



Board of Aldermen Request for Action

MEETING DATE: 5/19/2026

DEPARTMENT: Finance

AGENDA ITEM: Resolution 1585, Approving a Non-Residential Leak Adjustment Request

REQUESTED BOARD ACTION

Motion to approve Resolution 1585, approving a non-residential leak adjustment request for 169 Storage in the amount of 201.36.

SUMMARY

The City has received notice from Ryan Quackenbush with 169 Storage, a non-residential utility billing customer, of a repaired water leak and his request for a leak adjustment to the wastewater bill in accordance with Section 705.110 of the Code Ordinances for non-residential customers. Section 705.110 outlines that non-residential customers are eligible for an adjustment to the wastewater portion only of a utility bill.

On or about February 26, 2026, the Utilities Division obtained electronic reads of water usage for the month of February. Those reads were uploaded to the billing system and staff was alerted to the accounts that had no, little or high usage.

Following the month of the February billing cycle, 169 Storage had started the cycle with a read of 1,198 and finished the billing cycle with a read of 1,320, which resulted in consumption of 12,200 gallons. This amount was more than twice the established monthly average. As required by Section 705.110, 169 Storage has provided proof of repair/maintenance of the service line leak which caused the high usage during the February billing cycle.

On or about March 30, 2026, the Utilities Division obtained electronic reads of water usage for the month of March. Those reads were uploaded to the billing system and staff was alerted to the accounts that had no, little or high usage.

Following the month of the March billing cycle, 169 Storage started the cycle with a read of 1,320 and finished the billing cycle with a read of 1,438, which resulted in consumption of 12,200 gallons. This amount was more than twice the established monthly average. As required by Section 705.110, 169 Storage has provided proof of repair/maintenance of the service line leak which caused the high usage during the March billing cycle.

If approved, the wastewater leak adjustment would issue a credit of \$201.36 to 169 Storage's utility account.

PREVIOUS ACTION

The Board has approved previous leak adjustments in this fiscal year when conditions have been met.

POLICY OBJECTIVE

Per Ordinance residential customers are eligible to apply for water and wastewater adjustments, but non-residential customers are eligible to apply for wastewater adjustments only.

FINANCIAL CONSIDERATIONS

Reduce utility revenues by \$201.36.

ATTACHMENTS

- | | |
|---|-----------------------------------|
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> Contract |
| <input checked="" type="checkbox"/> Resolution | <input type="checkbox"/> Plans |
| <input checked="" type="checkbox"/> Staff Report | <input type="checkbox"/> Minutes |
| <input checked="" type="checkbox"/> Other: Repair Documentation | |

RESOLUTION 1585

A RESOLUTION APPROVING A NON-RESIDENTIAL LEAK ADJUSTMENT REQUEST FOR 169 STORAGE IN THE AMOUNT OF \$201.36

WHEREAS, the City approved Ordinance No. 2989-18 amending Section 705.110 of the Code of Ordinances on February 6, 2018; and

WHEREAS, 169 Storage, a non-residential utility billing customer with account 03-000450-01, has notified the City of a water leak and is requesting a wastewater leak adjustment; and

WHEREAS, the conditions set forth in Section 705.110 of the Code of Ordinances as amended have been met; and

WHEREAS, the adjustment calculation set forth in 705.110 of the Code of Ordinances as amended has been determined to be \$201.36.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:

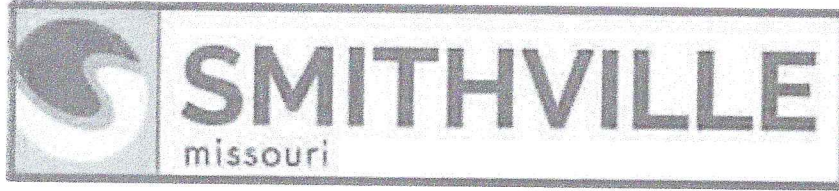
A wastewater leak adjustment in the amount of \$201.36 shall be credited to account 03-000450-01 of non-residential utility billing customer 169 Storage.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 19th day of May, 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



Water and Wastewater Leak Adjustment Request

Utility Customer Name: 169 Storage

Utility Service Address: 101 W Second St

Utility Account Number: 03-000450-01

The residential utility billing customer referenced above has notified City staff of a water leak and is requesting a leak adjustment. City staff has verified the water consumption of the month(s) in question is more than two (2) times the monthly average for this property, no other leak adjustment has occurred in the previous thirty-six (36) month period, covers a single event and repair receipts have been provided.

In accordance with the Leak Adjustment Ordinance No. 705.110, the Board of Alderman may consider a leak adjustment calculated to be \$201.36 at the Board of Alderman meeting on 5/5/2026.

Upon resolution by the Board of Alderman, I, Ryan Quackenbush, shall make payment in full or make formal payment arrangements with City staff no later than ten days (10) following the Board of Alderman consideration. I understand that failure to do so will result in imposition of late fees and/or disconnection of service.

Ryan Quackenbush
Customer's Signature

4/24/26
Date



Water and Wastewater Leak Adjustment Calculation

Utility Customer Name: **169 Storage**
 Utility Service Address: **101 W Second Street**
 Utility Account Number: **03-000450-01**

Breaking down key figures in Ordinance 2989-18(C), Adjustment Calculations

- The adjusted bill(s) shall charge the City's normal water rate on all water volume used up to two (2) times the average monthly water use for this property.

City's normal water rate (per 1,000 gallons): \$11.96
 Average monthly water usage for this property: 2,100 gallons

- Adjusted bill(s) shall also charge the City's wholesale water rate on all water volume used greater than two (2) times the average monthly water use for this property.

City's wholesale water rate (per 1,000 gallons): \$7.14

- If the leak is inside the home, the wastewater bill(s) shall not be adjusted because the water volume used will have drained into the sanitary system of the home.
 If the leak is outside the home, the wastewater bill(s) will be adjusted to reflect the average monthly wastewater usage for this property.

City's normal wastewater rate (per 1,000 gallons): \$10.17
 Average monthly wastewater usage for this property: 2,100 gallons
 Was the leak inside or outside the home: outside
 Was the wastewater billed winter average or actual usage: actual usage

Calculating the adjustment amount using Ordinance 705.110(C), Adjustment Calculations

MONTH 1	
Original Water Bill Amount	
11,800 gallons @ 11.96 per 1,000 gallons =	141.13
Adjusted Water Bill Amount	
4,200 gallons @ 11.96 per 1,000 gallons =	50.23
+ 7,600 gallons @ 7.14 per 1,000 gallons =	54.26
	104.49
Water Discount =	
Original Wastewater Bill Amount	
11,800 gallons @ 10.17 per 1,000 gallons =	120.01
Adjusted Wastewater Bill Amount	
2,100 gallons @ 10.17 per 1,000 gallons =	21.36
Wastewater Discount =	98.65

MONTH 2 (if applicable)	
Original Water Bill Amount	
12,200 gallons @ 11.96 per 1,000 gallons =	145.91
Adjusted Water Bill Amount	
4,200 gallons @ 11.96 per 1,000 gallons =	50.23
+ 8,000 gallons @ 7.14 per 1,000 gallons =	57.12
	107.35
Water Discount =	
Original Wastewater Bill Amount	
12,200 gallons @ 10.17 per 1,000 gallons =	124.07
Adjusted Wastewater Bill Amount	
2,100 gallons @ 10.17 per 1,000 gallons =	21.36
Wastewater Discount =	102.71

Total Discount = 201.36

Updated with 11/1/2024 Rates

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			3/25/2026			
Quantity	Item Code	Description			Price Each	Amount
	14 Plumbing	R.V Repair Center (Repaired main water line in parking lot)			3,200.00	3,200.00
					Total	\$3,200.00