$ 40.73	3000	Increasing	2.29 per 1,000 gal	4.79 per 1,000 gal	\$ 40.73	\$ 45.31	\$ 59.20
Herington	\$ 26.07	0	Uniform	7.18 per 1,000 gal	7.18 per 1,000 gal	\$ 47.61	\$ 61.97	\$ 97.87
Hesston	\$ 8.00	3000	Uniform	3.10 per 1,000 gal	3.10 per 1,000 gal	\$ 8.00	\$ 14.20	\$ 29.70
Hutchinson	\$ 11.85	0	Decreasing	3.08 per 750 gal	2.51 per 750 gal	\$ 24.17	\$ 33.41	\$ 54.97
Newton	\$ 17.65	1500	Uniform	5.95 per 750 gal	5.95 per 750 gal	\$ 29.55	\$ 47.40	\$ 89.05
Nickerson	\$ 22.75	2000	Decreasing	6.50 per 1000 gal	6.00 per 1,000 gal	\$ 29.25	\$ 42.25	\$ 74.75
North Newton	\$ 25.00	2250	Increasing	5.30 per 750 gal	6.00 per 750 gal	\$ 30.30	\$ 46.20	\$ 83.30
Rose Hill	\$ 25.01	1000	Increasing	4.74 per 1,000 gal	9.22 per 1,000 gal	\$ 39.23	\$ 49.01	\$ 79.61
Sedgwick	\$ 28.50	1000	Uniform	5.75 per 1,000 gal	5.57 per 1,000 gal	\$ 40.00	\$ 51.50	\$ 80.25
South Hutchinson	\$ -	0	Uniform	2.54 per 1,000 gal	2.54 per 1,000 gal	\$ 6.56	\$ 12.70	\$ 25.40
Sterling	\$ 19.25	0	Increasing	1.00 per 1,000 gal	6.00 per 1,000 gal	\$ 22.75	\$ 27.25	\$ 42.25

Commercial (2-inch Meter)					Sample Customers			
	Base Rate	Usage Included	Rate Structure	Tier 1 Lowest Rate	Final Tier Rate	100K gal	250K gal	500K gal
Bel Aire	\$ 46.90	0	Increasing	4.45 per 1,000 gal	8.15 per 1,000 gal	\$ 822.18	\$ 2,044.68	\$ 4,082.18
Buhler	\$ 30.00	3000	Increasing	1.35 per 1,000 gal	1.65 per 1,000 gal	\$ 172.20	\$ 419.70	\$ 832.20
Cheney	\$ 21.50	1000	Uniform	2.20 per 1,000 gal	2.20 per 1,000 gal	\$ 241.50	\$ 571.50	\$ 1,121.50
Clearwater	\$ 14.78	3000	Increasing	4.25 per 1,000 gal	5.75 per 1,000 gal	\$ 560.03	\$ 1,422.53	\$ 2,860.03
Derby	\$ 25.97	2000	Increasing	5.19 per 1,000 gal	9.18 per 1,000 gal	\$ 846.51	\$ 2,223.51	\$ 4,518.51
Garden Plain	\$ 23.25	1000	Increasing	3.00 per 1,000 gal	3.50 per 1,000 gal	\$ 362.75	\$ 887.75	\$ 1,762.75
Halstead	\$ 23.00	1500	Uniform	18.50 per 1,000 gal	18.50 per 1,000 gal	\$ 1,845.25	\$ 4,620.25	\$ 9,245.25
Haven	\$ 59.93	5000	Increasing	2.52 per 1,000 gal	5.17 per 1,000 gal	\$ 401.88	\$ 1,177.38	\$ 2,469.88
Herington	\$ 25.36	0	Uniform	2.74 per 1,000 gal	2.74 per 1,000 gal	\$ 299.36	\$ 710.36	\$ 1,395.36
Hesston	\$ 8.00	3000	Uniform	3.10 per 1,000 gal	3.10 per 1,000 gal	\$ 308.70	\$ 773.70	\$ 1,548.70
Hutchinson	\$ 25.49	0	Decreasing	3.08 per 750 gal	2.51 per 750 gal	\$ 438.21	\$ 1,054.21	\$ 2,033.62
Newton	\$ 17.65	1500	Uniform	5.95 per 750 gal	5.95 per 750 gal	\$ 803.05	\$ 1,999.00	\$ 3,986.30
Nickerson	\$ 34.75	2000	Decreasing	6.50 per 1000 gal	6.00 per 1,000 gal	\$ 628.00	\$ 1,528.00	\$ 3,028.00
North Newton	\$ 25.00	2250	Increasing	5.00 per 750 gal	5.00 per 750 gal	\$ 680.00	\$ 1,685.00	\$ 3,355.00
Rose Hill	\$ 25.01	1000	Increasing	4.74 per 1,000 gal	9.22 per 1,000 gal	\$ 900.79	\$ 2,283.79	\$ 4,588.79
Sedgwick	\$ 28.50	1000	Uniform	5.75 per 1,000 gal	5.57 per 1,000 gal	\$ 597.75	\$ 1,460.20	\$ 2,897.75
South Hutchinson	\$ -	0	Uniform	2.54 per 1,000 gal	2.54 per 1,000 gal	\$ 254.00	\$ 635.00	\$ 1,270.00
Sterling	\$ 19.25	0	Increasing	1.00 per 1,000 gal	6.00 per 1,000 gal	\$ 447.75	\$ 1,347.75	\$ 2,847.75

Commercial (6-inch Meter)						Sample Customers		
	Base Rate	Usage Included	Rate Structure	Tier 1 Lowest Rate	Final Tier Rate	1 Mil. gal	5 Mil. gal	10 Mil. gal
Bel Aire	\$ 46.90	0	Increasing	4.45 per 1,000 gal	8.15 per 1,000 gal	\$ 8,157.18	\$ 40,757.18	\$ 81,507.18
Buhler	\$ 30.00	3000	Increasing	1.35 per 1,000 gal	1.65 per 1,000 gal	\$ 1,657.20	\$ 8,257.20	\$ 16,507.20
Cheney	\$ 21.50	1000	Uniform	2.20 per 1,000 gal	2.20 per 1,000 gal	\$ 2,221.50	\$ 11,021.50	\$ 22,021.50
Clearwater	\$ 14.78	3000	Increasing	4.25 per 1,000 gal	5.75 per 1,000 gal	\$ 5,735.03	\$ 28,735.03	\$ 57,485.03
Derby	\$ 25.97	2000	Increasing	5.19 per 1,000 gal	9.18 per 1,000 gal	\$ 9,108.51	\$ 45,828.51	\$ 91,728.51
Garden Plain	\$ 23.25	1000	Increasing	3.00 per 1,000 gal	3.50 per 1,000 gal	\$ 3,512.75	\$ 17,512.75	\$ 35,012.75
Halstead	\$ 23.00	1500	Uniform	18.50 per 1,000 gal	18.50 per 1,000 gal	\$ 18,495.25	\$ 92,495.25	\$ 184,995.25
Haven	\$ 59.93	5000	Increasing	2.52 per 1,000 gal	5.17 per 1,000 gal	\$ 5,054.88	\$ 25,734.88	\$ 51,584.88
Herington	\$ 144.90	0	Uniform	2.74 per 1,000 gal	2.74 per 1,000 gal	\$ 2,884.90	\$ 13,844.90	\$ 27,544.90
Hesston	\$ 8.00	3000	Uniform	3.10 per 1,000 gal	3.10 per 1,000 gal	\$ 3,098.70	\$ 15,498.70	\$ 30,998.70
Hutchinson	\$ 80.60	0	Decreasing	3.08 per 750 gal	2.51 per 750 gal	\$ 3,939.09	\$ 18,312.44	\$ 35,089.28
Newton	\$ 17.65	1500	Uniform	5.95 per 750 gal	5.95 per 750 gal	\$ 7,960.90	\$ 39,775.55	\$ 79,545.35
Nickerson	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
North Newton	\$ 25.00	2250	Increasing	5.00 per 750 gal	5.00 per 750 gal	\$ 6,695.00	\$ 33,430.00	\$ 66,850.00
Rose Hill	\$ 25.01	1000	Increasing	4.74 per 1,000 gal	9.22 per 1,000 gal	\$ 9,198.79	\$ 46,078.79	\$ 92,178.79
Sedgwick	\$ 28.50	1000	Uniform	5.75 per 1,000 gal	5.57 per 1,000 gal	\$ 5,772.75	\$ 28,772.75	\$ 57,522.75
South Hutchinson	\$ -	0	Uniform	2.54 per 1,000 gal	2.54 per 1,000 gal	\$ 2,540.00	\$ 12,700.00	\$ 25,400.00
Sterling	\$ 19.25	0	Increasing	1.00 per 1,000 gal	6.00 per 1,000 gal	\$ 5,847.75	\$ 29,847.75	\$ 59,847.75

*Green highlighted cells reviewed my work and checked numbers

* Yellow highlights denote cubic foot unit of measurement

* Rate tiers varied significantly so I only included the first and last tier rate structures. Note there is considerable differences in ranges.

* Did not query surveyed cities for annual water usage totals nor did I ask about annual water allocations/alotments

Standard Residential Customers (5/8-inch Meter)						Sample Customers		
	Effective Date (approx.)	Base Rate	Tier 1	Tier 2	Tier 3	2,500	5,000	10,000
Hutchinson	1/1/2022	\$ 11.85	4.11	3.68	3.35	\$ 24.17	\$ 33.41	\$ 54.97
South Hutchinson	1/1/2022	\$ -	2.54	2.54	2.54	\$ 6.56	\$ 12.70	\$ 25.40
South Hutchinson	10/1/2022	\$ 6.56	2.54	2.54	2.54	\$ 12.91	\$ 19.26	\$ 31.96
SCENARIO #1	1/1/2023	\$ 11.85	4.11	4.11	4.11	\$ 22.13	\$ 32.40	\$ 52.95
SCENARIO #2	1/1/2023	\$ 8.39	3.06	3.06	3.06	\$ 16.04	\$ 23.69	\$ 38.99
SCENARIO #3	1/1/2023	\$ 6.66	3.05	3.05	3.05	\$ 14.29	\$ 21.91	\$ 37.16
SCENARIO #4	1/1/2023	\$ 11.85	3.05	3.05	3.05	\$ 19.48	\$ 27.10	\$ 42.35

- Converted from HCF rates (750 gallons) to 1,000 gallon rate equivalent
- South Hutch rates without monthly base charge prior to October 2022
- New rates for South Hutch customers after recent addition of monthly base charge

ORDINANCE NO. 17-885

AN ORDINANCE AMENDING SECTION 15-308 OF THE CODE OF THE CITY OF SOUTH HUTCHINSON, KANSAS, PERTAINING TO SEWER USER CHARGES AND PROVIDING FOR MINIMUM CHARGES AND USER RATES FOR THE DISCHARGE OF WASTE WATER INTO THE CITY SEWER SYSTEM.

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

Section 1. That Section 15-308 of the Code of the City of South Hutchinson is hereby amended to read as follows:

15-308. MINIMUM CHARGES; USER RATES. (a) Each user who is connected to the City water system shall pay a minimum charge of \$10.00 per month. In addition thereto and subject to Section 15-306 of this Code, each such user shall pay a User Charge rate of \$.00501, for each gallon of water metered. In the case of multiple family dwellings having common meters or mobile home parks having common meters, a minimum charge of \$10.00 per month shall be paid for each apartment (unit) or mobile home hookup therein. In addition thereto, and subject to section 15-306 of this code, a rate charge of \$.00501 for each gallon of water metered by any such common meter shall be paid.

(b) Each user who is not connected to the city water system, but who contributes wastewater, shall pay a flat rate minimum charge of \$24.63, per month.

(c) Each non-resident of the city, who is not connected to the city water system, but who contributed wastewater to the sewer system shall pay a minimum of \$28.89, per month.

(d) Each new customer shall pay a flat rate of \$28.00 per month until such customer has established an average monthly water usage as stated in Section 15-306 of the Code of the City of South Hutchinson, Kansas.

(e) Each owner of residential rental property shall pay a flat rate of \$13.00 per month or portion thereof, for each such property which is unrented and/or unoccupied.

Section 2. Any ordinances or portions thereof in conflict with the provisions of this ordinance are hereby repealed.

Section 3. The City Council of the City of South Hutchinson, Kansas shall review all rates in November of each year.

Section 3. That this ordinance shall be in full force and effect from and after April 1, 2018 after its summary publication once in the official city newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS THIS 15TH DAY OF MAY, 2017.



A E Murray
A.E. Murray, Mayor

Denise McCue
Denise McCue, City Clerk

ORDINANCE NO. 17-886

AN ORDINANCE AMENDING SECTION 15-131 OF THE CODE OF THE CITY OF SOUTH HUTCHINSON, KANSAS PERTAINING TO WATER RATES FOR WATER FURNISHED BY THE CITY TO CUSTOMERS THROUGH ITS WATER WORKS SYSTEM AND REVOKING ORDINANCE NO. 15-850.

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

Section 1. Section 15-131 of the Code of the City of South Hutchinson, Kansas, is hereby amended to read as follows:

MONTHLY RATES. (a) The following monthly rates are hereby established for water furnished by the City to premises located within the City:

There shall be a flat rate of \$.00254 per gallon for all in-town users.

(b) The following monthly rates are hereby established for water furnished by the City to premises located outside the City:

These shall be a flat rate of \$.00280 per gallon for all out of town users.

(c) Water users within the City limits of the City of South Hutchinson, shall pay to the City a minimum monthly fee which shall be determined by the size of the meter as follows:

.625 inch	-	\$5.91
1 inch	-	\$12.43
2 inch	-	\$28.58
3 inch	-	\$43.92
4 inch	-	\$175.05
6 inch	-	\$350.10

(d) Water users which are outside the City limits of the City of South Hutchinson, Kansas shall pay to the City a minimum monthly fee to be determined by the size of the meter as follows:

.625 inch	-	\$12.98
1 inch	-	\$27.35
2 inch	-	\$62.89
3 inch	-	\$96.62

4 inch	-	\$385.11
6 inch	-	\$770.21

(e) Water users who own an overhead fire extinguisher water sprinkling system either within or outside the City limits shall pay to the City a monthly fee of \$10.00.

(f) All customers who purchase bulk water from the City shall each time of purchase, pay a minimum of \$50.00. Additionally, all customers who purchase bulk water, each time of purchase shall pay a bulk water rate of \$.00267 per gallon for each gallon, or portion thereof.

(g) The City Council of the City of South Hutchinson Kansas shall review all rates for water users in November of each year.

(h) Beginning on January 1, 2016 and each year on January 1st thereafter through the year 2025 the following rates are hereby established for water furnished by the City to premises located within the City:

Meter Size	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
.625"	\$6.00	\$6.09	\$6.18	\$6.27	\$6.37	\$6.46	\$6.56	\$6.66	\$6.76	\$6.86
1"	\$12.62	\$12.81	\$13.00	\$13.19	\$13.39	\$13.59	\$13.80	\$14.00	\$14.21	\$14.43
2"	\$29.01	\$29.44	\$29.89	\$30.33	\$30.79	\$31.25	\$31.72	\$32.20	\$32.68	\$33.17
3"	\$44.58	\$45.25	\$45.96	\$46.62	\$47.31	\$48.02	\$48.74	\$49.48	\$50.22	\$50.97
4"	\$177.68	\$180.34	\$183.05	\$185.79	\$188.58	\$191.41	\$194.28	\$197.19	\$200.15	\$203.15
6"	\$355.35	\$360.68	\$366.09	\$371.58	\$377.16	\$382.81	\$388.56	\$394.39	\$400.30	\$406.31

(i) Beginning on January 1, 2016 and each year on January 1st thereafter through the year 2025 the following rates are hereby established for water furnished by the City to premises located outside the City:

Meter Size	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
.625"	\$13.17	\$13.37	\$13.57	\$13.78	\$13.98	\$14.19	\$14.41	\$14.62	\$14.84	\$15.06
1"	\$27.76	\$28.17	\$28.60	\$29.02	\$29.46	\$29.90	\$30.35	\$30.81	\$31.27	\$31.74
2"	\$63.83	\$64.79	\$65.76	\$66.75	\$67.75	\$68.76	\$69.79	\$70.84	\$71.90	\$72.98
3"	\$98.07	\$99.54	\$101.04	\$102.55	\$104.09	\$105.65	\$107.40	\$108.85	\$110.48	\$112.14
4"	\$390.89	\$396.75	\$402.70	\$408.74	\$414.87	\$421.10	\$427.41	\$433.82	\$440.33	\$446.94
6"	\$781.76	\$793.49	\$805.39	\$817.47	\$829.73	\$842.18	\$854.81	\$867.63	\$880.65	\$893.86

(j) Ordinance No. 15-850 is hereby revoked and all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 2. This Ordinance shall be in full force and effect from and after November 1, 2017 after its summary publication once in the official city newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF SOUTH HUTCHINSON, KANSAS THIS 15TH DAY OF MAY, 2017.



A.E. Murray
A.E. Murray, Mayor

Denise McCue
Denise McCue, City Clerk

RESOLUTION NO. 2017 R 9

A RESOLUTION ESTABLISHING RATES AND CHARGES FOR MUNICIPAL WATER AND WATER SERVICES, AS AUTHORIZED BY SECTION 20-301 OF THE HUTCHINSON CITY CODE, AS AMENDED.

BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF HUTCHINSON, KANSAS:

Section 1. Each User of water and water services shall pay a monthly charge equal to the total of all applicable charges set forth in this section.

a. Generally applicable monthly charges:

Year	Minimum Monthly Charge ²		0 – 500 hcf ¹ charge per hcf		501 – 5,000 hcf charge per hcf		Above 5,000 hcf charge per hcf	
	Inside City	Outside City	Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
2018	\$9.57	\$19.14	\$2.49	\$3.73	\$2.24	\$3.35	\$2.03	\$3.04
2019	\$10.10	\$20.19	\$2.63	\$3.94	\$2.36	\$3.54	\$2.14	\$3.21
2020	\$10.65	\$21.30	\$2.77	\$4.16	\$2.49	\$3.73	\$2.25	\$3.38
2021	\$11.24	\$22.47	\$2.92	\$4.39	\$2.63	\$3.94	\$2.38	\$3.57
2022	\$11.85	\$23.71	\$3.08	\$4.63	\$2.77	\$4.16	\$2.51	\$3.76

¹Hundred cubic feet (748.1 gallons)

²Minimum Monthly Charge (MMC) for 5/8” (3/4”) meters. Minimum Monthly Charge for larger meters are as set forth in paragraph “b”.

b. Water customers with meters larger than 5/8” (3/4”) shall pay a Minimum Monthly Charge based on the following applicable charges. No water use will be included in the Minimum Monthly Charge.

Meter Size (in.)	2018		2019		2020		2021		2022	
	Inside City	Outside City								
1	\$11.42	\$22.83	\$12.04	\$24.09	\$12.71	\$25.41	\$13.40	\$26.81	\$14.14	\$28.28
1.5	\$16.01	\$32.03	\$16.90	\$33.79	\$17.82	\$35.65	\$18.81	\$37.61	\$19.84	\$39.68
2	\$20.57	\$41.15	\$21.70	\$43.41	\$22.90	\$45.80	\$24.16	\$48.31	\$25.49	\$50.97
3	\$25.13	\$50.26	\$26.51	\$53.02	\$27.97	\$55.94	\$29.51	\$59.02	\$31.13	\$62.26
4	\$36.53	\$73.07	\$38.54	\$77.09	\$40.66	\$81.33	\$42.90	\$85.80	\$45.26	\$90.52
6	\$65.06	\$130.12	\$68.64	\$137.28	\$72.42	\$144.83	\$76.40	\$152.80	\$80.60	\$161.20
8	\$100.45	\$200.89	\$105.97	\$211.94	\$111.80	\$223.60	\$117.95	\$235.90	\$124.44	\$248.87

c. Water customers that have un-metered fire line connections to the City water system shall pay a monthly fire line water service availability charge based on the following applicable charges.

Fire Line Size (in.)	Inside City	Outside City
6" and smaller	\$10.82	\$21.64
8"	\$21.63	\$43.26
10" and larger	\$32.45	\$64.90

d. Resale service will not be supplied under the rates set out in this section. The user shall furnish service lines and equipment and the City shall make the connection with its mains. If service supplied is used for other than fire protective equipment, consumption shall be measured and billed under the applicable water service rate schedule.

e. The City shall pay for its water usage in a manner and at a rate or rates established from time-to-time by resolution of the Governing Body.

f. Applications for water service to premises not previously served shall pay a tap charge for standard service in an amount equal to 50 percent of the cost to the waterworks division for the tap, meter and meter setting, plus the full cost of a special vault if required. Such tap charge shall be established by the water maintenance superintendent, and approved and adopted by the Governing Body. The tap charge shall be reviewed at least annually, and updated as necessary to reflect current costs.

g. In addition to all other charges provided for in this resolution, each User shall be assessed a Ten Dollar (\$10.00) service fee upon application for service at a new address and each user shall be assessed a Thirty Dollar (\$30.00) service fee upon issuance of an order for disconnection of service for failure to make timely payment as required by the City Code or for violation of any other City ordinance or regulation relating to water service. Failure to pay any such assessment shall subject the User to any remedy for nonpayment provided for in the City Code.

h. When a User requests inspection and testing of a water meter, such User shall pay the cost thereof. If upon examination and test a meter is found to be inaccurate according to standards set forth by the American Waterworks Association, a meter will be substituted and the water bill for the preceding billing period shall be adjusted;

Section 2. The forgoing rates and charges shall apply to services billed on and after the first day of the year for which they have been respectively established, and shall remain in effect until amended pursuant to this resolution or otherwise modified by appropriate action of the City's Governing Body;

Section 3. That Resolution No. 2013 R-36 is hereby repealed January 1, 2018; and

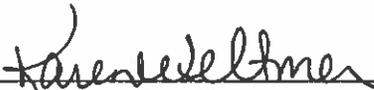
Section 4. This Resolution shall become effective January 1, 2018.

ADOPTED BY THE GOVERNING BODY this 17th day of October, 2017.



Jon Daveline, Mayor

ATTEST:



Karen Weltmer, City Clerk