

Agenda

City Commission of the City of Neodesha, KS

December 11, 2024 2:00 p.m.

ZOOM Online Access: <https://us02web.zoom.us/j/6203252828>

Item 1: Opening Session

- Call to Order
- Roll Call
- Invocation
- Pledge of Allegiance
- Additions/Deletions to the Agenda
- Civic Organization Reports
- Mayor's Report
- Commissioner's Reports
- City Administrator's Comments
- Community Development Director Report
- Financial Reports Distributed

Item 2: Public Comments

Item 3: Consent Agenda (Routine agenda items can be approved with unanimous consent of the City Commission. Any item can be removed and placed in items of business.)

- Approval of November 27, 2024 Minutes
- Appropriation (2024) 22

Item 4: Business Items to Consider

- A. Oath of Office; Chris Jabben 2025
- B. Ordinance: Disturbing the Peace
- C. Resolution: 1010 Carolina; Yard Abatement
- D. Resolution: 1010 Carolina; Junked/Abandoned Vehicles
- E. Resolution: GAAP Waiver
- F. Discuss Utility Rate Increases
- G. Dangerous Structures: 1007 Seward
- H. Approve CMB Licenses 2025
- I. P&Z: 552 S 5th Street; Consider Variance for Fencing Materials
- J. Consider Splash Zone Pass Increase
- K. Consider Closing City Hall for Employee Christmas Luncheon

Item 5: Date/Time of Next Regular Meeting

Monday, December 23, 2024 at 4:00 p.m. – Regular Meeting, City Hall

Item 6: Executive Session

Item 7: Adjournment

**AGENDA COMMENTS
CITY COMMISSION MEETING
December 11, 2024**

Additions to the Agenda

RECOMMENDED MOTION: *I move to approve the agenda as presented.*

Consent Agenda

RECOMMENDED MOTION: *I move to approve the consent agenda as presented.*

Business Items to Consider

4.A: Oath of Office; Chris Jabben 2025

RECOMMENDED MOTION: *No motion needed.*

4.B: Ordinance: Disturbing the Peace

This ordinance is to add the ability for our Police Department to be able to write someone a ticket for “disturbing the peace” and/or loud noises.

RECOMMENDED MOTION: *I move to approve Ordinance 1812 as presented.*

4.C: Resolution: 1010 Carolina; Yard Abatement

The property has shown minimal to no progress in yard cleanup. The city recommends proceeding with the yard abatement process. This resolution allows us to conduct a yard abatement if the property hasn't been cleaned up.

RECOMMENDED MOTION: *I move to approve resolution 24-31 as presented, allowing the property owner _____ days to remove yard violations.*

4.D: Resolution: 1010 Carolina; Junked/Abandoned Vehicles

The property has shown minimal to no progress in yard cleanup. The city recommends proceeding with the yard abatement process. This resolution gives us the ability to remove the vehicles.

RECOMMENDED MOTION: *I move to approve resolution 24-32 as presented, allowing the property owner _____ days to remove junked and abandoned vehicles.*

4.E: Resolution: GAAP Waiver

For this agenda item, the Commission is asked to consider Resolution 24-33, a waiver to the Generally Accepted Accounting Principles (GAAP), for our financial statements for the year ending December 31, 2024. This GAAP waiver is an annual requirement for Cities using the Cash Basis of Accounting, instead of the Generally Accepted Accounting Principles.

RECOMMENDED MOTION: *I move to adopt Resolution 24-33 as presented.*

4.F: Discuss Utility Rate Increases

Discuss utility rate increase options. We will review options for all utilities and try and get these things set for approval 12/23/2024.

RECOMMENDED MOTION: *No motion needed.*

4.G: Dangerous Structures: 1007 Seward

The property located at 1007 Seward has been looked at by city staff after a previous commission meeting. It is our recommendation currently to dismiss the dangerous structure for this property for the time being.

RECOMMENDED MOTION: *No motion recommended. (The business item will die for lack of a motion)*

4.H: Approve CMB Licenses 2025

Approval of 2025 CMB licenses.

RECOMMENDED MOTION: *I move to approve the 2025 Cereal Malt Beverage Licenses for: Casey's General Store; AKAS, Inc. (Jumpstart); Little Bear Trading Company, Inc.; and G&W Foods, Inc.*

4.I: P&Z: 552 S 5th Street; Consider Variance for Fencing Materials

This is the variance for Caleb Berger Fence. He is looking to use non-traditional building materials. Pictures included in the packet.

RECOMMENDED MOTION: *I move to approve the variance for Caleb Berger for the use of non-traditional building supplies.*

4.J: Consider Splash Zone Pass Increase

Consider Splash zone pass price increases. After our last discussion we have added a monthly pass option to the current setup and brought it back for consideration.

RECOMMENDED MOTION: *I move to approve the new Neodesha splash zone pass prices for the 2025 pool season.*

4.K: Consider Closing City Hall for Employee Christmas Luncheon

City staff is asking that the commission consider closing City Hall for the Holiday Party Luncheon. That time frame would be 12/18/2024 and the office would be closed from 11:00 a.m. to 1:30 p.m.

RECOMMENDED MOTION: *I move to close City Hall December 18th from 11:00 a.m. to 1:30 p.m.*

The Board of Commissioners met in regular session at 2:00 p.m., on Wednesday, November 27, 2024, in the Commission Room at City Hall conducting the meeting by live streaming with Zoom with Mayor Johnson presiding and Commissioners Banzet and Vail-Keller present.

Commissioner Vail-Keller moved to approve the agenda as presented. Seconded by Commissioner 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 Banzet moved to approve the consent agenda as presented consisting of minutes from the November 13, 2024 meeting; and Appropriation (2024) 21. Seconded by Commissioner Vail-Keller. Motion carried.

The Governing Body welcomed Tyson McGreer, KMEA, for a discussion to consider a Large Scale Solar Agreement. Discussion held.

Commissioner Banzet moved to approve the agreement with KMEA for the Ninnescah Flats Solar Agreement pending clarification of section 5.3 A of the agreement contract by KMEA and the City Attorney. Seconded by Commissioner Vail-Keller. Motion carried.

RESOLUTION NO. 24-30

A RESOLUTION OF THE CITY OF NEODESHA KANSAS, AUTHORIZING THE EXECUTION OF THE NINNESCAH FLATS SOLAR PROJECT AGREEMENT BETWEEN THE CITY OF NEODESHA KANSAS, AND THE KANSAS MUNICIPAL ENERGY AGENCY; AND MAKING CERTAIN COVENANTS AND AGREEMENTS TO PROVIDE FOR THE PAYMENT AND SECURITY THEREOF AND AUTHORIZING CERTAIN OTHER DOCUMENTS AND ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the Kansas Municipal Energy Agency ("KMEA") is a municipal energy agency organized and existing under the laws of the State of Kansas, including K.S.A. 12-885 *et seq.*; and

WHEREAS, the City of Neodesha, Kansas (the "City") owns or operates a utility furnishing electricity (the "System") and the City is a member in good standing of KMEA; and

WHEREAS, the City is authorized to enter into contracts for the supply of electricity from any person, firm, corporation or other municipality for a period not in excess of forty (40) years under K.S.A. 12-825j; and

WHEREAS, KMEA has or expects to enter into a Power Purchase Agreement (the "Purchase Agreement") to purchase up to 90 MW of electric energy, capacity benefits, ancillary services, and excluding environmental attributes related thereto (collectively, the "Energy") from the Ninnescah Flats Solar Facility in Pratt County, Kansas (the "Facility"); and

WHEREAS, KMEA and certain member cities, including the City, desire to form a project, through which member cities who wish to participate will purchase a portion of the Energy from KMEA; and

WHEREAS, City desires to participate in the Ninnescah Flats Solar Project, pursuant to the terms and conditions set forth in the Ninnescah Flats Solar Project Agreement (the "Ninnescah Flats Agreement"), in substantially the form presented to the governing body with this Resolution;

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

Section 1. Approval. The Ninnescah Flats Agreement is hereby approved in substantially the form presented to the governing body this date.

Section 2. Pledge of Revenues; Obligation to Make Payments. The governing body of the City hereby pledges the gross revenues (the "Revenues") of the City's electric utility system (the "System") to the City's payment obligations under the Ninnescah Flats Agreement. The payments by the City for electricity under the Ninnescah Flats Agreement shall constitute operating expenses of the System. The obligation of the City to make payments to KMEA under the Ninnescah Flats Agreement, whether or not reduced to judgment, shall not constitute general obligations of the City, and the City shall not be required to make such payments from any source other than the Revenues of the System.

Section 3. Rate Covenant. The City will fix, establish, maintain and collect such rates, fees and charges for the use and services furnished by or through the System, including all repairs, alterations, extensions, reconstructions, enlargements or improvements thereto hereafter constructed or acquired by the City, as will produce Revenues sufficient to:

(a) pay all operating expenses of the System, including the obligation to make the payments required by the payments required by the Ninnescah Flats Agreement;

(b) pay the principal of and interest on all the bonds and any other indebtedness of the System (the "System Indebtedness") as and when the same become due; and

(c) provide reasonable and adequate reserves to satisfy covenants in the resolutions authorizing System Indebtedness and for the general protection and benefit of the System. *(continued on next page)*

Section 4. Execution of N i n n e s c a h Flats Agreement. The Mayor and Clerk are hereby authorized to execute the Ninnescah Flats Agreement in substantially the form presented to the governing body this date with such changes or additions as the Mayor and Clerk shall deem necessary and appropriate, such official's signature thereon being conclusive evidence of such official's and the City's approval thereof. The Mayor and Clerk are authorized and directed to execute any and all other documents or certificates necessary to effect the purposes set forth in this Resolution and the Ninnescah Flats Agreement.

Section 5. Effective Date. This Resolution shall take effect and be in full force from and after its adoption by the governing body of the City.

Commissioner Vail-Keller moved to approve Resolution 24-30 allowing KMEA to authorize the Ninnescah Flats Solar Agreement on behalf of the City of Neodesha pending clarification of 5.3 A of the contract. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones along with Building Inspector Tommy John addressed the Commission regarding the Dangerous Structures located at 1010 Carolina. This agenda item was table from the November 13, 2024 meeting for review at today's meeting. Discussion held.

Commissioner Banzet moved to proceed forward with the yard abatement resolution for the property located at 1010 Carolina Street ordering the yard abatement to commence. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding 2024 Budget Amendments. This agenda item was tabled from the November 13, 2024 meeting for further review by the City's auditors. Discussion held.

Commissioner Banzet moved to approve the 2024 budget amendment as presented. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding choosing a hearing date for the 2024 Budget Amendment. Discussion held.

Commissioner Vail-Keller moved to set the date and time of the 2024 Budget Amendment Hearing to Monday, December 23, 2024 at 4:00 p.m. Seconded by Commissioner Banzet. Motion carried.

Administrator Jones addressed the Commission regarding the publication of the Notice of Public Hearing for the 2024 Budget Amendment. This agenda item was tabled from the November 13, 2024 meeting. Discussion held.

Commissioner Banzet moved to approve the publication of the 2024 Budget Amendment Hearing to be held on Monday, December 23, 2024 at 4:00 p.m. Seconded by Commissioner Vail-Keller. Motion carried.

Administrator Jones addressed the Commission regarding the resignation of a Public Works Department employee. Discussion held.

Commissioner Vail-Keller moved to accept the resignation of Public Works Department employee Riley White effective December 6, 2024. Seconded by Commissioner Banzet. Mayor Johnson expressed well wishes and good luck to Riley with his future endeavors.

The next regular meeting of the Governing Body will be held at City Hall on Wednesday, December 11, 2024 at 2:00 p.m. At 2:51 p.m. Commissioner Banzet moved to adjourn. Seconded by Commissioner Vail-Keller. Motion carried.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

APPROPRIATIONS REPORT

ORDINANCE NO 22	12/11/2024
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<u>VENDOR</u>	<u>REFERENCE</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>CHECK DATE</u>
CALLTOWER	PHONE CHARGES	306.44	74895	12/11/2024
CINTAS	FIRST AID SUPPLIES	172.94	74896	12/11/2024
CULLIGAN OF INDEPENDENCE	DECEMBER WATER SERVICE	252.32	74897	12/11/2024
EAGLE RESEARCH CORP	DATA PUBLICATION FEE	45.00	74898	12/11/2024
FORSYTHE'S HEATING & ELECTRIC	SERVICE CALL	85.00	74899	12/11/2024
FREDONIA TRUE VALUE HARDWARE	SUPPLIES	13.30	74900	12/11/2024
G & W FOODS	SUPPLIES	85.84	74901	12/11/2024
GWORKS	ANNUAL SOFTWARE LICENSES	16,870.00	74902	12/11/2024
HANDLE BAR HOME REPAIRS LLC	CITY HALL SECURITY WINDOW	3,327.15	74903	12/11/2024
HAWKINS INC	CHEMICALS	3,546.88	74904	12/11/2024
TOMMY JOHN	CLEANING SERVICES	200.00	74905	12/11/2024
KANSAS ONE-CALL SYSTEM, INC	NOVEMBER LOCATES	36.00	74906	12/11/2024
LOCKE SUPPLY	SUPPLIES	321.50	74907	12/11/2024
MERIDIAN ANALYTICAL LABS LLC	WASTEWATER ANALYSIS	378.00	74908	12/11/2024
MFA OIL	OIL	950.95	74909	12/11/2024
MIDWEST COMPUTER SALES	IT SERVICES	417.70	74910	12/11/2024
MYTOWN MEDIA	NEODESHA SPORTS	175.00	74911	12/11/2024
NEODESHA AUTO SUPPLY	SUPPLIES	217.49	74912	12/11/2024
NEODESHA DERRICK NEWS	PUBLICATIONS	291.00	74913	12/11/2024
PRAIRIE FIRE COFFEE	DECEMBER SERVICE	137.39	74914	12/11/2024
PRIORITY POWER	DECEMBER BILLING	1,000.00	74915	12/11/2024
SEK GARAGE DOORS	GARAGE DOOR REPAIR	280.00	74916	12/11/2024
STRYKER SALES, LLC	LUCAS DEVICE	18,767.05	74917	12/11/2024
US CELLULAR	CELL PHONE/TABLET CHARGES	448.33	74918	12/11/2024
WALMART COMMUNITY BRC	SUPPLIES	140.42	74919	12/11/2024
WILSON MEDICAL CENTER	NOVEMBER TAX DISTRIBUTION	25,337.85	74920	12/11/2024
WOODS LUMBER COMPANY	SUPPLIES	224.20	74921	12/11/2024

****TOTAL****

74,027.75

ORDINANCE NO. 1812

AN ORDINANCE PROHIBITING DISTURBING THE PEACE; PROVIDING PENALTIES FOR THE VIOLATION THEREOF AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH.

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

SECTION 1. DISTURBANCE OF THE PEACE UNLAWFUL.

- A. It shall be unlawful for any person to make, continue, maintain or cause to be made or continue any excessive, unreasonable or unusually loud noise which disturbs, injures, endangers the repose, health, peace or safety of other people of ordinary sensitivity within the vicinity of the noise.
- B. It shall be unlawful for any person to use, operate or permit the use or operation of any electronic device, radio, receiving set, television, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet or repose of the neighboring inhabitants of ordinary sensitivity.
- C. No person shall participate in or be in any party or gathering of people from which sound emanates at a sufficient volume so as to disturb the peace, quiet or repose of the neighboring inhabitants of ordinary sensitivity. A police officer may order all such persons present at any such party or gathering to immediately disperse from the vicinity of any such party or gathering in lieu of being charged under this ordinance; provided; however, owners or tenants are not required to leave their own dwelling unit. Owners or tenants residing in the dwelling unit where the party or gathering occurs shall, upon request of a police officer, cooperate fully in abating the disturbance, and failing to do so shall be in violation of this ordinance.
- D. For the purposes of this ordinance, the term "neighboring inhabitants" includes those persons in single family dwellings, multiple family dwellings, boarding house rooms, hotel rooms or motel rooms within the vicinity of the noise.

SECTION 2. EXEMPTIONS.

The requirements of Section 1, above, shall not apply to the following:

- (1) Emergency work necessary to restore property to a safe condition or to protect a person and property from imminent danger;
- (2) Emergency vehicles;
- (3) Alarm systems;
- (4) Trash and waste pickup operations;
- (5) Aircraft or railroads;
- (6) Noise resulting from the activities of a temporary duration planned by school/university, governmental or community groups;
- (7) Air conditioners and lawn care equipment;
- (8) Construction operations; and

(9) Church bells and campanile chimes.

(10) No provision of Section 1, above, shall be construed to limit or abridge the rights of any person to speak, peacefully assemble and express opinions. It is the purpose of this ordinance to protect individuals from unreasonable intrusions caused by excessive, unnecessary or unusually loud noises.

SECTION 3. PENALTIES. Violation of any of the provisions of Section One, above, shall be a Class C violation the sentence which shall be a definite term of confinement in the county jail which shall be fixed by the court and shall not exceed one month. In addition to, or instead of, a sentence of confinement, the violator may be sentenced to pay a fine which shall be fixed by the court in a sum not exceeding \$500.00.

SECTION 4. NO VIOLATION OF DISTURBING THE PEACE IF VIOLATION OF AMPLIFIED SOUND FROM VEHICLES ORDINANCE. The provisions of this ordinance shall not apply to violations of Section 28-4 of the Neodesha City Code prohibiting Amplified sound from vehicles.

SECTION 5. ORDINANCES REPEALED. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. EFFECTIVE DATE. This ordinance shall be in full force and effect upon passage by the governing body and publication in the official city newspaper.

PASSED BY THE CITY COMMISSION OF THE CITY OF NEODESHA, KANSAS, AND SIGNED BY THE MAYOR THIS 11th DAY OF DECEMBER 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-31

A RESOLUTION FINDING THAT 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, IS FOUND TO BE IN VIOLATION OF THE CITY OF NEODESHA ENVIROMENTAL CODE, ARTICLE 3, SECTION 26-43. THE PREMISES HAS BEEN DETERMINED UNSAFE AND A BLIGHTING INFLUENCE AND IS DIRECTED TO BE MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Neodesha, Kansas did on the 1st day of July, 2024 file with the governing body of said City a statement in writing that a certain premises, hereinafter described, was unsafe and causing a blighting influence; and

WHEREAS, the governing body did by Resolution dated the 9th day of September, 2024, direct the enforcing officer or other agents of the city to abate the conditions causing the violation, and provided for giving notice thereof as provided by law; and

WHEREAS, such Resolution was published in the official city paper on the 12th day of September, 2024, and on the 19th day of September, 2024, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 11th day of December, 2024, the governing body has heard all evidence submitted by the enforcing officer of the city, the owners, agents, lienholders, and occupants of such premises (having appeared or having failed to appear);

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA, THAT said governing body hereby finds that the premises is unsafe and causing a blighting influence and hereby directs such premises **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**, to be repaired or abated and the premises made safe and secure. The owner of such structure is hereby given _____ days from the date of publication of this Resolution within which to commence the abatement and/or clean up of such property within the time stated or fails to diligently prosecute the same until the work is completed, said governing body will cause the premises to be repaired or abated and the costs of such repair or abatement, less salvage if any, to be assessed as a special assessment against the lot or parcel of land upon which the structure is located as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders and occupants as provided by law.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 11th day of December, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-32

A RESOLUTION FINDING THAT THE PREMISES 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 IS FOUND TO BE IN VIOLATION OF THE CITY OF NEODESHA ENVIROMENTAL CODE ATRICLE 4, SECTION 26-66, AND IS UNSAFE OR CAUSING A BLIGHTING INFLUENCE AND DIRECTING THE VIOLATION TO BE ABATED OR REMOVED AND THE PREMISES MADE SAFE AND SECURE.

WHEREAS, the Enforcing Officer of the City of Neodesha, Kansas did on the 1st day of July, 2024 file with the governing body of said City a statement in writing that a certain premises, hereinafter described, was unsafe and causing a blighting influence; and

WHEREAS, the governing body did by Resolution dated the 9th day of September, 2024, instruct the enforcing officer or other agent of the city to abate the conditions causing the violation, and provided for giving notice thereof as provided by law; and

WHEREAS, such Resolution was published in the official city paper on the 12th day of September, 2024, and on the 19th day of September, 2024, and a copy of such Resolution was served on all persons entitled thereto in all respects as provided by law; and

WHEREAS, on this 11th day of December, 2024, the governing body has heard all evidence submitted by the enforcing officer of the city, the owners, agents, lienholders, and occupants of such premises (having appeared or having failed to appear);

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA, THAT said governing body hereby finds that the premises is unsafe and causing a blighting influence and hereby directs such premises **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**, to be abated and the premises made safe and secure. The owner of such premises is hereby given _____ days from the date of publication of this Resolution within which to commence the repair or removal of such violation on the premises within the time stated or fails to diligently prosecute the same until the work is completed, said governing body will cause the premises to be repaired or abated and removed and the costs of such repair, abatement and removing, less salvage if any, to be assessed as a special assessment against the lot or parcel of land upon which the premises is located as provided by law.

BE IT FURTHER RESOLVED, that the City Clerk shall cause this Resolution to be published once in the official city paper and a copy mailed to the owners, agents, lienholders and occupants as provided by law.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 11th day of December, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

CITY OF NEODESHA

RESOLUTION NO. 24-33

A RESOLUTION FINDING THAT FINANCIAL STATEMENTS AND REPORTS PREPARED IN CONFORMITY TO GENERALLY ACCEPTED ACCOUNTING PRINCIPLES ARE NOT RELEVANT TO THE REQUIREMENTS OF THE CASH BASIS AND BUDGET LAWS OF THE STATE AND ARE OF NO SIGNIFICANT VALUE TO THE GOVERNING BODY OR MEMBERS OF THE GENERAL PUBLIC OF THE CITY OF NEODESHA.

WHEREAS, The Governing Body of the City of Neodesha, Kansas, did on the 28th day of October, 1986, pass and approve Charter Ordinance No. 4 exempting itself from the provisions of K.S.A. 75-1120a as amended, insofar as said statutes require fixed asset records; and

WHEREAS the City of Neodesha, Kansas, has determined that the financial statements and financial reports for the year ended December 31, 2024 to be prepared in conformity with the requirements of K.S.A. 75-1120a(a) are not relevant to the requirements of the cash basis and budget laws of this state and are of no significant value to the governing body or the members of the general public of the City of Neodesha and

WHEREAS there are no revenue bond ordinances or resolutions or other ordinances or resolutions of the municipality which require financial statements and financial reports to be prepared in conformity with K.S.A. 75-1120a(a) for the year ended December 31, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF NEODESHA:

SECTION 1. That the Governing Body waives the requirements of K.S.A. 75-1120a(a) as they apply to the City of Neodesha for the year ended December 31, 2024.

SECTION 2. That the Governing Body shall cause the financial statements and financial reports of the City of Neodesha to be prepared on the basis of cash receipts and disbursements as adjusted to show compliance with the cash basis and budget laws of this State.

ADOPTED AND APPROVED by the governing body of the City of Neodesha, Kansas this 11th day of December, 2024.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

ORDINANCE NO.

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 \$0.795 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.
 - (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.

1. Residential and Urban Customers:
 - a. Customer charge: \$16.00 per month per meter.
 - b. Energy: \$0.083 per kWh.
 - c. Minimum: The customer charge.
2. Commercial Customers:
 - a. Customer charge: \$25.00 per month per meter.
 - b. Energy: \$0.083 per kWh.
 - c. Minimum: The customer charge.
3. Industrial Customers:
 - a. Customer charge: \$100.00 per month per meter.
 - b. Energy: \$0.075 per kWh.
 - c. Minimum: The customer charge.
4. Large volume industrial customer rate: Large volume industrial customers shall be billed at the rate of \$0.06 per KWH. for any monthly usage that exceeds 200,000 kilowatt-hours. During those months when usage exceeds 400,000 kilowatt- hours, the large volume industrial customer shall be billed at the rate of \$0.06 per kWh for all usage, and in no case shall 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.
5. Hi-Lighters:
 - a. Installation charge: \$200.00.
 - b. Installation charge with installation of pole: \$500.00.
 - c. Monthly charge: \$10.00.

h) 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

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

Refuse Rates	Monthly Rate	Additional Container
Residential rate per dwelling unit	\$14.00	
Commercial minimum rate	\$24.00	
Shared dumpsters (1 shared by 2 or more businesses)	\$24.00	n/a
Once a week collection (first container)	\$24.00	\$20.00
Two collections per week (first container)	\$37.00	\$33.00
Three collections per week (first container)	\$49.00	\$43.00
Four collections per week (first container)	\$60.00	\$53.00
Five collections per week (first container)	\$72.00	\$63.00

Service outside city limits (125% of the city rate)

Refuse Rates (2026)	Monthly Rate	Additional Container
Residential rate per dwelling unit	\$14.50	
Commercial minimum rate	\$24.50	
Shared dumpsters (1 shared by 2 or more businesses)	\$24.50	n/a
Once a week collection (first container)	\$24.50	\$20.50
Two collections per week (first container)	\$37.50	\$33.50
Three collections per week (first container)	\$49.50	\$43.50
Four collections per week (first container)	\$60.50	\$53.50
Five collections per week (first container)	\$72.50	\$63.50

Service outside city limits (125% of the city rate)

Refuse Rates (2027)	Monthly Rate	Additional Container
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)

Refuse Rates (2028)	Monthly Rate	Additional Container
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.

j) 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 _____, 202__ billing date.

Passed by the Governing Body of the City of Neodesha, Kansas and signed by the Mayor this — day of _____, 202__.

ATTEST:

Devin Johnson, Mayor

Stephanie Fyfe, City Clerk

NEODESHA OPTION 1	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1100	\$ 0.1250	\$ 0.1400	\$ 0.1550	\$ 0.1700
Commercial - All kWh	\$ 0.1100	\$ 0.1250	\$ 0.1400	\$ 0.1550	\$ 0.1700
Industrial - First 200,000 kWh	\$ 0.0830	\$ 0.0980	\$ 0.1130	\$ 0.1280	\$ 0.1430
Next 200,000 kWh	\$ 0.0700	\$ 0.0720	\$ 0.0740	\$ 0.0760	\$ 0.0780
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0720	\$ 0.0740	\$ 0.0760	\$ 0.0780
Electric Sales Revenue	\$ 4,046,166	\$ 4,534,385	\$ 5,022,604	\$ 5,510,823	\$ 5,999,043
Total Revenue	\$ 5,951,294	\$ 6,738,333	\$ 7,424,168	\$ 8,024,954	\$ 8,651,382
Net Cash Balance	\$ 504,437	\$ 949,581	\$ 1,384,326	\$ 1,810,811	\$ 2,235,205
Ending Total Balance	\$ 1,015,545	\$ 1,965,126	\$ 3,349,451	\$ 5,160,263	\$ 7,395,468

NEODESHA OPTION 2	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1100	\$ 0.1150	\$ 0.1200	\$ 0.1250	\$ 0.1300
Commercial - All kWh	\$ 0.1100	\$ 0.1150	\$ 0.1200	\$ 0.1250	\$ 0.1300
Industrial - First 200,000 kWh	\$ 0.0930	\$ 0.0980	\$ 0.1030	\$ 0.1080	\$ 0.1130
Next 200,000 kWh	\$ 0.0750	\$ 0.0775	\$ 0.0800	\$ 0.0800	\$ 0.0800
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0725	\$ 0.0750	\$ 0.0750	\$ 0.0750
Electric Sales Revenue	\$ 4,194,807	\$ 4,371,629	\$ 4,548,451	\$ 4,706,070	\$ 4,863,689
Total Revenue	\$ 6,099,935	\$ 6,575,577	\$ 6,950,014	\$ 7,220,200	\$ 7,516,028
Net Cash Balance	\$ 653,078	\$ 786,825	\$ 910,172	\$ 1,006,057	\$ 1,099,851
Ending Total Balance	\$ 1,164,186	\$ 1,951,011	\$ 2,861,183	\$ 3,867,240	\$ 4,967,092

NEODESHA OPTION 3	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1100	\$ 0.1175	\$ 0.1250	\$ 0.1325	\$ 0.1475
Commercial - All kWh	\$ 0.1100	\$ 0.1175	\$ 0.1250	\$ 0.1325	\$ 0.1475
Industrial - First 200,000 kWh	\$ 0.0980	\$ 0.1055	\$ 0.1130	\$ 0.1205	\$ 0.1280
Next 200,000 kWh	\$ 0.0725	\$ 0.0730	\$ 0.0735	\$ 0.0740	\$ 0.0745
In Excess of 400,000 kWh	\$ 0.0710	\$ 0.0715	\$ 0.0720	\$ 0.0725	\$ 0.0730
Electric Sales Revenue	\$ 4,249,104	\$ 4,489,373	\$ 4,729,642	\$ 4,969,911	\$ 5,352,443
Total Revenue	\$ 6,154,233	\$ 6,693,321	\$ 7,131,206	\$ 7,484,041	\$ 8,004,783
Net Cash Balance	\$ 707,375	\$ 904,569	\$ 1,091,363	\$ 1,269,899	\$ 1,588,605
Ending Total Balance	\$ 1,218,483	\$ 2,123,052	\$ 3,214,416	\$ 4,484,314	\$ 6,072,920

NEODESHA OPTION 4	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1000	\$ 0.1100	\$ 0.1200	\$ 0.1300	\$ 0.1400
Commercial - All kWh	\$ 0.1000	\$ 0.1100	\$ 0.1200	\$ 0.1300	\$ 0.1400
Industrial - First 200,000 kWh	\$ 0.1030	\$ 0.1130	\$ 0.1230	\$ 0.1330	\$ 0.1430
Next 200,000 kWh	\$ 0.0725	\$ 0.0750	\$ 0.0775	\$ 0.0800	\$ 0.0825
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
Electric Sales Revenue	\$ 4,119,133	\$ 4,445,915	\$ 4,772,696	\$ 5,099,478	\$ 5,426,259
Total Revenue	\$ 6,024,262	\$ 6,649,863	\$ 7,174,260	\$ 7,613,608	\$ 8,078,599
Net Cash Balance	\$ 577,405	\$ 861,111	\$ 1,134,418	\$ 1,399,465	\$ 1,662,422
Ending Total Balance	\$ 1,088,512	\$ 1,949,623	\$ 3,084,041	\$ 4,483,506	\$ 6,145,928

NEODESHA OPTION 5	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1200	\$ 0.1275	\$ 0.1350	\$ 0.1425	\$ 0.1500
Commercial - All kWh	\$ 0.1200	\$ 0.1275	\$ 0.1350	\$ 0.1425	\$ 0.1500
Industrial - First 200,000 kWh	\$ 0.1130	\$ 0.1205	\$ 0.1280	\$ 0.1355	\$ 0.1430
Next 200,000 kWh	\$ 0.0725	\$ 0.0730	\$ 0.0735	\$ 0.0740	\$ 0.0745
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
Electric Sales Revenue	\$ 4,624,055	\$ 4,862,792	\$ 5,101,529	\$ 5,340,266	\$ 5,579,004
Total Revenue	\$ 6,529,184	\$ 7,066,741	\$ 7,503,093	\$ 7,854,397	\$ 8,231,343
Net Cash Balance	\$ 1,082,327	\$ 1,277,988	\$ 1,463,251	\$ 1,640,254	\$ 1,815,166
Ending Total Balance	\$ 1,593,434	\$ 2,871,423	\$ 4,334,673	\$ 5,974,927	\$ 7,790,093

NEODESHA OPTION 6	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1250	\$ 0.1375	\$ 0.1500	\$ 0.1625	\$ 0.1625
Commercial - All kWh	\$ 0.1250	\$ 0.1375	\$ 0.1500	\$ 0.1625	\$ 0.1625
Industrial - First 200,000 kWh	\$ 0.1230	\$ 0.1355	\$ 0.1480	\$ 0.1605	\$ 0.1605
Next 200,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
Electric Sales Revenue	\$ 4,832,907	\$ 5,226,955	\$ 5,621,002	\$ 6,015,049	\$ 6,015,049
Total Revenue	\$ 6,738,036	\$ 7,430,903	\$ 8,022,566	\$ 8,529,180	\$ 8,667,389
Net Cash Balance	\$ 1,291,179	\$ 1,642,151	\$ 1,982,723	\$ 2,315,037	\$ 2,251,212
Ending Total Balance	\$ 1,802,286	\$ 3,444,437	\$ 5,427,161	\$ 7,742,198	\$ 9,993,410

NEODESHA OPTION 7	2025	2026	2027	2028	2029
Residential - All kWh	\$ 0.1300	\$ 0.1400	\$ 0.1500	\$ 0.1600	\$ 0.1600
Commercial - All kWh	\$ 0.1300	\$ 0.1400	\$ 0.1500	\$ 0.1600	\$ 0.1600
Industrial - First 200,000 kWh	\$ 0.1330	\$ 0.1430	\$ 0.1530	\$ 0.1630	\$ 0.1630
Next 200,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
In Excess of 400,000 kWh	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700	\$ 0.0700
Electric Sales Revenue	\$ 5,053,303	\$ 5,368,541	\$ 5,683,779	\$ 5,999,017	\$ 5,999,017
Total Revenue	\$ 6,958,432	\$ 7,572,490	\$ 8,085,343	\$ 8,513,147	\$ 8,651,357
Net Cash Balance	\$ 1,511,575	\$ 1,783,737	\$ 2,045,500	\$ 2,299,005	\$ 2,235,179
Ending Total Balance	\$ 2,022,682	\$ 3,806,420	\$ 5,851,920	\$ 8,150,925	\$ 10,386,104

2025 CMB LICENSE APPLICANTS

25-01 CASEY'S GENERAL STORE

25-02 AKAS, INC. (Jumpstart)

25-03 G & W FOODS, INC

25-04 LE' STORE - PENDING

25-05 LITTLE BEAR TRADING COMPANY, INC





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Pool Admission cost				
pass type:	cost:	# purchased		
Single	\$75.00	7	\$525.00	
Family	\$125.00	57	\$7,125.00	
Add on	\$25.00	19	\$475.00	
punch card (20 visits)	\$55.00	5	\$275.00	
Private Party	\$150.00	5	\$750.00	
Option 1: add \$10			\$9,150.00	
pass type:	cost:	# purchased	revenue	
Single	\$85.00	7	\$595.00	
Family	\$135.00	57	\$7,695.00	
Add on	\$35.00	19	\$665.00	
punch card (20 visits)	\$65.00	5	\$325.00	
Private Party	\$160.00	5	\$800.00	% change
Option 2: add \$20			\$10,080.00	10.16%
pass type:	cost:	# purchased		
Single	\$95.00	7	\$665.00	
Family	\$145.00	57	\$8,265.00	
Add on	\$45.00	19	\$855.00	
punch card (20 visits)	\$75.00	5	\$375.00	
Private Party	\$170.00	5	\$850.00	% change
Option 3: add \$25			\$11,010.00	20.33%
pass type:	cost:	# purchased		
Single	\$100.00	7	\$700.00	
Family	\$150.00	57	\$8,550.00	
Add on	\$50.00	19	\$950.00	
punch card (20 visits)	\$80.00	5	\$400.00	
Private Party	\$175.00	5	\$875.00	% change
option 4: Hybrid			\$11,475.00	25.41%
pass type:	cost:	# purchased		
Single	\$100.00	7	\$700.00	
Family	\$150.00	57	\$8,550.00	
Add on	\$35.00	19	\$665.00	
punch card (20 visits)	\$65.00	5	\$325.00	
Private Party	\$200.00	5	\$1,000.00	% change
			\$11,240.00	22.84%
option 5: Hybrid				
pass type:	cost:	# purchased		
Single	\$100.00	7	\$700.00	
Family	\$175.00	57	\$9,975.00	
Monthly-Single	\$40.00			
Monthly-Family	\$65.00			
Add on	\$25.00	19	\$475.00	
punch card (20 visits)	\$60.00	5	\$300.00	
Private Party	\$150.00	5	\$750.00	% change
			\$12,200.00	33.33%