

The Board of Commissioners met in regular session at 2:00 p.m., on Wednesday, January 22, 2025, in the Commission Room at City Hall conducting the meeting by live streaming with Zoom with Vice-Mayor Banzet presiding and Commissioner Jabben present. Mayor Johnson was absent from the meeting.

Commissioner Jabben moved to approve the agenda as presented with the addition of Business Item 4A: Don Adams: Sidewalk Replacement Request. Seconded by Vice-Mayor Banzet. Motion carried.

Civic organization reports were invited and heard.

Commission reports were heard.

City Administrator Comments were heard.

Community Development Director reports were heard.

Financial reports were distributed.

Public Comments were invited and heard.

Commissioner Jabben moved to approve the consent agenda as presented consisting of minutes from the December 23, 2024 meeting; minutes from the January 13, 2025 meeting; minutes from the January 17, 2025 Special Call Meeting; Appropriation (2024) 24; and Appropriation (2025) 01. Seconded by Vice-Mayor Banzet. Motion carried.

The Governing Body welcomed Don Adams with a request for sidewalk replacement at the Carolina Street project site. Discussion held.

Commissioner Jabben moved to table this item to the February 12, 2025 meeting. Seconded by Vice-Mayor Banzet. Motion carried.

The Governing Body welcomed Mike Squiers, Encore Energy, for a presentation regarding gas purchase and possible future gas purchase agreements. Discussion held. No action taken.

Administrator Jones addressed the Commission regarding modification of the recently approved Utility Rate Ordinance related to large-volume electric customers. Ordinance No. 1814 replaces Ordinance No. 1813. Discussion held.

ORDINANCE NO. 1814

AN ORDINANCE AMENDING SECTION 16-36 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE REGARDING FEES FOR UTILITIES PROVIDED BY THE CITY OF NEODESHA, WILSON COUNTY, KANSAS AND REPEALING OLD SECTION 16-36 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE.

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

Section One: Section 16-36 of Chapter 16 of the City of Neodesha Code shall be amended to read as follows:

Sec. 16-36. - Utilities.

- a) Service connection fees:
 1. Electricity: \$50.00.
 2. Gas: \$50.00.
 3. Water: \$50.00.
- b) Transfer fee: \$25.00.
- c) Reconnect fees for non-payment: \$50.00
- d) Returned check NSF fee: \$50.00.
- e) Natural gas:
 1. Residential service, monthly rates:
 - a. Meter service charge: \$15.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 2. Commercial service, monthly rates:
 - a. Meter service charge: \$18.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 3. Industrial service, monthly rates:
 - a. Meter service charge: \$20.00 per month per meter.
 - b. Commodity charge: \$0.816 per Ccf, plus the cost of gas adjustment.
 4. Large volume service. Must remain on this rate for the 12-month calendar year.
 - a. Customer charge: \$75.00 per month (includes multiple locations/meters).
 - b. Meter service charge: \$30.00 per month per meter.
 - c. Commodity charge:
 - (1) The first 500 Ccf (0—500) at \$0.8 per Ccf.
 - (2) The next 1500 Ccf (501—2000) at \$0.785 per Ccf.
 - (3) The next 3500 Ccf (2001—5500) at \$0.755 per Ccf.

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(4) All over 5500 Ccf (5501+) at \$0.735 per Ccf, plus the cost of gas adjustment applied to all Ccf.

f) Water rates:

1. Residential and commercial:

Year	Customer Meter Charge	Each Gallon
2023	19.48	0.00849
2024	19.87	0.00866
2025	20.06	0.00884
2026	20.26	0.00901
2027	20.46	0.00919
2028	20.66	0.00936
2029	20.91	0.00954

2. Industrial customers for the first 100,000 gallons the rate shall be per month:

Year	Customer Meter Charge	Each Gallon
2023	19.48	0.00849
2024	19.87	0.00866
2025	20.06	0.00884
2026	20.26	0.00901
2027	20.46	0.00919
2028	20.66	0.00936
2029	20.91	0.00954

a. For all water in excess of 100,000 gallons the rate per month shall be:

Year	Excess of 100,000 each Gallon
2023	0.00728
2024	0.00743

2025	0.00758
2026	0.00775
2027	0.00919
2028	0.00936
2029	0.00954

2. Bulk water sales at Water Plant:

a. 90 gallons for \$1.00

3. Customers outside of City limits:

Year	Customer Meter Charge	Each Gallon
2023	24.35	0.01062
2024	24.83	0.01083
2025	25.33	0.01105
2026	25.85	0.01128
2027	26.39	0.01152
2028	26.95	0.01177
2029	27.53	0.01203

4. Water reconnects fees when service is terminated for violating water supply emergency restrictions:
 - a. First reconnection: \$50.00.
 - b. Second reconnection: \$200.00.
 - c. Third reconnection: \$300.00.
5. Water backflow preventer testing fees.
 - a. First unit \$150.00; additional units \$100.00 each.
 - b. Re-testing: \$100.00 per unit.

g) Electric rates.

2025:

Zoning	Meter Charge	Cost Per KWH
Residential:	\$16.00	\$0.12
Commercial:	\$25.00	\$0.12
Large Volume Customers:	\$100.00	
First 125,000 KWH		\$0.113
125,000-400,000 KWH		\$0.0725
400,000 KWH +		\$0.07

2026:

Zoning	Meter Charge	Cost Per KWH
Residential:	\$16.00	\$0.1275
Commercial:	\$25.00	\$0.1275
Large Volume Customers:	\$100.00	
First 125,000 KWH		\$0.1205
125,000-400,000 KWH		\$0.073
400,000 KWH +		\$0.07

2027:

Zoning	Meter Charge	Cost Per KWH
Residential:	\$16.00	\$0.135
Commercial:	\$25.00	\$0.135
Large Volume Customers:	\$100.00	
First 125,000 KWH		\$0.1280
125,000-400,000 KWH		\$0.0735
400,000 KWH +		\$0.07

2028:

Zoning	Meter Charge	Cost Per KWH
Residential:	\$16.00	\$0.1425
Commercial:	\$25.00	\$0.1425
Large Volume Customers:	\$100.00	
First 125,000 KWH		\$0.1355
125,000-400,000 KWH		\$0.0740
400,000 KWH +		\$0.07

2029:

Zoning	Meter Charge	Cost Per KWH
Residential:	\$16.00	\$0.15
Commercial:	\$25.00	\$0.15
Large Volume Customers:	\$100.00	
First 125,000 KWH		\$0.1430
125,000-400,000 KWH		\$0.0745
400,000 KWH +		\$0.07

- h) Minimum charge for utility is the meter charge.
- i) For large-scale users, if KWH usage exceeds 400,000, the entire bill will be calculated using the rate applicable to 400,000+ KWH.
- j) In no case shall the cost billed to customer be lower than the city's actual cost to purchase power. Large volume rates shall be subject to the same cost adjustment as all other electric rates
- k) Any installation requested by customer that requires installation of a pole will be subject to a fee of \$500.00/per pole.
 - 1. Hi-Lighters:
 - a. Installation of Highlighter charge: \$200.00.
 - b. If installation requires pole there will be an additional fee of: \$500.00.
 - c. Monthly charge: \$10.00.
- l) Sewer Rates:
 - 1. Residential/Commercial/Industrial:

Year	Customer Meter Charge	Each Gallon
2023	21.53	0.00442
2024	21.75	0.00446
2025	21.97	0.00450
2026	22.19	0.00454
2027	22.41	0.00458
2028	22.63	0.00462
2029	22.85	0.00466

- a. For residential customers the monthly user charge will be based on water consumption.
 - a.1. If a commercial or industrial contributor has a consumptive use of water, or in some other manner uses water which is not returned to the wastewater collection system, the user charge for that contributor may be based on a wastewater meter or separate water meter installed and maintained at the contributor's expense, and in a manner acceptable to the city.

2. Customers Outside City Limits:

Year	Customer Meter Charge	Each Gallon
2023	26.92	0.00552
2024	27.19	0.00558
2025	27.46	0.00564
2026	27.73	0.00570
2027	28.00	0.00576
2028	28.27	0.00582
2029	28.54	0.00588

- m) Solid waste collection and disposal:
 - 1. Residential/Commercial/Industrial

<i>Refuse Rates (2025)</i>	<i>Monthly Rate</i>	<i>Additional Container</i>
Residential rate per dwelling unit	\$15.00	
Commercial minimum rate	\$25.00	
Shared dumpsters (1 shared by 2 or more businesses)	\$25.00	n/a
Once a week collection (first container)	\$25.00	\$21.00
Two collections per week (first container)	\$40.00	\$34.00
Three collections per week (first container)	\$52.00	\$44.00
Four collections per week (first container)	\$63.00	\$54.00
Five collections per week (first container)	\$75.00	\$64.00
Service outside city limits (125% of the city rate)		

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Residential rate per dwelling unit	\$16.00	
Commercial minimum rate	\$26.00	
Shared dumpsters (1 shared by 2 or more businesses)	\$26.00	n/a
Once a week collection (first container)	\$26.00	\$21.00
Two collections per week (first container)	\$41.00	\$34.00
Three collections per week (first container)	\$53.00	\$44.00
Four collections per week (first container)	\$64.00	\$54.00
Five collections per week (first container)	\$76.00	\$64.00
Service outside city limits (125% of the city rate)		

2. Dumpster Rental Rates:

- a. \$50 per day.
- b. \$150 per week.
- c. \$75 per weekend.
- d. Dumped once per day (M-F).
- e. Dumpster rental fees shall be prepaid at City Hall prior to dumpster delivery.
- n) Stormwater fee: **\$4.00** per water meter per month.

Section Two: Old Section 16-36 of Chapter 16 of the Code of the City of Neodesha is hereby repealed.

Section Three: EFFECTIVE DATE. This ordinance shall be in full force and effect after its publication in the official city newspaper for the **February 28, 2025** billing date.

Commissioner Jabben moved to approve Ordinance No. 1814 as presented. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones addressed the Commission regarding an Ordinance that addresses increases to certain Neodesha Splash Zone fees. Discussion held.

ORDINANCE NO. 1815

AN ORDINANCE AMENDING SECTION 16-30 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE REGARDING FEES FOR PARKS AND RECREATION SERVICES PROVIDED BY THE CITY OF NEODESHA, WILSON COUNTY, KANSAS AND REPEALING PRIOR SECTION 16-30 OF CHAPTER 16 OF THE CITY OF NEODESHA CODE AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

Section One: Section 16-30 of Chapter 16 of the City of Neodesha Code shall be amended to read as follows:

Sec. 16-30 – Parks and Recreation:

- 1) Civic Center and other city-owned property: as established by resolution
- 2) Neodesha Splash Zone Fees
 - a. Daily Admission \$3.00
 - b. Age 2 and under Free
 - c. Family Pass \$175.00 with option to add a non-family member for \$25 more
 - d. Single Pass \$100.00
 - e. Monthly-Single: \$40.00
 - f. Monthly-Family: \$65.00
 - g. Punch cards \$60.00 for 20 visits
 - h. Swim Lessons \$20.00 per child
 - i. Aerobics \$25.00 per season
 - j. Private Parties \$150.00 per hour

Section Two: Prior Section 16-30 of Chapter 16 of the Code of the City of Neodesha and all ordinances and parts of ordinances in conflict herewith is hereby repealed.

Section Three: This ordinance shall take effect and be in full force from and after its adoption by the governing body and publication once in the official city newspaper.

Commissioner Jabben moved to approve Ordinance No. 1815 as presented for the Splash Zone pool pass increase. Seconded by Vice-Mayor Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding the dangerous structure property located at 1010 Carolina. Discussion held.

ORDINANCE NO. 1816

AN ORDINANCE AUTHORIZING AND DIRECTING THE ABATEMENT OF THE PROPERTY LOCATED AT 1010 Carolina Street (Legal Description: The East Seventy-five (75) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Shutt’s Second Addition to the City of Neodesha) AUTHORIZING THE

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FINANCING OF THE COSTS OF SUCH REMOVAL BY THE SALE OF SALVAGE FROM SUCH PROPERTY, IF ANY, AND/OR FROM THE GENERAL FUND OF THE CITY, AND THE LEVYING OF SPECIAL ASSESSMENTS AGAINST THE LOTS ON WHICH SUCH PROPERTY IS LOCATED.

WHEREAS, the governing body did after proper notice and hearing as provided by law make findings by Resolution 24-31 and Resolution 24-32, dated December 11, 2024, that the property hereinafter described as a blighting influence and did direct the owner of such property to repair or remove the same and make the premises safe and secure, together with the statement that if the owner failed to commence the repair or removal within the time fixed by such resolution or failed to diligently prosecute the same until the work was completed, the city would cause the property to be abated, and

WHEREAS, such resolution was published in the official city newspaper and copies of such resolution were mailed to each owner, agent, lienholder of record and occupants of such property and were otherwise served as required by law, and

WHEREAS, the owner has wholly failed to commence the repair or removal of such property; now therefore

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

Section 1: The enforcing officer is hereby authorized and directed to cause the dwelling located **1010 Carolina Street (Legal Description: The East Seventy-five (75) feet of Lots Twenty-one (21), Twenty-two (22), Twenty-three (23) and Twenty-four (24), Block Three (3), Shutt’s Second Addition to the City of Neodesha** to be abated and the premises be made safe and secure and for this purpose is authorized to invite bids, negotiate a contract, or cause the work to be done by city employees.

Section 2: The enforcing officer shall keep an account of the cost of the work and may sell the salvage from such property and shall keep an account of the receipts therefrom as provided by law.

Section 3: All costs incurred by the city in the razing and removal of such property and the making of the premises safe and secure shall be paid from moneys received from the sale of salvage there from and all moneys in excess of that necessary to pay such costs shall, after the payment of all costs, be paid to the owner of the premises: **PROVIDED**, that if there is no salvageable material or if moneys received from the sale of salvage is insufficient to pay the cost of such work, such costs or any portion thereof in excess of the amount received from the sale of salvage shall be assessed as a special assessment against the lots on which the property was located and may be financed until the assessment is paid out of the general fund of the city.

Section 4: **EFFECTIVE DATE.** This ordinance shall be in full force and effect upon its publication in the official city newspaper.

Commissioner Jabben moved to approve Ordinance No 1816 as presented, directing the abatement of the conditions found at 1010 Carolina. Seconded by Vice-Mayor Banzet. Motion carried.

The Governing Body welcomed Kenneth Olson, Enterprise Fleet Management, for further discussion of a proposed agreement for services. Aiding in the discussion was Administrator Jones and Chief Tomlinson. Discussion held.

Commissioner Jabben moved to table this agenda item to the February 12, 2025 meeting. Seconded by Vice-Mayor Banzet. Motion carried.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, February 12, 2025, at 2:00 p.m.

At 3:50 p.m. Commissioner Jabben moved to adjourn. Seconded by Vice-Mayor Banzet. Motion carried.

/s/ Devin Johnson

Devin Johnson, Mayor

ATTEST:

/s/ Stephanie Fyfe

Stephanie Fyfe, City Clerk