



Board of Aldermen Request for Action

MEETING DATE: 11/3/2026

DEPARTMENT: Finance

AGENDA ITEM: Resolution 1639, Approving a Water and Wastewater Leak Adjustment Request

REQUESTED BOARD ACTION

Motion to approve Resolution 1639, approving a water and wastewater leak adjustment request for Romeo Homes Kansas, LLC, in the amount of \$89.65.

SUMMARY

The City has received notice from Romeo Homes Kansas, LLC, a residential utility billing customer, of a repaired water leak and their request for a water leak adjustment. All requirements set forth in Section 705.110 of the Code of Ordinances have been met.

On or about July 30, 2026, the Utilities Division obtained electronic reads of water usage for the month of December. 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 July billing cycle, Romeo Homes Kansas, LLC had started the cycle with a read of 5,134 and finished the billing cycle with a read of 5,345, which resulted in consumption of 20,400 gallons. This amount was more than twice the established monthly average. As required by Section 705.110, Romeo Homes Kansas, LLC has provided proof of repair/maintenance of the toilet leak which caused the high usage during the July billing cycle.

If approved, the leak adjustment would issue a credit of \$89.65 to Romeo Homes Kansas, LLC'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 \$89.65.

ATTACHMENTS

- | | |
|---|-----------------------------------|
| ☐ Ordinance | ☐ Contract |
| ☒ Resolution | ☐ Plans |
| ☐ Staff Report | ☐ Minutes |
| ☒ Other: Repair Documentation | |

RESOLUTION 1639

A RESOLUTION APPROVING A WATER AND WASTEWATER LEAK ADJUSTMENT REQUEST FOR ROMEO HOMES KANSAS, LLC, IN THE AMOUNT OF \$89.65

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

WHEREAS, Romeo Homes Kansas, LLC, a residential utility billing customer with account 14-000030-07, has notified the City of a water leak and is requesting a 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 \$89.65.

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

A water and wastewater leak adjustment in the amount of \$89.65 shall be credited to account 14-000030-07 of residential utility billing customer Romeo Homes Kansas, LLC.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 3rd day of November, 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



Water and Wastewater Leak Adjustment Request

Utility Customer Name: Romeo Homes Kansas, LLC

Utility Service Address: 201 NE 193rd St

Utility Account Number: 14-000030-07

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 \$89.65 at the Board of Alderman meeting on 11/3/26.

Upon resolution by the Board of Alderman, I, Romeo Homes Kansas, LLC, 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.

Shaylee McKnight 10/15/2026
Customer's Signature Date



Work Order | 9866979

📍 201 NE 193rd Street, Smithville, 64089

General | Property Details | Condition Issues ¹ | Bids ¹ | Service Tasks ¹ | Invoices | Assets | Notes ⁶ | History | Audit

General Details

Work Order #	9866979	Service Request #	1140880
Work Order Type	Maintenance	Region / Market	MidWest / Missouri
Date Created	08/24/2026	Assignment Type	External 4S
System Status	POSTED	Sub-Status	WORK COMPLETED
Priority	3 - MEDIUM	Assigned Vendor	LULA

Property

[Request Access Code](#)

Property ID	MO12070
Address	201 NE 193rd Street, Smithville, 64089

Appointments

08/26/2026 AM
Resource: Office Staff

COMPLETED

⋮

General Details

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Status	APPROVED	SLA Timer	29 days 21:28
Amount Range	\$199.73	Approved Amount	\$199.73
# Options	1	Date Submitted	08/29/2026
Modified On	09/08/2026		
Work Order #	9866979	SR #	MO12070 8/22/2026 4:26 PM Maint...
Assigned Vendor	LULA	Assign Team	IL Maintenance - Vinny
Reviewed By	-		

Option 1 (\$199.73)

✓ APPROVED

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Remedy	Description	Qty	Unit Price	Tax	Total	GL Account	Chargebacks
Other - plumbing pipes	The upstairs hallway toilet was removed and the old wax ring was replaced to stop the leak. The toilet was reset and flushed multiple times to test for proper	1	\$199.73	\$0.00	\$199.73	5500103	-



Water and Wastewater Leak Adjustment Calculation

Utility Customer Name: **Romeo Homes Kansas, LLC**

Utility Service Address: **201 NE 193rd Street**

Utility Account Number: **14-000030-07**

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

1. 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: **900 gallons**

2. 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**

3. 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: **900 gallons**
 Was the leak inside or outside the home: **inside**
 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	
20,400 gallons @ 11.96 per 1,000 gallons =	243.98
Adjusted Water Bill Amount	
1,800 gallons @ 11.96 per 1,000 gallons =	21.53
+ 18,600 gallons @ 7.14 per 1,000 gallons =	132.80
	154.33
Water Discount =	
	89.65
Original Wastewater Bill Amount	
20,400 gallons @ 10.17 per 1,000 gallons =	207.47
Adjusted Wastewater Bill Amount	
20,400 gallons @ 10.17 per 1,000 gallons =	207.47
Wastewater Discount =	
	0.00

MONTH 2 (if applicable)	
Original Water Bill Amount	
0 gallons @ 11.96 per 1,000 gallons =	0.00
Adjusted Water Bill Amount	
0 gallons @ 11.96 per 1,000 gallons =	0.00
+ 0 gallons @ 7.14 per 1,000 gallons =	0.00
	0.00
Water Discount =	
	0.00
Original Wastewater Bill Amount	
0 gallons @ 10.17 per 1,000 gallons =	0.00
Adjusted Wastewater Bill Amount	
0 gallons @ 10.17 per 1,000 gallons =	0.00
Wastewater Discount =	
	0.00

Total Discount = 89.65

Updated with 11/1/2024 Rates